

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on June 26th, 2023, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, June 26th, 2023, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Sultana Chowdhury
John Kupiec
Claudette Robinson
Michelle Tutt
Delwar Ansar
Mahmuda Mouri, Assistant Secretary
Warren Smith, Secretary
Merle Boniecki, Vice Chair
Garry Watts, Ex-Officio
Jonathan Lafferty, Ex-Officio

Also present:

Ron Wuerth – Planning Director
Mark Gorbett- Planner I
David Crabtree - Temporary Office Coordinator
Mary Michaels - Assistant City Attorney
Christie Laabs - Communications Department

1. CALL TO ORDER:
Vice Chair Boniecki - Calls the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:
All members present.

Vice Chair Boniecki – I'd like to recognize Ex-Officio Councilmen Watts and Lafferty and also attending tonight is Councilman Eddie Kabacinski.

4. APPROVAL OF THE AGENDA:

MOTION:

A motion was made by Commissioner Chowdhury to approve, supported by Secretary Smith. A voice vote was taken and the motion carried unanimously.

- A. Voting on the action of suspending a petitioner's right to be heard by a full nine (9) member board. Per Article III(B)(3) of the Rules of Procedure, the Planning Commission may suspend the effect of the part of Article III(4), which gives the Petitioner's the right to be heard by the full membership of Nine (9) members.

MOTION:

A motion was made by Secretary Smith to suspend the right for a petitioner to be heard by a 9 member board, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury.....	Yes
Commissioner Kupiec.....	Yes
Commissioner Robinson.....	Yes
Commissioner Tutt.....	Yes
Commissioner Ansar.....	Yes
Assistant Secretary Mouri.....	Yes
Secretary Smith.....	Yes
Vice Chair Boniecki.....	Yes

5. APPROVAL OF MINUTES JUNE 12TH, 2023:

MOTION:

A motion was made by Secretary Smith to approve, supported by Commissioner Robinson. A voice vote was taken and the motion carried unanimously.

6. PUBLIC HEARING ITEMS:

Members of the audience who wish to address the Planning Commission this evening for a public hearing item may do so by first checking in with the court reporter at the right of the stage and will have three (3) minutes to speak.

- A. SITE PLAN FOR OUTDOOR RETAIL SALES OF GARDENING SUPPLIES: Located on the northeast corner of Eight Mile Road and

Le Fever Avenue; 4545 & 4547 Eight Mile; Section 32; Vinson Bahri (Robert Ihrie). **Postponed from June 12th, 2023.**

PETITIONERS PORTION:

Mr. Robert Ihrie – Thank you, Robert Ihrie appearing on behalf of petitioner. By way of brief background for tonight at approximately 3:30 today I made a telephone call to the City Attorney and to Mr. Wuerth. The background of that call was that on Friday I took my file on this matter home to do some preparation for tonight's meeting. I did that preparation and I put my file in the trunk of my car on Saturday and on Sunday morning on the way to Church I was in a fairly severe accident. I was rearended by somebody who I don't even think put the brakes on, my guess is they were on a cell phone and they crushed the back of my car. The car had been taken to a collision shop they could not open my trunk, and today when I went to get my materials for tonight, I realized they were in my trunk and completely unavailable to me, all of my notes and materials. Within 60 seconds I contacted the City Attorney and I was advised to contact Mr. Wuerth. I did bring a picture of my car, I probably shouldn't be here but I felt out of respect for the Board that I should come. I apologize but I need to ask this to be rescheduled to the next meeting that you have. I did bring pictures of my car and the police report, not that I think you would question me, but I brought it anyway. As I say I probably shouldn't even be here but I thought I should personally come to tell you what happened. The way that the trunk was crushed there was no way to get into it to get my materials. The car is out at Glassman on Telegraph and Twelve Mile, so I respectfully request that this be moved to the next meeting, which is a couple of weeks from tonight.

MOTION:

A motion was made by Secretary Smith to deny the postponement, supported by Commissioner Kupiec.

COMMISSIONERS PORTION:

Secretary Smith – Good evening Mr. Ihrie, I'm sorry about what happened with you and your car. The problem I have is this item has been going on for four years and nothing has changed in the last year as far as notes and things like that. I understand your notes may have been in the car but it seems like when you know you have a meeting to come to you try to come prepared even if you have to copy some new notes to bring. That's my reason for denying the postponement. This was supposed to be the last time it was postponed and I understand things happen. I'm glad you didn't get

hurt but we need to go on with this matter and that's the reason I made the denial to postpone it.

Vice Chair Boniecki – Commissioner Kupiec do you have your reason for supporting the denial motion?

Commissioner Kupiec – As Secretary Smith said this is the 4th delay we've had, sorry for your misfortune I hope you didn't get hurt, this would be the 5th time. We have to conduct business and that's the rules of the commission unless the Attorney has something to offer on what else we can do.

Ms. Mary Michaels – Mr. Ihrle did you have materials that were going to be shown tonight, AV materials, audio materials, or visual?

Mr. Robert Ihrle – Yes, I did.

Ms. Mary Michaels – Can you describe what those were?

Mr. Robert Ihrle – They were dozens and dozens of similarly situated parcels as my clients parcel and both far shots and close shots of parcels on Eight Mile, Nine Mile, and Dequindre a number of parcels.

Ms. Mary Michaels – And not having those parcels would that impair your ability to give a proper presentation to this board?

Mr. Robert Ihrle – Yes.

Ms. Mary Michaels – I would just like to add that the petitioner does have the right to give a presentation so keep that in mind when making your decision.

Vice Chair Boniecki – Are you here on behalf of the petitioner?

Mr. Robert Ihrle – Yes, I am.

Vice Chair Boniecki – So the petitioner is here present?

Mr. Robert Ihrle – No, I am here representing him to make this petition on behalf of Mr. Bahri the petitioner.

Vice Chair Boniecki – Mary, you're saying we have to have the petitioner as well as a representative to go further?

Ms. Mary Michaels – No, the petitioner's representative is here to make the presentation. What I'm saying is that if he doesn't have the ability to make that presentation bear that into consideration when making the decision, because he has a right to make a presentation to the board.

Secretary Smith – We have to take a vote on the denial of the postponement so we will do that first and then if the petitioner wants to present his case than we can make a motion on what we decide to do about the item. Is that fair?

Ms. Mary Michaels – I'm sorry I couldn't hear. I heard you're making a decision on the denial.

Secretary Smith – Right on the denial of the postponement and then we'll allow him to present his case what he's got of it and then we'll make our decision on what we are going to do on the item.

Vice Chair Boniecki – We are going to go forward with the voting on the postponement denial and depending on that vote if he's denied another postponement we will go ahead tonight and hear his case. Is that within the rules?

Ms. Mary Michaels – Yes, I just ask the Commission to consider what I said about his ability to proceed to make the presentation. Your vote to deny, to postpone, will in fact force him to go forward to make a presentation.

Commissioner Tutt – If I'm hearing you correctly the petitioner's representative is saying he had a presentation but unfortunately the presentation was destroyed. So we need to take that into consideration prior to our vote because he can't present on behalf of the petitioner, correct?

Assistant Secretary Mouri – I know with digital technology we do store all of our information in iCloud do you by chance have that stored anywhere that we can bring it up right now?

Mr. Robert Ihrle – I have a presentation on a thumb drive which uses some pictures not other ones that I took, so no I do not have that available to me tonight.

