

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on September 25<sup>th</sup>, 2023, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, September 25<sup>th</sup>, 2023, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Sultana Chowdhury – Assistant Secretary  
Claudette Robinson  
Michelle Tutt  
Delwar Ansar  
Mahmuda Mouri – Secretary  
Merle Boniecki – Vice Chair

Also present:

Ron Wuerth – Planning Director  
Michelle Katopodes – Planner III  
David Crabtree – Assistant Planner  
Susan Heydel – Administrative Clerk  
Mary Michaels - Assistant City Attorney  
Christy Laabs - Communications Department

1. CALL TO ORDER:  
Chair Smith - Calls the meeting to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:

MOTION:

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

MOTION:

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

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.

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MOTION:

A motion was made by Commissioner Tutt to suspend the rule, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

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

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES September 11<sup>th</sup>, 2023:

MOTION:

A motion was made by Commissioner Tutt to approve, supported by Secretary Mouri. 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 NEW WAREHOUSE BUILDING AND OPEN STORAGE: Located on the north side of Barber Avenue; approximately 364.64 ft. west of Gloede Drive; 14601 Barber Avenue; Section 13; Marvin Marooki/Chistian Investment Properties LLC (Kalajian Architecture); PSP230021. **Denied on July 24, 2023. Approved for reconsideration on August 7, 2023, with new public notices sent.**

PETITIONERS PORTION:

Mr. Marvin Marooki – I'm the President of Christian Investment Properties. Thank you for giving me this opportunity to discuss a proposed new warehouse development at 14601 Barber Avenue.

This was presented a couple of months ago to the Planning Commission, since then you have asked me to have a separate meeting with the local neighbors to go in detail about the proposal. We had that meeting last Thursday and I believe everyone was satisfied with all the changes that we made on our drawings. I want to discuss some of the changes that were made that addresses the neighbors' concerns.

They were concerned about the noise; we are building 4 feet of berm and on top of the berm we are planting 6 foot pine trees across the backyard. So this will minimize the noise and give them a nice view to look at. They had some concerns about retention pond with the contamination and bugs to solve that issue we got rid of the retention pond and putting an underground sewer. That area is zoned R-1-P it will be all grass, so 150 feet from the very last part of the property is going to be grass. No retention pond and we will keep it clean and maintained.

They had some concern about dirt and gravel from the gravel that we had originally on our first site plan. We are paving all that gravel area we proposed originally, it's going to be all paved so that will eliminate the dust and dirt that attracts to the road. Some of the neighbors had concerns about the exhaust coming from trucks and vans that are going into that facility. All the newer trucks are equipped with emission systems that comply with the EPA Standards. They all have the clean idle system, and they are totally safe we will enforce any unnecessary idle that occurs. We are going to put signs no idle if not necessary.

And lastly was safety, some of the neighbors have kids and pets we are putting a 6-foot fence all around to keep our kids and pets safe at all times and to give them piece of mind. As you can see, we heard our neighbors' concerns and with all these changes they address the main issues that the neighbor had. I'm here for any questions to gain your approval. Thank you.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

Secretary Mouri – I also have a letter and a support petition for new warehouse development at 14601 Barber Avenue, Warren, MI

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48088. The undersigned shows support for the following new construction of the above property. I apologize beforehand for mispronouncing any names, I'm going to try my best to read all the names that are in support for the petitioner. William Fuller, Bog Khan, Austin Gross, Teo Martinesal, Jeffrey Kovakik, Mario Lifsule, Jeff Aberry, David Jarvis, Asad Alam, Willial Shaul, Graham Knudsend, Gary Oram, Maryann Skikunna, Jordan Hamilton, Arie Arron, John Cleaver, James Drzewiecki, Jake Finsch, Lisa Harrison, Craig Randolph, Sarah Larsh, Ardwan March, JoAnn Piecuch, Robert Piecuch, Joshua Hunt, Roy Mink, Flair I can't say the last name, Michael Short, and Olivia Oram. We have a signature and also a phone number attached. I also have a letter in support of this, it was sent on September 20<sup>th</sup>, to the Warren Planning Commission regarding 14601 Barber Avenue, Warren, MI 48088.

Den-Man Contractors has been operating out of 14700 Barber Avenue since 2013. We have no issue with the proposed new development at 14601 Barber. Please contact me directly if you have any questions at (313) 350-5567.

Thank you,  
David Holman  
President of Den-Man Contractors Inc.

Mr. Ron Wuerth reads the recommendation of the Staff:

Vice Chair Boniecki – This is a public hearing anybody that wishes to speak on this item please approach the mic state your name and allow yourself three (3) minutes.

PUBLIC HEARING:

Ms. Lori Harris – And I know this is probably everybody else's concern, but I wanted to talk to you guys before you listen to all this. Number one, I do think that Mr. Wuerth missed number three. I heard you say item one, two, four and five. That meeting was Thursday night and I'm not sure based on what we've experienced before that the Planning Department has had time to go over plans. How can plans get redrawn and reconsidered and then improved. It doesn't make sense based on what we know that things kind of run behind, so that's one thing I want to comment on.

The second thing is a 4 foot berm and a 6 foot pine trees is nothing. In terms of the water issues, the sewer water issues, I brought up a mount of concrete that gets in a space. I don't know if there are trees there if the tree canopy is removed we are replacing it with shrubs, 6 pine trees and some shrubs. It doesn't identify what kind

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of storage is there, the parking is a concern if I was a resident there, but it doesn't say what kind of storage. So are people unhooking their trucks and leaving them there. Those are the questions I'd like to hear from you about the situation. The biggest thing being I can't believe that a meeting Thursday night could create new plans that can be approved on Monday night it doesn't make sense, we just had a weekend. So I hope that the residents who are here are also demanding to know how this could possibly happen. Those are my comments thank you.

