

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on August 21st, 2023, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, August 21st, 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, Secretary
Merle Boniecki, Vice Chair
Warren Smith, Chair

Also present:

Michelle Katopodes – Planner III
David Crabtree – Assistant Planner
Susan Heydel – Administrative Clerk
Mary Michaels - Assistant City Attorney
Christie Laabs - Communications Department

1. CALL TO ORDER:
Chair - Calls the meeting to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:
All members present.
4. APPROVAL OF THE AGENDA:

MOTION:

A motion was made by Vice Chair Boniecki to amend the agenda voting to suspend the petitioners right to be heard by a full nine member board.

Chair Smith – We have another amendment to add to it 10A New Business, we are going to appoint an Assistant Secretary to fill the vacancy. So that will be a new item 10A for New Business, so the two amendments we are amending. So I need a motion to approve the amending of the agenda.

MOTION:

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

MOTION:

A motion was made by Commissioner Robinson, supported by Commissioner Tutt. A voice vote was taken and the motion carried unanimously.

- 4A Voting on the action of suspending the petitioners right to be heard by a full nine (9) member board per Article 3b, 3 of the rules of procedure the Planning Commission may suspend the effect of part of the Article 3-4 which gives the petitioners a right to be heard by a full board of nine members.

MOTION:

A motion was made by Vice Chair Boniecki to approve 4a, supported by Secretary Mouri.

ROLL CALL:

The motion carried as follows:

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

- 5. APPROVAL OF MINUTES AUGUST 7TH, 2023:

MOTION:

A motion was made by Vice Chair Boniecki to approve, supported by Commissioner Tutt. 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 OPEN STORAGE AND THE SALE OF AUTO PARTS: Located on the east side of Groesbeck Highway; approximately 409.25 ft. north of Frazho Road; Section 24; 26130 & 26144 Groesbeck Highway; TGM Properties LLC/Todd G. Middleton (Jamal Sharif-Sarazon Thedford/EMS Auto Parts); PSP230023.

PETITIONERS PORTION:

Mr. Todd Middleton – I am the property owner and the landlord; I'll be leasing the property to EMS Auto who will be selling auto parts.

Secretary Mouri reads the following correspondence:

TAXES: Current.

MCPW: Please be advised that this letter is for comment in relation to right of way and County drain easements only. It appears there will be no work within or near a county drain or easement, therefore this office would have no objection to this request. Prior to site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County Public Works Office design standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply.

MDOT: The applicant's site plan will require a permit to work in MDOT right of way. The proposed 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 be reviewed. The permit may require detailed plans, bond and insurance.

Ms. Michelle Katopodes reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Lori Harris – I just wanted to point out that in the reading of this item the paper that we have states it's approximate 409.25 feet north of Frazho and it was read that it was 506 feet north of Frazho, so I'm not sure where the discrepancy is. I don't know anything about the current use of the property but just like in other issues that come up in terms of storing auto parts will there be oil, greases and things like that can be damaging to the environment.

Also, a variance for open storage is this an open storage area already, is this something that will impede on the neighbors that border it. That's it.

MOTION:

A motion was made by Commissioner Kupiec to approve, supported by Vice Chair Boniecki.

COMMISSIONERS PORTION:

Commissioner Kupiec – Did you get a copy of the recommendations?

Mr. Todd Middleton – We did, yes.

Commissioner Kupiec – And you agree with them, and you'll be able to comply with them?

Mr. Todd Middleton – I was unaware of what was first mentioned about contacting Macomb County because of the location of the building. It was my understanding that is kind of grandfathered into its location so that's the one thing that I'm not really prepared for but I imagine you guys will have documentation for me to look over, but everything else is acceptable, yes.

Commissioner Kupiec – This operation that you're purchasing is not an ongoing auto parts currently is it?

Mr. Todd Middleton – I've run that as a recycling facility for 15 years and the concern of oils and loose parts has already been addressed. If you go there now I got it as a very dirty property and over the years cleaned it up and also have been very strict with my employees and myself to maintain it where we are not damaging the environment. And Mel is operating in another location without damaging the environment parts are stored properly on a rack with covers and anything that could possibly leak has a bottom that would catch that, so we are practicing the proper ways to keep the property intact and environmentally sound.

Commissioner Kupiec – Are you moving your operating or are you expanding, because you're down on Groesbeck now currently?

Mr. Todd Middleton – Yes, but I will not be operating on Groesbeck any longer. I do have a new building in Mt. Clemens where everything is inside.