Assistant Secretary Mouri – Okay thank you.

Secretary Smith – The first vote has to be on the postponement, denying the postponement, so I'll do a roll call.

Vice Chair Boniecki – Ms. Michaels if we deny the postponement, we would go ahead with 6A?

Ms. Mary Michaels – That is correct that would be the affect of voting yes to deny the adjournment.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury.....	No
Commissioner Kupiec.....	Yes
Commissioner Robinson.....	No
Commissioner Tutt.....	Yes
Commissioner Ansar.....	No
Assistant Secretary Mouri.....	No
Secretary Smith.....	Yes
Vice Chair Boniecki.....	No

Secretary Smith – The motion didn't pass so I guess it's postponed until the next meeting.

Mr. Robert Ihrie – Thank you very much, what is the date of that, is that the 10th of July.

Assistant Secretary Mouri – If I may request the petitioner to email us all the copies to the Commissioners before you come to the meeting.

Vice Chair Boniecki – At this time because it's been postponed and like you said earlier nothing has changed there is no public hearing on it.

Commissioner Ansar – Madame Chair, can we allow our residents to talk regarding this issue because they came here already.

Vice Chair Boniecki – Ms. Michaels are we having the public hearing tonight?

Ms. Mary Michaels – It would be appropriate to let the public speak it was noticed and Mr. Ihrie agreed he will remain in the auditorium during the public comments.

PUBLIC HEARING:

Ms. Holly Fabian – There's not really a whole lot that can be said as these two gentlemen, thank you Mr. Kupiec, that we haven't already heard. I just had a truck last week going down the street but by the time I got my iPod and camera up they were already gone. As of right now at 5:30 today my dog started barking and when I looked out the window there was a young guy on a bicycle and he was hiding something right at the back of the Hydro Depot fence line and behind the trees. I'm not accusing Hydro Depot of doing this but this is the kind of stuff, whether you move that fence you're then going to have 20 feet that they are going to let all that stuff grow in there and this is going to happen again. When he left I went out and I lifted the backpack and went through it there are hypodermic needles in it, there was a little yellow lemon that I guarantee you it does not have lemon juice in it. There are three stolen watches I am sure of, two credit cards, and the guy that did it all's driver's license. I'm taking it straight to the police department.

I am not saying that everybody that goes to hydro depot does this but it attracts this and I do not want to have people that are mainlining drugs with needles stashing their crap across the street from my house. I don't want that I didn't sign on to live in Warren to be in a drug zone, this is not right. And by expanding what they have and letting them have more they are not going to follow your rules now, and they are not going to follow your rules even more when you move that fence line.

I don't even think they are going to have outdoor sales it's just going to be more stuff. Even the people that are running for City Council came by my house and said wow that's a violation look at how high that's piled out there. They are not zoned for it they are not licensed for it and while we are sitting here and you keep postponing, delaying, tabling they are still doing their business as normal. And everyone of you up there knows I'm telling you the truth. If you got stopped by a cop and he said I want to see your insurance and you say I applied for it that cop is not going to look at you and go I'll let you go come back when it comes in and let me know you got your insurance, no you're going to get a ticket.

So why are they not being told they have to do and follow the rules as they are. I am not normally this angry, you guys have seen me for four years, but I am really furious that I had this little twithead out there with stolen stuff in his bag, and I guaranteeing you the stolen stuff was going to be (inaudible) so he could by more drugs. I don't

know what's going on in that building but it breeds this. If you go to a bar you're going to find drunks, and being as they are dealing in weed, pot, and god knows whatever paraphernalia they are doing.

I believe with all my heart that their plans are you let them have this and they are going to start selling the stuff. They are not licensed for it, but do they care, why nobody has stopped them so far why not sell other stuff. There's a school over there with children and you want this crap next to the kids. What if this guy whose bag I found is up to no good more than that, allow me to tell you yea I'm guilty and I did, there's a camera in that bag I pulled the chip and you know what's on that chip thousands of photos of children. I didn't see any porn, I don't know if it's looking to get the kids for porn, I don't know if it's a child sex trafficking or just trafficking the children. I'm marching my butt right to that police station because I on top of it had a dispatcher tell me maybe you should not have picked up the duffle bag. No what the hell kind of person tells you that. He came back shortly thereafter, and my dog heard him again and he was in the street cussing up a storm like you wouldn't believe because the backpack is gone.

The next thing I know he came back and sat in the driveway over there and I went and got my camera with a 40 X zoom and I got a beautiful portrait of this guy and it's going to the police. There are two credit cards in there that belong to two other women, as well as the watches, the camera's, two cell phones, empty wallets, the guy is a B&E guy and I guarantee you he's doing that to buy drugs. I'm sorry this is getting really personal for me, I don't want to live across the street from this drug crap.

Ms. Lori Harris – I'm here on behalf of Carol and Gary Wrinkle who couldn't make it tonight, that's how I got involved with this and supporting the neighborhood. I wanted to ask if this site plan is allowed and they cement that property and fence it and then they end up moving their property what happens to that property. Is it used for another business that comes in and it's used for storage, or does each business have to ask for permission, it would be interesting to know. I talked to Holly last night and a semi went north passed her house and turned around at the next street to come back down Masch back to Eight Mile, assuming it came back to Eight Mile. This isn't ending and realistically you know that it's probably impossible to communicate to every truck driver, semi-truck driver that they can't use the regular streets even when the signs are there. They are not paying attention they are going where they want to go.

I don't think that Mr. Bahri who could assure this Commission that they would not go on the street, I don't think he can do that. I'd also like to comment on Mr. Ihrie I'm glad you were not seriously injured. I am very happy about the suggestion that pictures and documents be sent to the Planning Department before a meeting. It's really not helpful to come at the last minute. I do want to suggest that the meetings that I've been coming to I think we've heard just about everything we could possibly hear from Mr. Ihrie and claims from Mr. Bahri. Let's remember that they have armed guards there and I'm not sure that other Hydro stores have armed guards, there have been shootings there. I appreciate your effort to try and turn down this delay, I do appreciate that and thank you for letting us speak.

Mr. Eddie Kabacinski – Good evening Planning Commission. I am a Councilman but I am here tonight as what the Federal Government defines as a qualified retired law enforcement officer. One of the first jobs I ever had was with the City of Inkster Police Department, I worked there for approximately 3 ½ years, my main job was doing drug intervention. In my time there there were three particular statutes and I'm sure Attorney Michaels can provide you with these MCL that pertain to Hydro Depot, controlled substances, drug paraphernalia MCL333.7451, MCL333.7405, and MCL333.7401C.

I can tell you from experience that there was not one time that I did a drug raid or investigated somebody's vehicle that I had affected a traffic stop on in which they did not have drug paraphernalia on them. The Hydro Depot provides drug paraphernalia which is also a violation of Federal Law. Why have our police department and the DEA been prevented from shutting this place down. Well the State of Michigan says it's legal, that doesn't allow you to operate under the federal law and the DEA are Federal Law Enforcement Officers. They get to stop this garbage even if the State and the City of Warren Police Department are prevented from doing so. You have the ability to stop this nonsense, you have the ability to stop those individuals who are crossing in from Wayne County to come into Macomb County to purchase their drug paraphernalia from this property and business.