Ms. Michelle Hentkowski – I live at 14618 Hoerning, this proposed site is literally in my backyard. Yes we do have other trucking companies in the area and my concern is for the safety of my children that you see here. You're going to tell an 11 year old girl who loves to play in her backyard that sorry sweetheart there's going to be scary noises, there's going to be scary smells, there's going to be people you don't know right in your backyard. My son goes to high school right there we want our place to be a safe place for the kids to come and hangout because the high school is right there. He's not going to have friends come over because of the noise, the smell, the sounds.

There are other trucking companies in our area, I can smell the trucks, I can hear the trucks through wooded areas through many thick wooden trees and many buildings. Are you telling me a 4 foot berm and a couple of trees are going to provide a safe barrier from the smells and the sounds. I don't know if any of you have children or grandchildren put a trucking company with loud diesel trucks in your backyard and let your kids and grandkids play within feet of these things. Yes, we need to be aware of change, things happen but when I bought my house, I bought my house for the quiet, the scenery, the beautiful area and now I'm losing it. I'm losing a safe place for my kids to play, to hangout, to bring their friends to. Yes, there may be trees and berms to make my scenery look nice but there's still going to be loud trucks right in my backyard, I don't want that.

There are trucks in the neighborhood yes, but we don't want more trucks. I want to keep a safe comfortable spot for these two, my children, to be able to play, hangout and bring their friends and enjoy. If you allow these trucks to come in that's destroying that for them. Thank you.

Mr. Chris Gravlin – Good evening I live at 14624 Hoerning right next to that woman. Most of my backyard abuts up to this property. We did have a meeting the other day finally, Mr. Marooki is a nice guy,

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I'm not here to make friends. The problem is at this meeting we saw the brand new drawing, Thursday night, I didn't have any time to look at this new plan except for a couple of minutes. When I got the first plan from the first meeting I had hours that I spent looking over these drawings, there were three of them at that time. None of those drawings were correct from what I'm told. I have no time to look through this during the meeting. I asked Mr. Marooki how long are you going to keep this company, he's an Investment Brooker, he told me I want to keep this company but if I get an offer within three to four years I'm going to sell it. I'm sorry this guy is a great guy but he's into investments, he's not into owning a company and dedicating his time and life to making this company prosperous. There isn't going to be tax money coming from a company that is just a hollow building that is used to empty a truck into another truck. I've been in business for a long time working for other people and I've seen everything. Like I said I'd like to have a guy like this for a friend but that's not what I'm here for. I'm here as a homeowner. I do not want to lose property value and there's no way anybody can tell me that's not going to happen, absolutely no way. No one puts a trucking company behind a house and the property value goes up because of that.

As I've stated in the other meetings, I have breathing problems green trucks, we might see two green trucks a week, you know how many new trucks are on the road not many. There's no way he can guarantee that green trucks will be in that place, I know truck drivers I've been around them for years. I am not here to build friendships right now. I wish he would have given me more of a commitment to actually want to develop his own company as a trucking company. There was no commitment except that if he gets an offer he will sell. By the way that list of people you read off who were they could you please let us know who those people were none of us know those people that approved anything we've never heard from them or talked to them. So please let us know who they are, thank you.  
Vice Chair Boniecki – Please hold your applause this is a meeting.

Mr. Dennis Callow – I live at 14610 Hoerning directly behind the proposed petitioner's site. I'm going to send up a small diagram that I took a few minutes to put together. I just wanted to point out one thing, the building is 80 feet long. I don't know if you are aware but a full size semi is 75 feet in length. The other thing I'd like to point out there's five overhead truck doors on that north face and one overhead door and they also have 8 parking spaces abutting those five doors. I found a variance or inside the ordinance there's a sentence that says site design requirements overhead service doors shall not face or open toward residentially zoned property. I thought

that was pretty interesting we don't have one we have six truck doors and we have one truck door facing the residence on the southside of the neighborhood, I thought that was kind of interesting.

The other thing I'd like to know is there is 16 parking spaces, a 8000 square foot building is only required to have 8 parking spaces according to the ordinance. So he already knows he's putting in more people then he's letting on. Another thing I can point out is the average warehouse in the United States is 180,000 square feet, he has 10,000 square feet for 16 employees. As a point of reference, the Ace Hardware Store on Thirteen and Hayes is 17,000 square feet and has 4 employees at any one time. I'd like you to look at that picture I've drawn there's five trucks stuck in that building. I do not know how it's a warehouse there is not a single spot to hold any product inside that building.

The other thing I'd like to mention is before they changed it there is a note about a shop, which leads me to believe that this is a service trucking company and also the name of the company is truck service company. If I was building a warehouse, I would probably include warehouse in my name so that it showed up on the internet if I was a company.

Open storage is required, I'll read it. Open storage area may not exceed 50% of the gross floor area which is now 4000 square feet they are asking for a huge variance. Real quickly there typically a 20 foot barrier between residential and industrial that's not being met. It also says open storage should have three sided fence with slats, I don't see that being mentioned on that. I'll just wrap this up by saying the ordinance is our guide, your guide, it's a 50/50 guide it doesn't favor the residents it doesn't favor the builder and you should be using that as a guide. If he gets all these variances, it's at the expense of the residents and I don't believe that is fair and it should not be allowed. Thank you.