Commissioner Kupiec – So I'm sure over the years you've addressed some of the issues that the lady brought up and that won't be an issue with you in the new place?

Mr. Todd Middleton – That won't be an issue and keep in mind I'm a landlord and part of our contract is for me to be able to get in there and inspect the operations.

First of all I'm pretty passionate about the environment. And secondly, as an investment I don't want to see the property damaged so as a landlord I will be on top of it and I trust that Mel is going to do a really good job, and if I didn't feel that by looking at his current operations, we wouldn't be doing this.

Commissioner Kupiec – Do you have any problem with the bond increase?

Mr. Todd Middleton – I mean I'd like it to be less.

Commissioner Kupiec – The bond was increased up to \$1800.00 dollars.

Mr. Todd Middleton – Like I said it would be better if it was less, but if it is \$1800.00 dollars then that's what we'll have to do.

Commissioner Kupiec – Well I'd like to add the bond to increase to the motion. Thank you for your time sir.

Mr. Todd Middleton – Thank you.

Secretary Mouri – I know something was closed out back in 2021 can you talk a little more about that?

Mr. Todd Middleton – I had a business partner with that and we just changed our idea and that just did not come into fulfillment.

Secretary Mouri – Even when I was looking at the history of the site plan to the history of your business it looks like it started back in 2018 then it was approved, the site plan was extended and then it was cancelled out because it wasn't completed on time. So with all the Commissioners approval I would like to make this into a cash bond.

Chair Smith – Commissioner Kupiec is a cash bond okay?

Commissioner Kupiec – Yes.

Vice Chair Boniecki – I'll second that.

Chair Smith – So it's an \$1800.00 dollar cash bond.

Secretary Mouri – Thank you.

Chair Smith – I saw in the notes we have an existing cash bond of \$960.00 dollars is that added to this amount or is that an additional?

Ms. Michelle Katopodes – It’s separate, the intent is that when they submit for this one and get these conditions in we can release that. That’s an old one from an expired site plan, so the idea would be to release that and that can be completely closed out. Once we receive this newer bond for this new project that’s what we’d want to do.

Chair Smith – So the old one has been released out?

Ms. Michelle Katopodes – We will release it, it’s still being held but that project is expired, we want to just have a new one for the new project.

Chair Smith – Thank you.

Secretary Mouri – With one of the public comments I was provided with the data of 406 North of Frazho Road however even in the agenda I’m seeing a different number, which is the correct number?

Ms. Michelle Katopodes – The one on the agenda.

Secretary Mouri – Okay, we may need to change it in the roll call sheet.

Ms. Michelle Katopodes – That was a typo that you read, the agenda is correct.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR PARKING LOT ADDITION AND REPAIRS:
 Located on the northwest corner of Nine Mile Road and Amber Avenue; 12345 Nine Mile Road; Section 26; Violeta Golematis/UTSI Finance, Inc. (Jack Hartounian/UTSI Finance, Inc.); PSP230024.

PETITIONERS PORTION:

Andrew Falzarano – Good evening, 12225 Stephens Road, Warren. Tonight, I'm in front of you seeking site plan approval for the subject property. The property improvements include an additional parking lot area, existing pavement repairs as needed, landscaping improvements, new fencing and improved curb appeal.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site indicates that Planning Commission approval should be contingent upon the petitioner's compliance with the following conditions:

1. Site plan shall show and identify the location of all existing and proposed underground utilities including size, connection and discharge point in the vicinity of the project.
2. Soil erosion and sediment control permits/waiver shall be required from the Macomb County Department of Public Works.

FIRE: The Warren Fire Department approves this site plan.

COMCAST: We do not have any facilities or conflicts with this proposal.

DTE: DTE electric company has reviewed the site plan for parking lot addition and repairs. DTE electric company has no objection to the site plan for parking lot addition and repairs impacting 12345 E. 9 Mile Road, Warren, MI 48089; Section 26, per the site plan provided.

MCPW: Please be advised that this letter is for comment in relation to right of way and county drain easements only. It appears there will be no work within or near a county drain or easement, therefore this office would have no objection to this request.

Ms. Michelle Katopodes reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Lori Harris – That's a lot of money to invest in our city, I think that's great it's a great project. It's hard to see from here, but I do want to remind whoever that when parking lots are being updated and to ADA compliance with accessible parking needs to be addressed, I may not be able to see it but typically you have it in blue I don't see where the ADA compliant parking spaces are. And if there's 300 and some parking spaces, I don't know what the number exactly is for that. I can ask Tony Baker, but it would be several accessible parking spaces and some that are van accessible with access isles. So I hope that's considered and that's my only comment, thank you.