Furthermore, I will say it again I find it very disturbing that we have the City Attorney from the City of St. Clair Shores coming into the City of Warren and telling us how we are going to do things, and how we are going to operate, and how we are an afront to his client. The City Attorney from the City of St. Clair Shores needs to be prepared

I'm sure his other cases that he had representing the City of St. Clair Shores were also in that vehicle I'm sure he has a database at his place of work, and I'm sure he has a database at his home that would contain the files for his workplace. Thank you.

Ms. Niki Becker – Good evening, I'm a resident of Cunningham. I wasn't going to speak because I thought we were going to be putting an end to this. July 10th really doesn't work for me. I have plans, I'll be in Kentucky but I'm going to have to make a rush back so I can appear and be here for the next meeting. This is very inconvenient for us and this has been dragged out for a long long time. Once again she presented something new that is going on on the street and this is just going to escalate. You give them permission to run this Depot the way he wants is going to just get bigger and bigger and obviously putting calls into the police isn't doing a darn bit of good. I know myself when I've called the police, they are like oh we'll be there in about three hours. Finally, maybe at midnight they might come knocking at my door and then when you tell them what's going on the cops says do you want me to write a report. Darn straight I want you to write a report, I want it legal that this thing happened. If we make calls because we see something going on down there on the corner and the police won't even show up what does that tell them, it's okay you can do whatever you want.

There are kids of all ages on my street, there's elderly on my street and with what Holly just reported that concerns and scares me. There are people lurking around on the street and the cops don't care. I pay taxes in the city I expect the police to do their job and it really irritates me when people don't do their job. So once again please vote no to the Hydro Depot. Thank you.

MOTION:

A motion was made by Assistant Secretary Mouri to postpone until July 10th, 2023, supported by Commissioner Chowdhury.

Commissioner Ansar – I have a question, we already denied that, so I have a question for the Attorney. Do we need to do this again?

Ms. Mary Michaels – The request was to postpone and that was denied so the effect is to postpone it.

Vice Chair Boniecki – We are voting on a postponement to July 10th, 2023.

Ms. Mary Michaels – I don't think it's necessary but if you want to vote to postpone, but the request was already made.

Secretary Smith – We still need to know who's voting to postpone, even though they denied it we still have to have the vote on who's recommending the postponement to July 10th.

Ms. Mary Michaels – There's was a motion to deny the request to postpone and that was rejected, so the effect is for it to be postponed. If you want to reaffirm that by a vote that's fine.

Secretary Smith – It's not necessary?

Ms. Mary Michaels – I don't see it as being necessary.

Secretary Smith – Alright that's fine, thank you.

- B. SITE PLAN FOR BUILDING SITE ADDITION TO EXISTING MOSQUE: Located on the west side of Schoenherr Road; approximately 1,575 ft. north of Eleven Mile Road; 27643 & 27721 Schoenherr Road Section 14; Sejad Melkic/Masjid Al-Furqaan (Mirsad Zecevic). PSP230013. **Postponed from June 12th, 2023.**

PETITIONERS PORTION:

Mr. Sejad Melkic – Good evening, we were here last time and we pretty much went through the whole process and we agreed on some changes which I see that they corrected except one and then I had some additional questions as well. Some of the items I didn't understand, and we didn't get a chance to discuss them last time. What do you want me to do right now, explain the project again?

Vice Chair Boniecki – Explain your project and tell us the items questioning.

Mr. Sejad Melkic – This property was purchased last summer and as I explained last time it helps us with the parking lot especially on Friday's when there's a large gathering for the public. The Mosque is 200 to 300 feet away from this building and the planned use for this is once or maybe twice a week for the children's Sunday School or weekend school whatever you want to call it.

We were here with the items last time item 1A we are okay with that, item 1B where the parking needed to be repaired and restriped, we totally agree. We did ask to postpone it until November of 2024, which they made that change in here and I appreciate it. Also we

are to plant three crab apple trees in the front and we are okay with that. They gave us the option now to either do vinyl fence if the current fence is on our property line, that's what we were told or to proceed with the greenery trees down the line, we haven't looked into that in the last two weeks since we were here of which option we are going to take, but either one will work. The biggest one is the dumpster trash enclosure we agreed we are going to use the current Mosque dumpster because there's no need for us to build an enclosure on this property since we are only going to use once or twice a week and there isn't really much needed for the trash.

I had a question to Ron about item number 2 which says provide two copies of floor plans for the accessory building. I do want to point out this is not an accessory building according to the City of Warren because when we originally wanted to make it an accessory building they told us because it's not immediately in the next lot to us it cannot be an accessory building hence we have to go through the whole expansion route for the Mosque. So maybe it should not be noted here as an accessory building. They want two copies of the floor plans, I don't know if they just an updated version of what's inside as far as rooms or what not, I need some clarification on item number 2.

Also, some clarification on item number 3 which says the petitioner shall contact the Engineering Division for the purpose of conveying property to the city for the right of way purposes along Schoenheer Road. The approved document for the conveyance of property shall be provided to the Planning Department prior to the release of the performance bond. I don't understand this.

Also, one thing that has not changed. If you remember I requested that the current \$1000.00 dollar bond that was never paid back to us is used for this project. That was approved but it's not noted here as a change. If you have any questions, that's pretty much it. The reason we had a delay is because one of the neighbors showed up with an issue of envelopes arriving empty or something like that, we got approved but couldn't proceed last time we got postponed.

Secretary Smith reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review yielded no comments.

FIRE: Approved.

COMCAST: We have no facilities and no conflicts with this project.

Mary Clark CER-6819
June 26th, 2023

DTE: No objection.

Secretary Smith – I do have a letter from a resident regarding the addition of existing Mosque.

Dear Mr. Smith,

I am against adding an addition to the above captioned Mosque. Every Friday between the hours of 1:00 and 2:30 you cannot get out or into your drive. Every parking space in front of your house is taken. They take up all the parking spaces on the whole block and the block of Yvonne. When their services are over, there is chaos leaving the subdivision. If you grant them an addition, the situation will get even worse.

The majority of my neighbors feel the same way as my family. I hope you take our views into consideration.

Sincerely,

Diane Riess Marquardt

Mr. Ron Wuerth – The reason we are back here was simply a notice problem, I'm not so sure we needed to go through the public hearing one more time. I was just told that the notices went out, they were triple checked, and I don't see anybody here complaining about notices. As I recollect two weeks ago this was well on its way to I think approved but if you'd like me to continue on with the recommendations I'll do that.

Vice Chair Boniecki – You don't need to go over the whole because it was already discussed, if you'd go over items two and three to clarify to him what the city is asking for.

Mr. Ron Wuerth reads the recommendation of the Staff:
I will remove item 1b.

Mr. Ron Wuerth – Madame Vice Chair did you say there was a concern with 3?

Vice Chair Boniecki – Yes, he mentioned 2 and 3.

Mr. Ron Wuerth – The purpose is that whenever a property is along a major thoroughfare or any right of way in this city and your property is described to the center of the road. You don't always

have the easement or the ownership we prefer the ownership of the road so in a time when we may expand or do some changes to Schoenherr Road we can do it effortlessly just like 90% of the road is already. So it's just a matter of thinking that your right of way blends with the right of ways on both sides of your site.

Mr. Ron Wuerth continues with recommendations from the Staff: As you said there's already an existing bond of \$1000.00 assigned to the first property so we will look at just moving that over. We normally would suggest utilizing the existing \$1000.00 dollar bond and they won't have to go through the trouble of providing another one.