Mr. Frank Schreiner – I live at 27295 Gloede. My house is almost 150 feet from the father in law's trucking company that the son in law is putting a new warehouse on Barber Street. I see so many trucks coming out of there during the day that you wouldn't believe it. They don't drive slowly, the speed limit on the side street is 25 miles per hour. These trucks don't travel 25 miles per hour they are exceeding it and they don't stop for the driveway they bounce into the driveway. I noticed that the trucks that are coming down the road now on Barber Street and Gloede Street are awfully heavy, you hear them sometimes shifting down into second gear or first gear with their heavy loads pulling out.

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The pavement on the road is starting to drop and starting to shift up on certain areas that I'm ready to call in the City of Warren to come down and take a look at it to see what's going on. It's moving about 2 inches in some areas, and I don't know if it's from these trucks or what, but it's shifting down. I didn't have that problem when they first put the road in it was a good road, but since the trucking companies moved in they just teared it up. I noticed that the working hours of these places since being across the street from one of them they go from four o'clock in the morning a.m., all the way until eleven to almost twelve o'clock at night, trucks are coming in and out. That's not good for the homeowners on Gloede Street that live there and also on Barber Street you can look at the concrete it's starting to buckle up you can see it in spots.

On Bunert Street you 10 or 12 homeowners and you have a church on that corner street of Eleven and Bunert and I don't think the people like that traffic that's moving up and down their street every day in and out, in and out. The value of our property is going down because the trucking companies are in there and they are making too much noise and pollution. I don't think it's the right place for a trucking company to move in. He may be a good guy but for me as a homeowner I don't like listening to one to two trucks an hour drive down on Gloede Street. I just don't think it's right, thank you.

Ms. Diane Apfel – I live at 14633 (sic) Hoerning. I've been a resident there for almost 50 years, I was there when it was a dirt road with ditches on both sides. We, the people that live there paid for that street. We have since lived in that house and there are more trucks than you can even imagine that come down at three o'clock in the morning to wee hours of the night. I have chased after those truck drivers, and nothing has happened. I have had cops come to my house and talk to me about what's going on and I tell them what's going on. I go after those truck drivers with whatever is in my hand, I don't care if it's a baseball bat, a rack, whatever and they tell me that they don't have to. I tell them this is a residential street you don't belong down this street.

There's no one here to lookout for the people, there's little kids that live on my street and those big trucks drive up and down that street. You name the time you can come and watch it and it's just sad. We live there and nobody gives a crap and I think it's a shame that you guys don't have to live under the same conditions that we do. Thank you.

Mr. Alex Stone – Good evening I live at 27150 Bunert, which is on the corner of Bunert and Barber, which basically puts me at ground zero for all of the traffic that comes in and out of that area. I've lived in that house for about 24 years now and I've seen a lot of changes over the years, some good, some not so good. I raised a family there; I have a son, as a little kid he used to say dad look at the big truck and we'd say it's very cool. Now he comes over to see me as a 20 something young man and he says how can you even talk in this house now with the windows rattling and the floors shaking. It's gotten to the point of ridiculousness. I understand that progress is essential for the growth of any city, the tax base and the exposure but at what cost. It's not an issue that affects thousands of people it affects maybe 100 households or so but shouldn't our voices count as well.

The gentleman that's proposing all this I have no doubt is a fine man and he's trying to pursue his dream and to prosper and I can be on board with that as I'm a small business owner myself. From what I heard he wants to assimilate and do what's right for the community, but I'm going to be a bit skeptical about that. There's another company that moved in years ago, that I won't name right now, that made a lot of similar promises that none of which were ever followed through on.

I don't know what the criteria is for this board in deciding this issue, but I would imagine it's something along the lines of what's best for the city and its residents. Well, I think I speak for the vast majority of the people here for this, we don't feel that it's in our best interest.

In closing I would welcome any of the board members to come sit on my porch for an afternoon to see the semi traffic as it is now and I can only imagine what it will be like in the future if this is approved. Thank you so much for your time.

Mr. Todd Fathbruckner – Good evening, I'm one of the horse owners that is at Palco's Florist. We've heard everybody talked about the emissions and the sounds personally for me it is a burden to have a hobby such as this and a dream to start Equine Assisted Therapy business because I know the need in Warren is so great, I wanted it to be here. I tried to put a bid in on this property. I called the real estate agent five times and never got a call back, it seems like he got it for pretty cheap price, but why do we have to have another trucking company why can't there be another business there.

September 8<sup>th</sup> was a fundraiser for Camp Casey Organization and I had to get my horse in a trailer. Trying to do that with these trucks

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flying by she reared up at me she kicked me and bit me and she doesn't do that. I've trained this horse to be calm, cool and collected this whole time and it took me over 45 minutes just to get her to load into a trailer, which any other day without a truck around she would have walked right in without question, I wouldn't even have had to hold her. I had four trucks fly by without any regard that there was somebody parked on the side of the street. They drove by maybe the speed limit maybe over the speed limit, but there was no regard as to space to my vehicle, there was no regard that I had an animal that is the most skittish that you can possibly have. I'm afraid that I won't be able to have this calling in Warren, I wanted to develop an Equine Assisted Therapy Program there, I wanted to build there. It's a much smaller building but I wouldn't have required trucks.