MOTION:

A motion was made by Vice Chair Boniecki to approve, supported by Commissioner Kupiec.

COMMISSIONERS PORTION:

Commissioner Kupiec – Did you receive a copy of your recommendations?

Mr. Andrew Falzarano – I did.

Commissioner Kupiec – And the agreement wasn't (inaudible)

Mr. Andrew Falzarano – We would ask for an alternative on number 2b to save the 43 inch diameter Sycamore tree, to plant a new tree somewhere on the site and that would be reflected in an updated landscaping plan.

Commissioner Kupiec – Have you approached the Planning Department and discussed this with them?

Mr. Andrew Falzarano – We have not yet.

Commissioner Kupiec – How long have you been there on that corner, how many years have you been in business?

Mr. Andrew Falzarano – I'm not sure, this property was purchased sometime in 2022.

Commissioner Kupiec – Thank you.

Chair Smith – I noticed the islands that you have to put out in the parking lot have to have trees in them?

Mr. Andrew Falzarano – That's correct.

Chair Smith – How do you propose to water the trees from keeping them from dying? Normally we ask that the vegetation is automatically irrigated but in this case I don't know how it would be done but if you're putting trees in the islands you have to have some way to water them.

Mr. Andrew Falzarano – Yes that is difficult, irrigation isn't necessarily an option being that the parking lot is already paved. My alternative would be just a hose reel in this scenario.

Chair Smith – I noticed that there are semi-trailers parked in that lot now, but I noticed that the sizes of the spaces are for more passenger cars so are there no longer going to be any semi-trailers in that lot?

Mr. Andrew Falzarano – I don't believe there's any currently if there is I believe it's the neighboring property.

Chair Smith – No it's the property that we are looking at because I went by and looked at it and it's got a bunch of semi-trailers in there; they've been in there for a while.

Mr. Andrew Falzarano – No there's no semi-trailers if there is currently they'll be removed.

Chair Smith – There are some there I did see them.

Mr. Andrew Falzarano – Currently there's no dividing fence that divides the two separate lots so that may be the issue as well. On our site plan we are proposing a fence that runs east to west.

Chair Smith – According to one member of the audience you mentioned the ADA spaces, I noticed they seemed to be up next to the building?

Mr. Andrew Falzarano – That's correct, we are proposing 10 ADA parking spaces.

Chair Smith – Thank you.

ROLL CALL:

The motion carried as follows:

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

C. SITE PLAN FOR A FREEZER BUILDING ADDITION TO EXISTING BUILDING: Located on the west side of Pinewood Street;

approximately 557 ft. south of Stephens Road; 23663 Pinewood Street; Section 29; Dennis J. Hadel/P&H Management LLC. Jay Deb Shekhor/MAA Import & Export); PSP230027.

PETITIONERS PORTION:

Mr. Fareed Mojaradi – The petitioner Jay Shekhor just had a very bad car accident on the way here. He's on the phone he has to go to the hospital to check his body, I'm the Architect and I can answer any questions that you have. He's been in that location for three years and he now needs a lot more space and we meet all the planning and zoning requirements. If you have any questions, I'd try to answer them on his behalf. If we are delayed this would be since July, it's been a couple of months.

Secretary Mouri reads the following correspondence:

TAXES: Current.

MCPW: Please be advised that this letter is for comment in relation to right of way and county drain easements only. It appears there will be no work within or near a county drain or easement, therefore this office would have no objection to this request. Prior to site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County Public Works office design standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply.

Ms. Michelle Katopodes reads the recommendation of the Staff: Item 1E – I did speak with the owner, and he agreed to that but maybe the representative that's here can respond to that.

MOTION:

A motion was made by Commissioner Kupiec to approve, supported by Vice Chair Boniecki.

COMMISSIONERS PORTION:

Secretary Mouri – Are you aware if the petitioner agrees with all the recommendations that were provided?

Mr. Fareed Mojaradi – Yes, actually we do have 14 parking spaces and we don't need a variance, he is going to pave the back area. It was my choice to put masonry block for the trash enclosure they are generally easier to repair if they crack. We do have a 6 foot masonry wall, it can be concrete and embossed, they are cheaper but once again if they crack there's not much you can do about it. The front landscape, I verified today. It's already on a sprinkler system it just doesn't seem to be used much but it can be active, the grass and the vegetation are in very good shape.