PUBLIC HEARING:

Ms. Lori Harris – First I want to read something. Under the direction of the Planning Commission the Planning Department is charged with the responsibility of providing professional advice and service and implementation of the City's Master Plan, so just remember that. It should be part of your thinking with everything that comes before you.

It's been two weeks how does the petitioner not know who owns the fence. Per Tony Baker who's a strong advocate for America with Disability Acts and Accessibility Accommodations. Religious facilities are exempt from having, they are not demanded or required to have accessible parking but most religious facilities do choose to do that. I also heard Mr. Wuerth say that the use of the building can't happen until November of 2024 and my understanding is, are they already using the building? It seems like a very long time to have someone have a property and not have use of the building. Aside from the parking lot, fence, and talking to Engineering this doesn't prevent them from using the building.

It would have been really nice if the petitioner had been able to ask his questions ahead of time instead of coming here and not understanding what was going on. I'm not against it I'm just making comments about what I'm hearing. Thank you.

MOTION:

A motion was made by Secretary Smith to approve, supported by Assistant Secretary Mouri.

COMMISSIONERS PORTION:

Secretary Smith – I know that you stated at the last meeting that you needed time to do the paint striping and everything like that because you don't have a lot of volunteer help that can go in and do that. You decided on November 21st, 2024 do you need that much time to do the paint striping?

Mr. Sejad Melkic – No, probably not, I asked for it from experience with the previous projects and then bond and having to come in and extend the bond. I don't want to lose the bond of \$1000.00 and it's not mine, it belongs to the people who donate to help the project. The city knows us everything we've done we've usually done ahead of schedule, besides the back part of the lot that's what kept the bond last time actually. We want to get it done because Sunday school usually goes from October to June so I don't want to have the building sit. The building is not used currently it hasn't been approved yet, the goal is if we can get it done and get these items corrected and fixed as we agreed then I do want to use it in October.

In regards to the comment from the letter that you read the reason why we purchased the lot also is to help alleviate some of the parking lot issues. We don't want people parking the wrong way, however the street is a public place so people can park in front of my house as much as in front of anybody else's house as long as they don't block the driveway. This parking lot space is actually helping us for the Friday afternoon time. We are looking forward to getting this done as soon as possible, I just asked for the extended time based on the experience and the fact that I don't want to be extending the bond and whatnot. It gives me a piece of mind, at the same time I'm definitely urged to get it done because for the children. It's a lot easier to use this building than the Mosque because of the lack of tables, it's just much nicer for them to be in there.

Secretary Smith – Thank you sir. So as of now when the residents of the Mosque leave their meeting are they parking in the lot where the accessory building is at?

Mr. Sejad Melkic – Yes, they are parking there because there is no safety issues in the parking lot it's an empty space, but they are not using the building.

Secretary Smith – I know they are not using the building but are they using the spaces to park the additional parking over there?

Mr. Sejad Melkic – Yes, on Fridays mainly.

Secretary Smith – So what the lady wrote in the letter should be alleviated by parking in the parking lot?

Mr. Sejad Melkic – I'm sorry, could you repeat that?

Secretary Smith – What she wrote in the letter about the cars blocking everything. If they are allowed to park in that parking lot even though it's not open yet will that alleviate the issue?

Mr. Sejad Melkic – That definitely should help, we are talking about 30 cars or something being in the parking space versus down the street that's nearby. The letter that you read said that they park in the public just any of the streets just in front of random houses to walk over to the Mosque. The whole idea of having the double parking spaces is to not have people park anywhere else, so that definitely should help.

Secretary Smith – Thank you sir.

Commissioner Robinson – How many parking spaces do you have for the Mosque and what days warrant the attendance?

Mr. Sejad Melkic – I think our current Mosque is 35.

Commissioner Robinson – 35 parking spaces, and then what about for the building addition how many?

Mr. Sejad Melkic – The new might have around 30, we have to stripe it and do it properly, so I don't have the exact.

Commissioner Robinson – So 30 for the building addition?

Mr. Sejad Melkic – Yes, Friday is the only day that it's needed.

Commissioner Robinson – Friday for additional parking?

Mr. Sejad Melkic – Yes.

Commissioner Robinson – Approximately how many participants are there on an average Friday?

Mr. Sejad Melkic – I can't tell you the exact number however a lot of people have moved in so a lot of people walk because they live

nearby. Then a lot of people could come with four people in the car, two people in the car so it's hard for me to tell.

Commissioner Robinson – So you would say what maybe 50 or more?

Mr. Sejad Melkic – People?

Commissioner Robinson – Yes.

Mr. Sejad Melkic – Oh no a lot more. Friday there are more because people that work in the City of Warren close to our Mosque are going come, people usually get out for lunch to go to the Friday prayers, it's mandatory for all males. So they go for a ½ hour to the Mosque and come back and continue their working day, it's more than 50. Not more than 50 cars, not everybody drives on their own.

Commissioner Robinson – So with the building addition would that alleviate on a Friday with parking into the residence areas there?

Mr. Sejad Melkic – It absolutely should, it is already because like I said they are using it on Fridays, I passed by, and I saw it full. People know because we've told them to use it. Also we do a great job of making sure it's not overflowing, we have volunteers, so there's no safety issues of people overflowing the parking space. So definitely when you're doubling it that lot helps a lot versus not having that second parking lot. In the beginning when we purchased the Mosque initially this was not obviously an issue it was a small community. As people move in the area, and as people are getting different jobs and they goggle and they find out there's a Mosque nearby they will just come and pray there and go back to work.

Commissioner Robinson – What's going to happen as this roll on is there going to be more and more participants coming there? And then my concern would be adequate parking for those individuals who are not walking because they will be coming from different areas, I just wonder is this adequate parking, with the building addition that's going to present a problem there with the overflow.

Mr. Sejad Melkic – This building is part of the solution, is it 100% solution, is it going to stop people from not doing what's right that we can't speak of. I've lived in different cities where I've had to go to different Mosque and you go and respect the parking space and people's privacy, but this will definitely help. We are talking about 30

additional spaces if I don't have those a lot more people are going to find cars in that hour span in front of their houses, although it's a public street. So this is definitely helping it may not be 100% because I don't know where people go park I don't go track them down.

Commissioner Robinson – Thank you.

Commissioner Chowdhury – Do you have one prayer set time or is it something you're looking into because of the people growing in the community and they are coming for the prayer time to extend it to two or three prayer sessions.

Mr. Sejad Melkic – No, currently it's only 1, to be honest with you I haven't looked into doubling it. If something becomes an issue for us we will. It hasn't been because people know the capacity and you can see how many people fit in the Mosque, or if there's left over space. So we haven't had that issue where we find people praying outside or it's overflowing.

Commissioner Chowdhury – Because I've seen other Mosque do that as well so it's just something to keep in mind maybe as you're growing in the community.

Mr. Sejad Melkic – I appreciate that.

Mr. Ron Wuerth – Madame Chair I have just an additional piece of information. There is the issue of the fence along the south property line of the accessory building, and it is part of that property. The reason I say that is because if you look in the findings page 3M that's where there was a Board of Appeals and it said granted the petitioner permission to waive a required 8 foot greenbelt and to install a 6 foot high chain link fence along the south property line, so there it is, he owns it.

Vice Chair Boniecki – Okay, thank you.

Commissioner Kupiec – You've obviously got a copy of the recommendation because you've referenced them. Some of the questions that you have have you taken the time to approach the Planning Department so you understand what they are about.