In this meeting on Thursday it seem like we came to a common ground, that it's the noise, it's the pollution and it's the trucks. Really we just don't want the trucks there because there are too many who don't follow the rules as it is and it's not enforced by the business owners, by the police, by the city or anybody and it's scary. We used to have people stop by to see the horses all the time now we may get one or two visitors. They don't bring their kids around because they are scared of the trucks that fly down the street. We'll walk down Hoerning and we have people come out of their houses to see them. We love being that light in the community. Even at the meeting on Thursday we offered this proposal, there's a warehouse on Eleven Mile that's already been built for four truck bays, why can't that be an option. Maybe it wasn't looked into or maybe it wasn't seen but that can be a future move, it's right around the corner from where he'd like to be it saves the overhead on the actual building cost.

I've had a horse here for five years I love seeing them, I love taking care of them, I love the light they are for the community, I love the programs that I'm part of to bring light to children who have cancer and I want to start an Equine Therapy Business and that's hard to do when all around you is trucks and industrial noise and pollution. Please take this into consideration, thank you.

Mr. William Fuller – I am the property owner at 14545 Hoerning. Originally when we purchased our home back, I think 2010 we bought it for around \$50,000.00 resale value right now currently is \$135,000 dollars on this piece of property even with these other businesses in the community we are still getting a pretty good price for our piece of property right now the way it is. There are other trucking companies in the neighborhood. The road is actually in pretty good shape for the most part and I just wanted to say that the

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home price value is up on our house over there. Marvin and I personally walked the neighborhood today. I'm friends with Marvin and everybody that's on that list are actual residents that are in support of the local business in the area. Thank you.

Ms. Theresa Bondarek – Good evening, I live at 14465 Hoerning. I've been there 56 years, it's a beautiful subdivision, the neighbors are friendly and supportive. I live in the beginning of Hoerning and my neighbors that live at the end of Hoerning towards Gloede I'm here on their behalf. This building is going to be behind their home, it's not a house, it's a home, where they are raising their children. They are hardworking people they keep their yards in excellent condition they all care so to have this go up in their backyard I'm asking for you to think about it, it's not right.

Someone is concerned about their welfare, building and money, I'm concerned about us that live there and especially for my neighbors, they don't need that behind their house. What is a 6 foot fence where is the privacy, there is nothing and they've got to hear this every day. It's bad enough they have to get up early to get the kids ready for school. It's just something to really think about, it's not a necessity, if it was a necessity, it would be a different idea. In my heart this is not a necessity, to disturb well hard working people who are trying to survive. They are all paying their taxes and for that to be stepped on it's not right. Thank you for your time, I appreciate it.

Mr. Ken Crysler – I live at 14632 Hoerning Avenue. The proposed truck company is very close to my backyard. Two months ago we all came and said a lot of the same things we are saying now. I don't want this in our backyard like most of everyone you heard here. You read approximately 2 dozen names on a petition that apparently agrees with this. I would also like to know where they live because I've lived at my house for 32 years and I don't recognize a single name on that list, not one. Maybe they live way down the street but if that's the case maybe this doesn't affect them so much, but I don't recognize a single name on it. I'm afraid of what it could evolve into on top of everything else that everyone has already said.

I believe 2 months ago you voted it down it was 6-2, I'm asking you to do that again. Thank you.

Ms. Jackie Palco – I've come in front of you probably three or four times now and voiced my opinion and this time it's going to be short and sweet because you probably already know my feelings. I have not changed my mind on any of this. I feel there's too many trucks, the trucks are loud, the exhaust, diesel and our streets are a factor.

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The area is absolutely too small, there is Gloede, Barber and Bunert and there's already probably 40 trucks that travel consistently. After our meeting the other night at 8:10 I actually text Marvin and said truck going by got on my bike I followed it and it went right into his father in law's business. It's a bunch of BS when they say there's time frames and I don't believe that Marvin is going to have all the control he says that he's going to have, he may give it a good try. I feel he was a great salesman at his meeting the other night, I didn't believe a lot of it.

This is our home, it's our neighborhood, we have it to enjoy and I'm sick of the trucks coming consistently. It's annoying every single night you sit on a chair in your backyard and there goes another one and another one. He doesn't know, he's at home, he knows none of this, I do, that's my home. We are here today asking for your help we want you to listen to us these are homeowners we pay taxes. The school uses our streets for training the track, Tower High School, the kids run from Tower High School they do the whole big loop around. The special needs kids from Tower they come through the football field they go down Gloede down Barber and they bring the kids to see the horses.

People in our neighborhood walk dogs they go jogging this all seems like it's getting worse people veer to the side of the road because the trucks don't slow down. The trucks go too fast, way too fast. What are we going to do call the police what can they do by the time they get there they are gone. We need to stop this cycle of trucks it's gotten out of control and I feel that somebody was not paying attention to allow all these businesses to have all these trucks. I sure hope you guys listen to the homeowners today and take into consideration our feelings.

Ms. Sophia Hentkowski – I live at 14618 and where they are building the truck company is basically my backyard and I always walk through the field where they are building the truck company to visit all the horses, I know all the horses. All the nature and all the animals and deer you're ruining their home by building a truck company where they live. The horses are scared of loud noises and with all the noise it's scary. Put this in your point of view somebody building a company on your home, on your land where you live, you wouldn't want that.

It's sad cause the horses are so sweet, they don't deserve that and the people that live right behind the company don't deserve all the loud noise, they don't deserve all the smells. People moved in that

area just because of the scenery and all the beautiful trees and the land, but now it's getting taken away. Thank you.