Secretary Mouri – I wanted to make sure that he's aware of all the recommendations, thank you.

Chair Smith – I was by there and looked at everything, the building that you want to put on there is for a freezer only. Now I noticed there's some pallets stacked up in the back of the building and I noticed that you had two refrigerated semi-truck trailers out there on the lot.

Mr. Fareed Mojaradi – Those are not used for permanent freezing those are deliveries, sometimes it takes a day or two to move them in and out and that's why he's building 4000 square foot of freezer space. He does not store permanent freezable items in those they come and go.

Chair Smith – So those just take the products to the destinations they have to go to?

Mr. Fareed Mojaradi – No, he brings them inside but sometimes he has problems because he doesn't have enough room inside he has to keep them there for a few days, not very long because it's expensive to run them.

Chair Smith – I looked at the two trailers they didn't look like they had been moved or anything like they weren't in operation.

Mr. Fareed Mojaradi – Like I said maybe for temporary use, he does that and once the freezer is built then he won't need them, he needs to bring them in the building and leave.

Chair Smith – I don't know if he has open storage on that lot, on his plan because I noticed there were some pallets that were stacked out back by the building so he may have to put open storage.

Ms. Michelle Katopodes – Yes and that's what we noted here, if they were planning to have any to indicate it on the site plan and I guess if the trucks are staying there for a few days there probably should be some place indicated there.

Mr. Fareed Mojaradi – Are you talking about against the front of the building they're silver looking?

Chair Smith – The ones at the back of the building.

Mr. Fareed Mojaradi – Yes those are some of his pallets that he uses for loading and unloading.

Chair Smith – Okay, unless you have open storage on the lot you can't have any of these things stored outside, including the two trailers. You'll have to let the Planning Department know how much open storage you're going to need for those kinds of things.

Mr. Fareed Mojaradi – Okay.

Chair Smith – Another thing I noticed too on the fence that surrounds the property it's got a lot of green foliage all over the fence, are you going to clear that off or leave it on?

Mr. Fareed Mojaradi – I'll let him know it's part of your requirement. I'm just his representative but I'll let him know that's a condition of approval.

Chair Smith – Thank you sir.

ROLL CALL:

The motion carried as follows:

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

- D. SITE PLAN FOR A RESIDENTIAL FOUR PLEX DWELLING BUILDING: Located on the south side of Eleven Mile Road; approximately 671.6 ft. west of Mound Road; 13-20-227-001 (Eleven Mile Road); Section 20; Ginkgo Property Group/MD Haque; PSP230026.

PETITIONERS PORTION:

Mr. MD Haque – Good evening, I represent Ginkgo Property Group, we are the developer for the proposed plan located on the south side of Eleven Mile Road, west of Mound just past 696 Service Drive. This part of Eleven Mile is relatively quiet and does not see much traffic pass through it. We acquired this land about a year ago and right after went to the Planning Department with our ideas matching

the surrounding area of this lot, which is mainly residential and lots of multi-unit developments.

With the advice and recommendations from the Planning Department and working with them together and after several meetings and several revises we have come up with a proposed 4 unit residential dwelling with off street parking within the development.

Each unit has its own access and the floor plan consisting of two bedrooms, two baths, modern living area within unit laundry space. This will be a rental investment and we are marketing this for small families, couples, professionals, single mothers raising kids, or anyone who is in need of a small modern living space. This type of housing is very much in demand and which we have a shortage of in our community. The building structure will only cover 18% of the total land mass which means we'll have plenty of open areas, lawns and more than required recreational space surrounding this development.

Also this lot is very unique. It is a corner lot on a side street of a major road. There are vacant parcels to the east side, there's a 20 feet public alley to the south, to the west there's a side street and to the north is Eleven Mile Road. Thus creating a large distance in between with the neighbors which will ensure the proposed plans will not deprive or distract anyone of any space, view or any other enjoyment that they currently already have and will continue to do so.

The proposed development has an access in and out through Eleven Mile Road, so therefore it will also not place any extra traffic burden on the side street or to other neighbors who are close to it.

All and all this will be a great structure, the proper plan for the place, it will fill the void of the vacant land. With the structure matching it's surrounding it will ensure the safety of the location it will add to the beauty of the area and of course raise higher property values for the neighborhood. Though we will need a few variances we are here seeking approval tonight to move forward with this plan. Thank you.