Mr. Sejad Melkic – I was just going to stop by and ask Ron or someone over there in the city where do we go for something like

this. We will meet with the Engineering Division and see what needs to be done.

Commissioner Kupiec – How long have you had the recommendations?

Mr. Sejad Melkic – I think we had a few days before the last meeting.

Commissioner Kupiec – You shouldn't postpone for too long, this is important that you understand what this is about because you're asking us to make a decision up here and you're not sure about what we are making the decision on, some of these things are a little bit vague. What are you actually using the building for, a prayer center?

Mr. Sejad Melkic – No, it's just for Sunday school.

Commissioner Kupiec – Well what do you do on Friday's?

Mr. Sejad Melkic – Fridays are in the Mosque, they are just using the parking spaces so people can park there and walk over to the Mosque it alleviates the parking on the streets.

Commissioner Kupiec – They don't use that building at all?

Mr. Sejad Melkic – No.

Commissioner Kupiec – So that building is only used for children?

Mr. Sejad Melkic – Right now we only have Sunday's, if I decide to offered a class on Thursdays in the future for adults in the evening on how to read, it will be there. Right now the main reason for that is the need for Sunday, which is only once a week.

Commissioner Kupiec – So Monday thru Friday there's nothing happening in the building, it just sits empty.

Mr. Sejad Melkic – The current building is not used at all right now, it hasn't been used, everything is used in the Mosque. I'm trying to switch the Sunday activity that was in the Mosque into the new building because it's easier and better for kids. As far as the recommendations go we were going to talk after the meeting to Ron to clarify it and proceed with it. It's in my interest to get this done before October, I will be surprised if I'm not.

Commissioner Kupiec – And you understand that the recommendations suggest that we increase the bond from \$600.00 dollars to \$1000.00 dollars and that is cash.

Mr. Sejad Melkic – Yes, and I think you heard us both say that the bond is already in the city from the last time, so they will transfer over the bond that they have to this one.

Commissioner Kupiec – Thank you.

Vice Chair Mouri – To address one of the Commissioners, the minimum requirement for the parking is 17 and if we look at I think 13B, currently the site has 34 spaces with 20 spaces for the building site addition, so I just wanted to bring that to everyone's attention.

Commissioner Ansar – I have a few questions, as you already said you are only going to use this building for Sunday school, right?

Mr. Sejad Melkic – Yes sir.

Commissioner Ansar – How many parking spots will be added for this building?

Vice Chair Mouri – The requirement is 17, they currently have 34 so they are way above the requirement.

Commissioner Ansar – Exactly, they are not using this building for Friday prayer they are adding this building just for the Sunday school. Are you using this for the Friday prayer at this moment?

Mr. Sejad Melkic – The building no.

Commissioner Chowdhury – I'm sorry I think you've got it backwards, what he's trying to say is the Mosque is being used on a regular basis throughout the week for the normal prayers. On Friday prayers they will use the parking lot because they will have more people parking so they just utilize the parking lot they don't use the building itself. The building itself is being used on Sunday's only, that's it along with the parking lot for the school. The parking lot is just being used as extra space that's available for them to use, that's it. The 17 spaces that they have which Commissioner Mouri already said is being used and they have more than enough space that is required.

Mr. Sejad Melkic – I had to redo my application because we wanted to make it an accessory building, they said it's an expansion because it's not immediately next to us. I'm expanding the parking lot from 34 to whatever I'm going to gain once it's striped down and redone, so I'm helping with the parking space. I'm also expanding the building space for the use of any programs that we have. So I'm alleviating all the services being handled in one building when I can put some of the services in the new building like I mentioned regarding the Sunday school. That's basically where we are at.

Commissioner Ansar – We are approving the building not for the Friday prayers as he mentioned he is going to use this building for the Sunday school, so the same people are already coming for the Friday prayer.

Commissioner Robinson – I'm thinking about the overflow parking flowing into the residence area, that's my main concern, where they can't get out. People parking everywhere is a problem and it's going to create dissention there as he grows, he's just getting started. So I hope maybe some mechanism will be done to create harmony there in the area as you grow and prosper and keep the residents happy.

Commissioner Chowdhury – I think we have public street parking for that. They have enough public street parking so definitely with them buying the parking space and with everyone being available to use the public street parking, just because it's in front of your house it's still public.

Secretary Smith – This is a tabled item so I need a motion to remove it from the table.

MOTION:

A motion was made by Commissioner Tutt to remove from table, supported by Commissioner Chowdhury.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury.....	Yes
Commissioner Kupiec.....	Yes
Commissioner Robinson.....	Yes
Commissioner Tutt.....	Yes
Commissioner Ansar.....	Yes

Vice Chair Mouri..... Yes
 Secretary Smith..... Yes
 Vice Chair Boniecki..... Yes

Secretary Smith – Now we have a motion by Secretary Smith and supported by Assistant Secretary Mouri to approve this item.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury..... Yes
 Commissioner Kupiec..... Yes
 Commissioner Robinson..... Yes
 Commissioner Tutt..... Yes
 Commissioner Ansar..... Yes
 Assistant Secretary Mouri..... Yes
 Secretary Smith..... Yes
 Vice Chair Boniecki..... Yes

- C. SITE PLAN FOR OPEN STORAGE AND PARKING LOT ADDITIONS: Located on the northwest corner of Nine Mile Road and Mac Arthur Blvd; 8519-8531 Nine Mile Road; Section 27; Birnie's Auto Service/James Birnie; PSP230007.

PEITIONERS PORTION:

Mr. Jeffrey Graham – I'm the Project Architect. What we are asking for today is a postponement. We've been working with Mr. Ron Wuerth about some compromises on the site plan recommendations, we think we are very close to an agreement. So we'd like a postponement until the July 10th meeting, that will give us time to meet with Mr. Wuerth and work out some of these agreements.

Mr. Ron Wuerth – After a discussion just before the meeting here they convinced me we could meet one more time and hopefully come to an agreement on certain things. As small as it is it's a complicated site as well.

MOTION:

A motion was made by Secretary Smith to postpone until July 10th, 2023, supported by Assistant Secretary Mouri.

ROLL CALL:

The motion carried as follows:

Mary Clark CER-6819
 June 26th, 2023

Commissioner Chowdhury..... Yes
 Commissioner Kupiec..... Yes
 Commissioner Robinson..... Yes
 Commissioner Tutt..... Yes
 Commissioner Ansar..... Yes
 Assistant Secretary Mouri..... Yes
 Secretary Smith..... Yes
 Vice Chair Boniecki..... Yes

- D. SUBDIVISION LOT SPLIT AND COMBINATION REQUEST:
 Located on the northeast corner of Ten Mile and Schoenherr Roads;
 Section 24; 25028-25036-25058 Schoenherr Road; Fairmount
 Properties, LLC/David Rea (Boss Engineering/Christopher Fergus).
 PSLS230002.

PETITIONERS PORTION:

Mr. David Rea – Good evening, this is a request to split and combine properties at the northeast corner of Ten Mile and Schoenherr. We have five tax parcels there; this is being motivated by a renovation of the building on the corner which is an auto repair building. We are going to be converting it to an oil change so it needs additional land behind so that cars can exit. We are in the process of working through the site plans. Part of that requirement is to reconfigure the lots there so this is a request to convert five parcels into four parcels.

Secretary Smith reads the following correspondence:

TAXES: Current.