Ms. Sherry Callow – I live at 14610 Hoerning. My property is smack dab in the middle of where they are building so, I came here two months ago to discuss it, and I showed you pictures of my backyard and what my view is going to be of their property. I've heard a lot of things today, but nobody has talked about what their business hours are going to be there. Are they going to control when the trucks are coming and going at all times of the day and night? They have not discussed what their hours of operation are. Are they going to be working 7 days a week? How many trucks are coming and going, am I going to have to worry about the lights on their building and my house. Am I going to have to worry about the lights from the trucks coming in and out of my windows, and the noise?

I don't believe that in the 70's when they zoned this street that they took into consideration that this is still a subdivision, we are a residence, with two blocks away a high school. Less than a block away is the football field, a quarter of a mile is the elementary school so yes, we have a lot of things going on there. Things have changed since they have zoned that street, a lot of houses have gone up in that area so I don't believe that street should have been zoned other than residential because it is a subdivision. You have to go through a subdivision to get to that street. They are taking care of Bunert right now because the majority of the road that was under terrible repair that had to be redone was from 696 to Barber, so we are all asked to go different ways because of that.

Today I followed one of the trucks through a subdivision to get to Bunert a doublewide huge trailer on the back of a big semi right through a subdivision that has big signs that say no trucks instead of going all the way to Schoenherr. So they don't follow the rules we ask that you take that into consideration. If this was your yard wouldn't you be up here the same as us fighting this.

We had one week's notice, they were asked two meetings ago to get a meeting with us, we had one week notice. I didn't make it to the meeting, it was less than a week's notice they gave us a notice on Friday, and it was Thursday and both of us were working. I heard a lot of little things, but no real answers were given at that meeting on Thursday. A lot of the neighbors said there was comments from both, but we don't know actually who is going to be building there the young son or the father in law. The father in law likes to answer questions and we never got answers from the son. I do know that there were many offers, he has the property up for sale, that he

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didn't take, so why. I just ask please take into consideration that this is a subdivision if this was your property you would be fighting too. Thank you.

Ms. Darlene Hale – I have a horse at Hobby Horse Farms. I'm retired all I have to do is go over there and sit with my horse, ride him, brush him. I sit on the chair and feed my cats and watch the trucks go by one after another. Some of them are flying and some of them are doing the speed limit. Change is good if it's good. That's all I have to say, thank you.

MOTION:

A motion was made by Secretary Mouri to approve, supported by Vice Chair Chowdhury.

COMMISSIONERS PORTION:

Secretary Mouri – A couple of questions, I know the meeting took place a couple of days ago last week, how did the meeting go?

Mr. Marvin Marooki – I feel that everybody that left was happy and we did a lot of changes as you saw. We worked with the neighbors to make all these changes, we heard their concerns in the first meeting. We worked on it and corrected it the best we could do to provide the best environment to my neighbors.

Secretary Mouri – Were the changes done after you met with the neighbors?

Mr. Marvin Marooki – I rewatched it a few times me and my Architect we worked to make it the best. The only extra change we have to do is to add the fence around it for the safety and it will be done before the approval.

Secretary Mouri – When you went to the meeting last week when you were doing the presentation was it based on the changes that you have already made?

Mr. Marvin Marooki – We heard their concerns and we worked with them and based on that we came out with this new drawing.

Vice Chair Boniecki – Please be quiet in the audience.

Assistant Secretary Chowdhury – Did you have a plan already implemented when you went to the meeting with them?

Mr. Marvin Marooki – Yes.

Assistant Secretary Chowdhury – Did you give them the drawing with the changes?

Mr. Marvin Marooki – Yes, with the changes, yes.

Assistant Secretary Chowdhury – I know this was discussed two meetings ago, can I ask you why it was given to the residents in a short notice within less than a week?

Mr. Marvin Marooki – I had travel plans, this was the best I could do so close to the meeting.

Assistant Secretary Chowdhury – So you're telling me you already implemented the changes, when did the residents get the updated plan so they could review it?

Mr. Marvin Marooki – When you first reconsidered this proposal me and my Architect started working to make all these changes to get it addressed and present it last Thursday to the neighbors.

Secretary Mouri – So the new changes and everything was implemented, and they were presented with the new changes?

Mr. Marvin Marooki – What you see here was presented on Thursday.

Secretary Mouri – Not from what I'm hearing from the residents I don't feel like they got the full changes, and it was within a short time span.

Mr. Marvin Marooki – There were three city people that came and you can confirm with them if you like but this is what we presented on Thursday. All these changes, we addressed all the issues with the neighbors.

Secretary Mouri – And was this given to the Planning Director as well with all the changes?

Mr. Marvin Marooki – Yes, I submitted it to the Planning Department.

Assistant Secretary Chowdhury – Can you tell us about your business hours?

Mr. Marvin Marooki – It's going to be 7:00 am to 6 pm.

Assistant Secretary Chowdhury – Is that the same time for the trucks too?

Mr. Marvin Marooki – Yes, sometimes we'll have an exception when there's bad weather. For their safety and the safety of the people they will have to take their time to get to the yard.

Secretary Mouri – Is that seven days a week?

Mr. Marvin Marooki – It's going to be five days a week, Saturday is going to be 9 to 3.

Assistant Secretary Chowdhury – So how many employees are you planning on having in the building?

Mr. Marvin Marooki – About 14.

Assistant Secretary Chowdhury – Is that a 9-5 job what are the times?

Mr. Marvin Marooki – It's from 8:00 am to 4:30 pm.

Assistant Secretary Chowdhury – Do you think the trucks will ever come in before the employees come in?