Secretary Mouri reads the following correspondence:

TAXES: Current.

COMCAST: We do have aerial facilities in the area, but we do not have any conflicts.

Mary Clark CER-6819
August 21st, 2023

MDOT: The applicant's site plan is not within MDOT jurisdiction of 11 Mile Road; no permit will be required.

MCPW: Please be advised that this letter is for comment in relation to right of way and county drain easements only. It appears there will be no work within or near a county drain or easement, therefore this office would have no objection to this request. Prior to site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County Public Works office design standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply.

Ms. Michelle Katopodes reads the recommendation of the Staff:

PUBLIC HEARING:

Mr. Allen Johnson – Allen Johnson, 26719 Blackmar. I've been a Warren resident since 1972, a Warren homeowner since 1985, a resident homeowner on Blackmar since 2009. A couple of concerns that were addressed was the parking as long as the egress and exit was contained to Eleven Mile. One concern is the utilities, right now Blackmar right now is a dirt road what would happen to the property adjacent to the dirt road, would that portion be paved, or stay the same. That was a concern because we currently have an open storm water drainage system. Also, I'm in support of this as long as the landscaping is enhanced, I've really enhanced my property with the landscaping trying to do my best within my budget. Thank you for your time.

Ms. Linda Horvath – Good evening, my name is Linda Horvath. I live at Villa Calabrese which is the dead end driveway just west of Blackmar. I've lived here for 29 years it's a quiet area we've encountered a little more noise in this area since the company across the street now have 12 bays backed in with 18 wheelers that constantly (inaudible). During the night at four o'clock in the morning we get beep, beep, it's very disturbing to have that and now we're going to build another four plex rental. I'm not in favor of it, I just had to come in to see what was being done. It's been a quiet neighborhood with very little problems and I'm not in favor of rentals in our area, that's my personal opinion. Thank you.

Mr. Allen Johnson – My understanding is the property was zoned commercial so what choice do you have, not much, this is the best choice to enhance the area. Thank you.

MOTION:

A motion was made by Vice Chair Boniecki to approve, supported by Commissioner Ansar.

Mary Clark CER-6819
August 21st, 2023

COMMISSIONERS PORTION:

Vice Chair Boniecki – In the recommendation it says that it's not required but it is a suggestion, would you have any objections to putting some type of screening or a privacy fence up to separate it from the neighborhood?

Mr. MD Haque – The neighbor to the east?

Vice Chair Boniecki – It's number 1G.

Mr. MD Haque – Yes, we have no objection to that.

Commissioner Kupiec – Did you get a copy of the recommendations?

Mr. MD Haque – Yes sir I have.

Commissioner Kupiec – And do you agree with everything in them?

Mr. MD Haque – Yes sir.

Commissioner Kupiec – You don't have any problems at all?

Mr. MD Haque – No problems.

Commissioner Kupiec – Are your plans to rent these units out or to sell them?

Mr. MD Haque – Correct, they'll be rentals.

Commissioner Kupiec – Do you think the area will support a market to put housing up there?

Mr. MD Haque – Of course, we are in need of small living space which we lack around the area. There's a similar project east towards Mound and it's packed and rented out. Mainly there are professionals, small families, and couples that are in need of this type of living space.

Commissioner Kupiec – Okay, thank you very much.

Secretary Mouri – I noticed a vacant area right now, with all the approval going as we expect once everything gets approved how long do you think the project would take?

Mr. MD Haque – We have the variance to go for and after that construction usually takes around six to eight months depending on materials and stuff like that, so around six to eight months give or take maybe a year.

Secretary Mouri – To have the building up and running?

Mr. MD Haque – Correct.

Chair Smith – Good evening sir, I think it’s a nice looking building. I was concerned about it being a 4 unit building, but I noticed on Mound and Eleven Mile there’s a 4 unit building there also. So it kind of conforms with the area so I think it will be a nice project to put in there.

ROLL CALL:

The motion carried as follows:

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

7. **CORRESPONDENCE:**

2024 Planning Commission Meeting Schedule. Approved on August 7th, 2023.

MOTION:

A motion was made by Vice Chair Boniecki to receive and file, supported by Commissioner Robinson. A voice vote was taken and the motion carried unanimously.

8. **OLD BUSINESS:**

None at this time.

9. **BOND RELEASE:**

None at this time.