MDOT: Site plan doesn't appear to have work in MDOT right of way. Any work (water main tap, sanitary sewer tap, drainage or driveway modifications) in MDOT right of way or changes to the drainage system that may impact MDOT's storm water system, will require a permit.

MCPW: Please be advised that this letter is for comment in relation to right of way and county drain easement only. Please be advised that the Schoenherr relief drain and the Schoenherr branches #1 south 10 Mile drain bound this site.

Any project that impacts a county drain shall apply the Macomb County Public Works office design standards. Please note that formal plan review and approval from this office will be required prior to any future construction.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

A motion was made by Secretary Smith to approve, supported by Commissioner Kupiec.

PETITIONERS PORTION:

Secretary Smith – Good evening, you came before us with the other drawing for the existing building there you were going to do some auto repairs there. Are you still going to use that building for that and is the oil change going to be behind it or is that whole thing changing to an oil change?

Mr. David Rea – The auto repair building on the corner will be converted to an oil change.

Secretary Smith – So the plans that we approved for that before are null and void now, right?

Mr. David Rea – No, we are still going forward; this reconfiguration of the lots is part of that process.

Secretary Smith – I guess the question I have is, he's obtaining more property for the oil change for the cars to move in and out and he's going to use the same building, wouldn't that have to be reconfigured also and require a site plan change?

Mr. Ron Wuerth – No not to my knowledge, what was represented on the site plan is what is represented here in the lot split it's the same size at the same area.

Secretary Smith – So he's basically getting the extra lots to have more maneuvering room.

Mr. Ron Wuerth – Yes and they definitely need it.

Secretary Smith – Thank you.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury..... Yes
 Commissioner Kupiec..... Yes
 Commissioner Robinson..... Yes
 Commissioner Tutt..... Yes

Mary Clark CER-6819
 June 26th, 2023

Commissioner Ansar..... Yes
 Assistant Secretary Mouri..... Yes
 Secretary Smith..... Yes
 Vice Chair Boniecki..... Yes

- E. SITE PLAN FOR NEW SELF STORAGE FACILITY: Located on the southwest corner of Van Dyke and Murthum Avenues; 31925 Van Dyke Avenue; Section 4; Joseph Guido/Guido Architects (Nicholas Lavdas/Lavdas Self Storage LLC).

PETITIONERS PORTION:

Mr. Dan Ivanovic – Good evening, I'm the President of Ivanovic Construction Inc., Design Build Company. I'm here along with Project Architect Joe Guido, of Guido Architects and property owner Mr. Nick Lavdas, who many of you may know as Mr. Lavdas owns many properties and businesses here in Warren. He's a prominent member of the Warren Community with an impeccable reputation.

Mr. Lavdas takes great pride in restoring and renovating existing dilapidated properties to an impeccable condition thereby bettering surrounding areas and community. I know from professional experience that Mr. Lavdas does not stand for any shortcuts when it comes to quality, materials or workmanship. All of the properties that I have had the pleasure of being involved with are impressive and over the top.

This particular parcel that we are here before you with has had much better days and has been dilapidated for quite some time. We have been working with the Warren Planning Department since late winter in efforts of designing an attractive community serving structure that is both functional and impressive. I think Mr. Joe Guido has done a great job reviving this existing shape combined with new elements that compliment an overall appearance making it both sleek and elegant with an aesthetically appealing curbside view.

The material selection is very detailed indicating (inaudible) along with low maintenance predominantly masonry with EIFS detailing and ornamental iron accents. The Planning Department agrees and approves our proposal of this beautiful structure and we'd like to get your blessing as well. Thank you.

Secretary Smith reads the following correspondence:

TAXES: No Delinquent Taxes.

Mary Clark CER-6819
 June 26th, 2023

MDOT: The applicant's site plan doesn't appear to have work in MDOT right of way. Any work (water main tap, sanitary sewer tap, drainage or driveway modifications) in MDOT right of way or changes to the drainage system that may impact MDOT's storm water system, will require a permit.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Lori Harris – I'm going to read this again, under the direction of the Planning Commission the Planning Department is charged with the responsibility of providing professional advice and service, an implementation of the City's Master Plan. As key advisors to the Planning Commission, City Council and other city Commissions and authorities. Their goal is orderly and continued positive growth in the City of Warren.

I absolutely do not approve this, Mr. Lavdas is a very nice gentleman, but I spent not even enough time looking at the Master Plan today and I don't know if you all have read the Master Plan. Even if we did it again today I think we would still pretty much get the same kind of responses. If that's part of the DDA and the DDA's big goal has been a downtown with walkable space, retail, entertainment, and things like that why are we putting in a storage unit. No matter how beautiful it is do we need another storage place. Has there been a study that says we've run out of storage places in the City of Warren. I'm just confused and think that with the good ability of Mr. Lavdas to do wonderful things for the city this needed to be some kind of housing or retail something that would connect to what the vision is to having some downtown area around that. It's not clear to me because I don't have the plans is the old Pampa Lanes is getting tore down. I think there's a lot more wonderful things that Mr. Lavdas could help with in our city in terms of equitable housing and helping people to obtain the American Dream to having a decent home and city to live in. Those are my comments thank you.

MOTION:

A motion was made by Commissioner Kupiec to approve, supported by Commissioner Ansar.

COMMISSIONERS PORTION:

Commissioner Kupiec – First of all I would like to thank you for purchasing this once fine establishment for bowling back in the 60's

and 70's when it was utilized by a lot of Warren residents. The last 10 years it's been sitting there dilapidated looking worse and worse, so I do appreciate you making the investment to buy it and build to your liking. It looks like a beautiful facility; I think there's some room for some storage in the area. Van Dyke is a fast-track area with a lot of traffic moving up and down it and need for a facility like this that would help people take their stuff and put it in a storage unit instead of having it stored in the garage and up in the yard making Warren look messy. Hopefully it will be as good of an establishment as it looks, it's a beautiful looking establishment, right now it's going to be one of the best looking establishments along Van Dyke Avenue. I'm looking forward to seeing it, thank you.

Secretary Smith – I went by and looked at everything, I was concerned with an item on your drawing, on the main building you've got a lot of other little buildings that are projecting out from the sides of the building. Are those additional storages, are they assessed from the inside and what proposed that design for the small additions around the building?

Mr. Nick Lavdas – The way that we designed this was to make it not look like your typical storage we wanted to make it look like a beautiful office building. So the way that Mr. Guido has designed it is the ones on the side are actually built right into the building so that the only exposed, separate from the ones that are tying into the building are in the far back. So 90% is all internal climate is controlled inside the building.

Secretary Smith – So everything?

Mr. Nick Lavdas – The majority is.

Secretary Smith – So you're not going to have the big roll up doors?

Mr. Nick Lavdas – On the inside yes, and there's a few on the outside but we also put a key system where you can access it from your phone so that you can enter without even meeting us and the security system is extremely high tech.

Secretary Smith – When you decided to make this a storage unit what was your thinking on that as far as the need for it? I know they want to build up downtown and people are going to have apartments and not be able to put everything they own in an apartment so this

would allow them to have storage close by, is that what the idea was?

Mr. Nick Lavdas – That is correct, and I just put one up on Groesbeck which was the old Fountain View Lanes and you can go on line and there's probably over 500 raving reviews that no other storage looks like this. It normally would take three years to fill and this filled within seven months, that's 700 units.

Secretary Smith – I like the idea that Mr. Wuerth recommended as a mixed-use unit where you have a few other stores around the perimeter, that would be something that would be a good addition for people to come there other than just for storage.