Mr. Marvin Marooki – Not all the employees are going to show up at that time so the shipping people and the high low drivers are going to be there at 7 am, then they will start loading the trucks.

Secretary Mouri – Is there any afterhours parking, is there going to be somebody on site 24 hours?

Mr. Marvin Marooki – No, no 24 hours.

Secretary Mouri – So if a truck comes late how late will they come and how late will the employees stay?

Mr. Marvin Marooki – So when we have those exceptions do to the weather or accident or a system is down we will have somebody there to make sure they lock the gates.

Secretary Mouri – Like the timeframe what are you thinking?

Mr. Marvin Marooki – I really cannot tell you but I would say 8 pm.

Secretary Mouri – I have a quick question for Mr. Wuerth, I know you may not know this off the top of your head, how many trucking businesses are in that area right now?

Mr. Ron Wuerth – To be honest I didn't count them.

Secretary Mouri – If we were to take a guess?

Mr. Ron Wuerth – I would say maybe 70%, there are quite a few back there I'm just guessing, we'd have to count them to answer that correctly.

Secretary Mouri – They have been there for some time, the trucking business?

Mr. Ron Wuerth – It's been zoned that way since 1960, so it's been an area that was zoned that way by the township continued to be zoned that way by the city. It's zoned M2 you can have retail back in there if you wanted to but they have chosen to do trucking business and warehouses.

Secretary Mouri – I want to have this out loud so everyone could hear, so since 1960 anyone who had purchased homes near that area after that time they know that it's zoned for M2 it could be trucking business, it could retail, it could be any of those businesses, is that a correct statement.

Vice Chair Boniecki – Please no comments from the audience at this time, thank you.

Mr. Ron Wuerth – This is my opinion about that particular thing, and I know a lot do the same as what I'm going to say. When they want to go and buy a home somewhere wherever it is and if it's close in proximity to what you see there open fields here and there, scattered industrial buildings here and there, you've got to think that those remaining spots are going to be purchased because they are zoned that way, it is a legal permitted use to be there. Therefore, you've got to think that if I move right behind that vacant lot even though I like the trees that are there and I like everything that goes with the environment there and obviously the horses are beautiful to see and who doesn't like horses.

The fact of the matter is it's an area that is zoned that way and legal for them to be there. So they come in they buy the property they know it they like the accesses, think about it they like the access to the expressway it's easy on and easy off it's not from Barber to Eleven Mile Road where the expressway is.

It's two alcoves frankly it's a mixture of residential mostly on Hoerning you got a little bit on Gloede and just a touch at Barber and Bunert then you've got the horse farm. I understand and know about the activities that go on at that particular facility. I also know that trucks shouldn't be going any faster than 25 miles per hour; it's the law. I know that the signage is not what it should be, and this has no effect on a vote but no matter what happens I'm going to make sure at least the signage is updated throughout that area to make sure people go correctly and go where they are supposed to go. And I will also implement some more correct signage to the fact that the horses are there. It has not been done and it needs to be done so I'll make sure that it gets done. That's what the city should do and I'll make sure that happens no matter what happens here. I just want you to know that.

Secretary Mouri – I have one last thing I want to ask, how difficult is it to have a speed bump there in both of the streets that are surrounded by these trucking companies?

Mr. Ron Wuerth – You'd have to get a opinion from the City Engineer I don't recall too many speed bumps incorporated anywhere in the city.

Vice Chair Boniecki – Please, please you're not allowed to speak at this time.

Mr. Ron Wuerth – Come on Lori.

Secretary Mouri – I was just wondering about the speed bumps?

Mr. Ron Wuerth – I was trying to answer, I don't recall speed bumps throughout the city they probably could be incorporated.

Ms. Lori Harris – No they cannot.

Vice Chair Boniecki – Please.

Ms. Lori Harris – I'm not going to be quiet.

Vice Chair Boniecki – You might have to be quiet, or you might have to leave.

Secretary Mouri – I have one more follow up for our attorney. For site 6A for this plan does it meet all the requirements in ordinance?

Ms. Mary Michaels – There's a variance requested so that's standard, it doesn't meet all the ordinances. There's competing

principles of law in the Michigan Zoning Act we can follow our criteria which I've given to the Commissioners, which is under 22.16. And there's another competing principle in the statute that states if it meets the zoning ordinances it shall be approved.

Secretary Mouri – So at this point, with those variances being approved it does meet all the requirements?

Ms. Mary Michaels – If the variance is approved correct.

Secretary Mouri – And if the variance is not approved, let's say we approve it today, that vote doesn't count if the variances are not approved?

Ms. Mary Michaels – It's conditional approval if it's not approved for the variance, my understanding is that it would not meet the zoning ordinances and the site plan approval.

Mr. Ron Wuerth – I'd like to try and answer that a little bit differently. Typically what happens is if a variance isn't approved then they try to modify it, if they go 50% then they are approved which isn't much open storage. From 27,000 and let's say it doesn't get approved they might go ½ of that and think they can still do the business with let's say 13,000 square feet. They can go back and try again with the Zoning Board of Appeals but they have to change their variance each time they try. That's normal for something like that, that doesn't mean that gets approved, I'm just showing you what has happened.

Ms. Mary Michaels – You can always appeal, if a variance is denied they can appeal, that has happened in the past.

Secretary Mouri – Thank you so much, thank you.

Commissioner Tutt – So for my own understanding the updated plans were submitted to Planning on 9-19, right?

Mr. Marvin Marooki – Correct.