10. **NEW BUSINESS:**

Chair Smith – We have to fill the vacancy for Assistant Secretary and we have to appoint or nominate someone tonight to be in that position. Being that we didn’t have any volunteers I talked to

Commissioner Chowdhury, and she suggested that she might want to do that for us. Would you like to comment on that Commissioner Chowdhury?

Commissioner Chowdhury – I agree and I’ll take on the Assistant Secretary position.

Chair Smith – Thank you.

Commissioner Chowdhury – You’re welcome.

ROLL CALL:

The motion carried as follows:

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

11. CITIZEN PARTICIPATION:

Ms. Lori Harris – I have some questions, I watched the last meeting, I didn’t finish watching it until this past Saturday night. I want to tell you, I wish Mr. Wuerth was here, because my encouragement to him is if he had something to say to the Planning Commission it should have been in private and not at the microphone. I was dismayed on your behalf for the Commission. I’m wondering who is rewriting the zoning ordinance that Mr. Wuerth was talking about. I also want to comment that they were saying we are concerned about the environment, and we have ordinances to deal with things like smells, so when the marijuana smell gets to be too much we deal with it, I’m telling you it’s too much when we smell it period. I found that comment disconcerting.

I also was going to ask that when a petitioner comes up can they say what they are doing at their building, it’s just a question it’s not a complaint, say like this is an office building or this is what we are planning on doing. When there’s not a specific address it’s hard to know what the business is, I guess if you guys know that I guess that’s all that, really matters.

I just want to read what the City of Warren says. The Commission consists of nine members appointed by the Mayor subject to the approval of the Council. The membership of the commission shall

represent different professions and occupations having an interest in the growth and development of the city. The membership is to include a representation of important segments of the community, such as economic, governmental, educational, social development of the local government in accordance with the major interest that exists in the local unit of government, such as agricultural, natural resources, recreational, education, public health, government transportation, and (inaudible) commerce.

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. The change in the vote at the last meeting was a very worrisome trend and everybody that gets denied could come back and sue you if you don't just give blanket approval to what the Planning Department brings to you. I still do not agree that you are a rubber stamp for everything that they approve. I don't hear questions about tree canopy I looked on the Master Plan we have like 1.3% tree canopy and the goal is 4%. There are a lot of things we need to consider in moving our city forward. I encourage you to not just rubber stamp everything, keep asking questions, and shame on Mr. Wuerth he was better than that. Thank you.

12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

Ms. Michelle Katopodes – Good evening, since the last Planning Commission Meeting the Planning Staff has met with a number of potential applicants to discuss potential projects that could be coming forward. Also you may remember from the July 24th Planning Commission Meeting when I mentioned that I attended a meeting on July 12th that was the Macomb Regional Housing Partnership Kick Off Meeting and it was to discuss the Development of the Macomb County Regional Housing Partnership Strategic Plan, the one that's based on the Michigan statewide housing plan. There was a follow up meeting on August 18th, I attended as part of the Housing Subcommittee Group. The subcommittee reviewed the goals outlined in the State and identified the housing goals that they believe would be relevant to Macomb County. Some of the goals discussed are to increase the supply of the full spectrum of housing that is affordable and obtainable. Zoning changes that could aid increasing missing middle and workforce housing, as well as the preservation and rehabilitation of existing housing stock.

The Steering Committee for this project will review all the subcommittees' comments, there's multiple subcommittees, and the draft plan will be submitted to Michigan State Housing Development Authority on August 31st, so this was a really quick project. All the counties are working on this for regions and Macomb is considered a region for this plan.

Next, the 2023 Michigan Association of Planning Conference will be held October 4th through the 6th and that's going to be at the Grand Traverse Resort. I emailed the Officers of the commission last week, so just like in the past the Officers of the Planning Commission are extended the opportunity to attend this conference. The process is the same as last year if anybody wishes to attend. Keep in mind early bird registration ends this Friday, you have the link I emailed you and I'll email that to Commissioner Chowdhury if she is interested. That ends my report, if you have any questions, please let me know.

B) Planning Commission Discussion and Concerns:

Discussion of the 2023 Michigan Association of Planning Conference.

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

14. ADJOURNMENT:

MOTION:

A motion was made by Vice Chair Boneicki to adjourn, supported by Commissioner Ansar. A voice vote was taken and the motion carried unanimously.

The meeting was adjourned at 8:11 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Mary Clark CER-6819
August 21st, 2023

Meeting recorded and transcribed by
Mary Clark - CER-6819

E-mail: maryclark130@gmail.com

Approved