Mr. Nick Lavdas – I don't want to come up here and make lies, but the way we are utilizing the existing facility which was pretty much a tear down building it's going to be very difficult because the front is basically going to be the office. We are trying to make that an upscale office for the storage facility.

Secretary Smith – The outside needs a lot of work.

Mr. Nick Lavdas – Did you get the new drawings?

Secretary Smith – We've got the drawing, but we didn't get the pictures, the renderings, but I like what we see, we can see them on the monitor. I like the design, but it seems like you're keeping the main structure around and you're just redoing the surface, the façade of it all the way around it.

Mr. Nick Lavdas – We are rebricking the entire building, a new roof, a new everything, it's pretty much a brand-new building.

Mr. Joseph Guido – We are just keeping the structure. Basically the idea was to improve the perimeter of the building because it's in such rough shape now and there's a lot of different materials and styles on the existing building because it's been added to several times. We basically built a new construction around the perimeter to tie it all together and take care of the existing façade that really has seen better days. It allowed us to increase the size of the building and at the same time with those additions cover up the existing exterior walls that need some real help.

Secretary Smith – Thank you sir, one last thing. I noticed on your elevation drawing it's lacking a lot of dimensions you might want to update some of the dimensions on the elevations on the drawings. Thank you.

Mr. Joseph Guido – Thank you.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury..... Yes
 Commissioner Kupiec..... Yes
 Commissioner Robinson..... Yes
 Commissioner Tutt..... Yes
 Commissioner Ansar..... Yes
 Assistant Secretary Mouri..... Yes
 Secretary Smith..... Yes
 Vice Chair Boniecki..... Yes

Mr. Nick Lavdas – Thank you very much, I will not disappoint you.

7. CORRESPONDENCE:

Correspondence addressed to the City of Warren, the Planning Director, the Planning Commission, the Zoning Board of Appeals, and the Attorney's Office from the Council on American Islamic Relations Michigan (CAIR-MI), representing the petitioner, citing their review of the Planning Commission's denial of the site plan request of the proposed Markaz Altaqwa Mosque, 25720-25710-25730 Ryan Road; specifically addressing the Planning Commission's stated rationale and reasoning for their denial of the site plan application and the possibility of legal action against the City.

Assistant Secretary Mouri – When I was looking through this one of the things it mentioned is they'd like to set up a meeting with the required personnel, so how does that process work? Before it goes to any type of legal action against the city what is the appropriate action that the city should take, or the Planning Commission should take.

Ms. Mary Michaels – They should reach out to the organization and maybe hold a meeting to see if there's any possibility of resolving this. If there's any change that could be made to what they are proposing it might be acceptable to the Commission if it could be

considered. The site plan has already been denied but if there's a new site plan if there are new conditions that they are willing to consider and are amenable to Mr. Wuerth we could maybe work it out, if there's a new application then bring it to the Commission. Obviously, we won't ignore it we will reach out in one way or another, if we don't reach a resolution they will take legal action.

Assistant Secretary Mouri – Okay thank you.

MOTION:

A motion was made by Commissioner Tutt to receive and file, supported by Secretary Smith.

ROLL CALL:

The motion carried as follows:

Commissioner Chowdhury.....	Yes
Commissioner Kupiec.....	Yes
Commissioner Robinson.....	Yes
Commissioner Tutt.....	Yes
Commissioner Ansar.....	Yes
Assistant Secretary Mouri.....	Yes
Secretary Smith.....	Yes
Vice Chair Boniecki.....	Yes

8. OLD BUSINESS:

None at this time.

9. BOND RELEASE:

None at this time.

10. NEW BUSINESS:

None at this time.

11. CITIZEN PARTICIPATION:

Ms. Mary Mataczynski – Good evening Commissioners, I'm here to talk about the barricade at Gerald Street. For over five decades there's been a barricade in the middle of Gerald, which was there really to accommodate a few homeowners on Roan. I've been waiting all year for traffic studies to be finished. Since the barricade was put up on Gerald Street in the 70's two condominium complexes, a senior co-op two story apartment complex have been built. In the 80's and 90's the Italian Cultural Center was located on Imperial and Gerald it was set back a little bit on Imperial.

It was barely used two or three times a month for wedding receptions and then the Italian Cultural Center would have meetings and parties. The building has been sold a few times over the last 20 years and now it's a Charter School in the front and in the back there's an Islamic Education Center, a boarding school and a Mosque. I don't know if the boarding school and the Mosque were ever approved by the City of Warren. Every Friday from 1:00 to 2:30 the traffic on Imperial is total gridlock. On Muslim holidays such as Ramadan hundreds and hundreds of cars come and they park in every available inch on Imperial, anywhere they can find an inch they park a car. Ms. Gapshes told me in March that the catch basins on Imperial had to be repaired and replaced. They blocked off two huge cement sections, two lanes actually for weeks while they fixed the catch basins and laid all new cement.

In two places Imperial was down to one lane and it's the only egress and ingress into all the residences. The buses had to wait in very long lines to pick up kids and drop them off. It took up to waiting at five lights to get out to Twelve Mile because it's the only egress. As far as I know the City Council has done everything they are supposed to do and that they're able to do. The approved resolution by the City Council to remove the barricade has been in the planning all this year and part of last year. The Legal Department has done everything including writing reports for Planning, the police and fire department have submitted recommendations from a safety viewpoint that it's not good for the barricade to remain there.

We used to have two 25 mile per hour stop signs on Imperial one disappeared a long time ago the other one broke after an accident about three or four months ago.

Commissioner Tutt – Ma'am I hate to interrupt you but I'm sorry your time is up.

Ms. Mary Mataczynski – I only have like three sentences left. I emailed Ms. Gapshes and Mr. Wuertth about two weeks ago and the closest 25 mile per hour stop sign and the no parking sign have been replaced. I don't know what is taking so long to remove a dilapidated barricade, clean out the street, paint a middle lane and put a stop sign facing west. The 28 units in Aspen where I live have just paid off \$99,000.00 dollars in cement repairs on Aspen because the street is used as the turnaround for everything. Thank you.

Ms. Lori Harris – Maybe before you do the Pledge of Allegiance at the start of the meeting someone will need to announce that gentlemen should remove their hats since Mr. Kabacinski did not feel it was necessary to show respect to the flag, which is very ironic. I also still find it offensive that he's carrying a weapon in these meetings and I would encourage the City and the Commissions to make it not acceptable to carry weapons into these city meetings. Have a good week everybody and thank you.

12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

Mr. Ron Wuerth – Director's report are some of the activities that are highlighted as we move along here. I had a meeting with the Attorney's Office and a representative of Singular Antenna's, and they are going to do an upgrade of the tower that exists between the police station and the court room, so that will be a nice upgrade. I don't believe that it needs to come to planning, these are just upgrades and there's no particular reason for that at all. I wanted to let you know if you happened to see some work being done there.

Then myself and the Staff meet with a gentleman who is looking to do a four resident unit site that's on Eleven Mile west of Mound on the south side, there's what I call a pocket area, we've been working with him to see if this will work. Two weeks ago there was discussion about the Planning Commission and reasons and wondering about being reappointed and I had other discussions with Commissioners and upon that I did contact the Mayor who I tried to convey your feelings regarding all of it. He understood and went about making that request and that letter was sent over to the City Council on June 16th, it was hoped it would go on the next Council Meeting. I'm not sure what happened sometimes there's not enough room on the agenda, I don't know what the reason is, but it will get there eventually, it's the entire Board and one new member.