Commissioner Tutt – The meeting with the community was on 9-21?

Mr. Marvin Marooki – Yes.

Commissioner Tutt – The first time the community saw these plans was 9-21, right?

Mr. Marvin Marooki – Yes.

Commissioner Tutt – About how many people were in attendance at this meeting?

Mr. Marvin Marooki – About 16 or 17.

Commissioner Tutt – Okay so were the 29 people who signed this petition, is this from the meeting or did you canvas the neighborhood, how did this happen?

Mr. Marvin Marooki – I worked on this Friday night for 30 minutes and this morning. I started on Barber Avenue and Gloede I went on Bunert and then down Hoerning Street. Most of the people supported me and the people who did not want to sign it said we'd like to stay neutral. Some of the people I had to go over the plans with to show them all the things we are doing.

Commissioner Tutt – So you personally went and got the signatures?

Mr. Marvin Marooki – Yes, it was me and my friend there, he lives on Hoerning.

Commissioner Tutt – I know Secretary Mouri asked about the hours you said from 7 am to 6 pm five days a week, Saturday is 9 am to 3 pm unless there's an exception which we can't really account for. The trucks will be at the business overnight?

Mr. Marvin Marooki – Yes.

Commissioner Tutt – What's in them?

Mr. Marvin Marooki – We are going to hire people from the community they are going to start their morning get loaded go do their deliveries come back--.

Commissioner Tutt – I'm sorry I misspoke what's in the building?

Mr. Marvin Marooki – It's going to be automotive parts.

Commissioner Tutt – Thank you, I have a question for Ms. Michaels. One of the neighbors brought up the ordinance about the truck doors opening to residential property, I'm not well versed in that ordinance, but you also brought up that area was zoned M2 for trucking because of the way it's zoned does that override the ordinance?

Ms. Mary Michaels – Are you saying the 5 canopies?

Commissioner Tutt – Right, yes. Is the variance to kind of coincide with the ordinance that the truck base cannot open towards the residential areas?

Ms. Mary Michaels – Would you repeat that question one more time?

Commissioner Tutt – So one of the neighbors brought up that there was an ordinance in regard to the truck doors opening towards residential property. We also understand that the area is zoned M2 for trucking the variance companioned with that zoning does that override the ordinance, sort of speak the ordinance in regards to opening towards a residential property?

Ms. Mary Michaels – Because the variance is for open storage?

Commissioner Tutt – Yes.

Ms. Mary Michaels – I'm not comfortable answering that right now. It's a very good question because it's open storage and it does affront the resident's area so the variance would preamp the zoning ordinance because it's a variance. The question is because its open storage is that allowed, my opinion is yes because it's open storage and that's what the variance would address.

Commissioner Tutt – Thank you.

Commissioner Robinson – I have before me two pages of the procedures for special land use approval and the part of this that I'm really ambiguous about is the second page.

I'm going to recite A on the second page, and here we are talking about to protect the natural environment and conserve natural resources and energy to ensure compatibility with adjacent uses of land and to promote the use of land in a socially and economically desirable manner.

So this economically manner we are going to put a pin in this and then it goes on to say conditions imposed shall satisfy then it goes to A, be designed to protect natural resources the health, safety and welfare and the social and economic well-being of those who would use the end use of activity under consideration. Residents and

landowners immediately adjacent to the proposed land use or activity and the city as a whole.

This segment A it sort of encompasses everything that the residents who are against this proposed warehouse because here it just says that it should be designed to protect the health, safety and welfare to have a warehouse that's going to have semi-trucks running up and down their neighborhood, which seems like no one can control the trucks coming up and down the neighborhood at any speed that they so desire that is not protecting the health, safety and welfare and economic of the residents who live in the area. No police are going to police that area on a regular they are already over saturated with trucks running up and down and through the neighborhood. I have a problem with this special land, item A. In my own coincidence I can't approve based on what it says. Maybe I'm interpreting it wrong, I don't know.

Ms. Mary Michaels – On the second page those are the criteria for the conditions that are imposed. On the first page A-F those are the criteria that the commissioners would consider and also F includes the proposed uses is consistent with the public, health and safety and welfare. So it's compatible but this page that you referred to are actually the conditions that would be imposed. If conditions are imposed, they have to be tailored to meet that's standard.

Mr. Imad Potres – This is not a special land use.

Commissioner Robinson – To me maybe I'm getting this wrong, but how is this going to improve the general welfare and safety of the residents whose homes are abutting this warehouse, I don't get that, how is this going to improve or protect, that's the problem I have with this. Can you maybe explain how this will protect?

Ms. Mary Michaels – Well that's a finding of fact that I can't make, the Commission must make. But the standards are there, your concern is still addressed in the criteria that the Commission can rely upon.

Commissioner Ansar – We received a list of people that signed in support of this, so my specific question are they living on Gloede Drive, Hoerning Drive, or Barber Drive?

Mr. Marvin Marooki – Correct.

Commissioner Ansar – All of them?

Mr. Marvin Marooki – Some are businesses, and some are homeowners.

Commissioner Ansar – Okay so all of those people live on those three drives?

Mr. Marvin Marooki – Yes.

Commissioner Ansar – Thank you.

Commissioner Tutt – So some of these signatures are business owners?

Mr. Marvin Marooki – Yes, they are associated with the streets of Barber and Gloede, there's Gloede houses there. On Bunert some of the homeowners supported us and on Hoerning some of the homeowners supported us there as well.

Commissioner Tutt – Were the business owners invited to and or attended the meeting?