I attended a Civil Service Meeting and in that meeting the exam for an Assistant Planner position and for an Administrative Clerk position in the Planning Department the exam was waived. There's no need for it, we had one person for each position and that was approved. I did have a conversation with a gentleman named Dave Webster. He's a representative for Gleaners. I've mentioned Gleaners over the years, it seems like years, the first time they came to us they had interest in putting a facility on Eight Mile Road that would have been east of Van Dyke, well they found another location

west of Van Dyke at Sunset. We've looked at the site before for other uses that never turned out, but in this case they had some removal of easements and that sort of thing to clear the site so that they could begin construction, but they're not going to do that until they come before this Board with site plan approval, so I look forward to that very soon.

I had a discussion with a representative from Northpointe sounds kind of small and insignificant but it has to do with trash dumpsters, a baler and compactors that they are supposed to use for handling trash in that huge complex but they've over looked a note and the note is very strict and they wrote the note about compactors being the only type of facility to handle that type of rubbish and things of that nature on each building. They want to do something a little different like a trash enclosure here and there and this baler but no compactor. So I clearly indicated to them they are going to have to provide a request to the Planning Commission and to the Planning Department where they want these and if we want them like that, we'll have to analysis it, so that will be coming up.

Next, what we've been handling I don't know if I should call this traumatizing or what at least to me it is. Trying to staff the Planning Department is taking up a lot of my time, but as it is I can tell you publicly we do have a new Assistant Planner, that's David Crabtree he's being promoted from Office Assistant to the Assistant Planner. So that position finally has been approved. The next position will be for Susan Heydel and she's working in the Building Division as a Office Assistant she'll be promoted to an Administrative Clerk and she'll start this Friday along with David starting this Friday. On a sad note it was a bit of a shock to me Mark Gorbett has decided he's going to resign his position as Planner I, he's going to a consultant firm. I wish him the best believe me. What this man did for the Planning Department during the Covid year that everyone had to go home Mark was there along with Angie, two Planner Aides and they ran the office, there weren't a lot of people coming in but they were busy with all the work that had to come and they did a wonderful job. I've always been pleased with Mark and I'm going to miss him. He's going on to bigger and better things, and I don't think that's the last I'll see of him. So that means we are looking for a Planner I, so I've got to advertise again. I've also got to get a Planner Aide to replace Jasmine, so two more to go, maybe by the end of the year I'll have a full staff. So that's my report.

Commissioner Robinson – Were you able through Civil Service get some increases for some of these positions because I know there was an issue there.

Mr. Ron Wuerth – The issue still stands it has not been worked on properly. Again it's one of those things I can't go into detail with, things need to change so everyone is paid appropriately and according to what I call the ladder as you climb it from Assistant Planner up to Director.

Commissioner Kupiec – On this thing with the Commissioners being approved by this current regime that's sitting on Council election is coming up and they'll be up for election, I guess I'm a little confused. I know we have some openings that we need to filled and I know it's been long overdue to get them filled but why is it that the current Council that might not even be here after November take it upon themselves to start determining whether we are going to be here or not, I don't understand that?

Mr. Ron Wuerth – I'm sorry I didn't hear the last part.

Commissioner Kupiec – Why are they taking it upon themselves to choose who will be on the Commission that we were once appointed to because they might not be here themselves after the election?

Mr. Ron Wuerth – Sir, it's not taken upon them it is their duty as City Council Members to make those appointments at the recommendation of the Mayor, that's clear concise and legal.

Commissioner Kupiec – It's legal and once you've been approved your approved unless the Mayor disapproves you or something that results in you being terminated I don't understand why they are discussing this.

Mr. Ron Wuerth – Your terms are different, there are three Planning Commissioners per term, they get a full three years, but it just rotates. It's normal, I'm not understanding your concern at all.

Commissioner Kupiec – Well my concern is there's an election coming up and the people on Council might not be here so where do they get the right to choose if I stay on the Commission or not when I've been approved by the Mayor, if the Mayor is satisfied then I'm satisfied.

Mr. Ron Wuerth – So what are you suggesting?

Commissioner Kupiec – I'm suggesting why did we even bring it up.

Mr. Ron Wuerth – Do you think it should be pulled back and wait for a new Council. Here's the problem we don't have people here that are still appointed and they're not going to be appointed in a few days, by the end of this month there won't be a person on this Board that's appointed. They are sitting there in those seats because that's what you're asked to do and thankfully you're doing it. This action, this first step was taken by the Mayor and he is recommending reappointment of every member on this Board plus filling a vacancy that's needed. We are trying to be whole and that's what I look at this Board as trying to make it whole. I think that everyone on the Board, and if I were in your seats I'd want to be a person who sits up there knowing they've been reappointed and they have purpose in life. That's what this is about, that's what I was asked to do, that's what I went forward to do and the Mayor agreed that at this time it was appropriate and frankly I'm not bringing politics in it at all. This is the present City Council at this time, I don't think waiting until after November to find and have a whole new Council or the same people come up, what kind of decision making do you think is going to happen with brand new people who don't even know you people.

Commissioner Kupiec – I guess I missed that, that the Mayor said that everybody sitting here now has been reappointed from his standpoint all we need to know is if the Council will approve us, I guess I didn't hear that.

Mr. Ron Wuerth – We are hoping that Council will, now it comes before them and it's their decision.

Commissioner Kupiec – But the Mayor did, correct?

Mr. Ron Wuerth – The Mayor did yes.

Commissioner Kupiec – I missed that, Ron.

Commissioner Ansar – As you said the Mayor requested it but I could not find anything on the next agenda about reappointment of all the Planning Commissioners.

Mr. Ron Wuerth – That's right, I looked at the agenda Friday I didn't see it on the agenda. Remember that's their Council they can put

items on or take items off their agenda at their wish. Why it's not there, that's not for me to say but I think patience is the word that needs to be used at this time.

Commissioner Kupiec – I have another thing I'd like to bring up. Tonight the lady petitioner came up and talked about the parking and the congestion and the different activities that are going on in the area where she lives. When something like this comes up during our audience participation does anybody pay attention to it or does it just go down on the record in the minutes of the meeting and forgotten?

Mr. Ron Wuerth – It most certainly is listened to and responded to when we think we need to, we analyze what everyone says and respect what everyone says when they come forward here. Tomorrow, we have our Planning Staff Meeting and we go over everything that's been discussed at this meeting tonight and try and stick with all the little details and all the major details. Sometimes we miss them, but we catch up to those problems. When I see or hear something that I think I have any chance to fix it or at least put it before someone who can fix an issue then I do that. I'm working for the citizens, I'm working for everyone here, I'm working for myself as a citizen of this city so if I can find a way to fix things I now know who to go to for the most part.

Commissioner Kupiec – Okay, thank you.

B) Planning Commission Discussion and Concerns:

None at this time.

13. CALENDAR OF PENDING MATTERS:
None at this time.

14. ADJOURNMENT:

MOTION:

A motion was made by Secretary Smith to adjourn, supported by Commissioner Chowdhury. A voice vote was taken and the motion carried unanimously.

The meeting was adjourned at 9:13 p.m.

Merle Boniecki, Vice Chair

Warren Smith, Secretary

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Mary Clark CER-6819
June 26th, 2023