Mr. Marvin Marooki – They asked me to send them a PDF file or go over the plans that we have.

Commissioner Ansar – How many business owners on this list?

Mr. Marvin Marooki – I would say 40%.

Assistant Secretary Chowdhury – Did you try and get a sign in sheet of everybody that was present at the meeting?

Mr. Marvin Marooki – I did but not all of them signed it.

Assistant Secretary Chowdhury – Do you have the list of who signed and was present?

Mr. Marvin Marooki – I probably have it here. I did not have that petition then it was recommended so I worked on it Friday and today.

Assistant Secretary Chowdhury – I have another quick question on top of that petitioner sign in sheet. You said business owners signed it, just one of the business owners or was any of the employees signing that as well?

Mr. Marvin Marooki – Mostly business owners, because the employees were afraid. I could have got double the signatures because some businesses said the owner is not here so they didn't sign it.

Assistant Secretary Chowdhury – And you said you formally invited the business owners, or you had to email them?

Mr. Marvin Marooki – I handed the meeting letter to them and if there was no answer I left it on the door.

Commissioner Ansar – One of the residents mentioned a truck coming in the middle of the night?

Mr. Marvin Marooki – There is trucking going on there 24/7. 696 is only 700 feet from my property so there's a lot of exhaust and actually that building we are proposing is going to block some of that. Plus we are adding more trees I believe we are helping the environment there.

Commissioner Ansar – Are you using 696 or are you using Bunert Road?

Mr. Marvin Marooki – The way to get to it is Bunert and Barber there's no Gloede or Hoerning. It's far away from the houses it's the furthest we could get it from the houses. It's 555 x almost 200, 195, so it's a big land. The last 150 feet is going to be all grass and then it's going to be followed by berm and trees all across the backyard to the neighbors. It's going to add more view to the Hoerning Street that's what I believe.

Commissioner Ansar – Okay to get in there you only use Bunert Street getting to Barber, right?

Mr. Marvin Marooki – Yes, we have nothing to do with Hoerning we came up with this plan to give them the most privacy that we could come up with. If there's anything we can do we can work with the neighbors in the future.

Commissioner Robinson – When the trucks down Barber would they exist and go back to 696?

Mr. Marvin Marooki – To Bunert and 696, that's the only way in and out.

Commissioner Robinson – So in other words when they enter off of 696, because I had a problem getting over there it took me 20 minutes to find the street.

Mr. Marvin Marooki – There's construction right now it's only one way but we are talking a year to get this done, so I'm sure that construction will be done then. It will be one way in from Bunert to Barber and from Barber back to Bunert and 696 that's the only way.

Commissioner Robinson – So in other words when the construction is completed then there's no reason for the trucks to go into the side streets, is that what you're saying?

Mr. Marvin Marooki – Yes, it's not truck zoned, it's not allowed. Anything north of Barber is not a truck route, which means there's no trucks. If somebody drives through there they will end up with a big fine.

Commissioner Robinson – Okay so in other words are you going to have something there to let those drivers know that they have to exit back out?

Mr. Marvin Marooki – There's a city sign right on Barber that says all trucks have to make a right turn and it's still there.

Commissioner Robinson – Okay, I have a problem with all the trucks going into the neighborhoods if signage is in place where trucks are not going up and down the street.

Mr. Marvin Marooki – That's a police concern, as a business owner we can enforce it and put it in our direction, but this is a matter for the police to enforce that.

Commissioner Robinson – And that's the problem because policing is not going to be over there to monitor this situation and that's the problem that I have.

Mr. Marvin Marooki – Warren High School is there so the police are there.

Vice Chair Boniecki – Please no comments from the audience at this point, please continue.

Commissioner Robinson – I'm good.

Vice Chair Boniecki – Roll call.

ROLL CALL:

The motion carried as follows:

Commissioner Robinson..... No

I just don't feel good that the truckers are going to do what they are supposed to do and the neighbors are the ones that are going to suffer because of it.

Commissioner Tutt..... Yes

I do want to say as a neighbor if I lived in that area I probably would not be happy with this, but as a Commissioner it's my job to understand the ordinances and how the area zoned. It is compatible and consistent with 70% of that area over there with the way it is zoned.

Commissioner Ansar..... No

Considering the public health and safety and the welfare of the city.

Vice Chair Boniecki..... Yes

Vice Chair Chowdhury..... No

I'm going to go back to the health and safety of the neighbors

Secretary Mouri..... Yes

I know that Mr. Wuerth answered the question that it has been zoned M2 since I believe 1960 so considering the fact that 70% of the area.

Vice Chair Boniecki – It was three to three this will automatically be on the next meeting of October 16, 2023.

- B. SITE PLAN FOR NEW GLEANERS BUILDING: Located on the northeast corner of Eight Mile Road and Sunset Avenue; 4401 Eight Mile Road (13-32-357-014), 13-32-357-009, 13-32-357-013, 13-32-357-012, & 13-32-357-011; Section 32; John Kastler/Gleaners Community Food Bank of Southeast Michigan (Kathleen Rupp/Ghafari Associates, LLC); PSP230028. **Postponed from September 11, 2023.**

PETITIONERS PORTION:

Mr. Dave Webster – I'm with Gleaners Food Bank. We are the food bank for Metro Detroit. The project we are here to talk about is on the corner of Eight Mile and Sunset, it's a new concept for Gleaners. It's a ground up building purpose built on a high traffic road and it is a pantry that will specialize in perishable items. So fresh fruits and vegetables, milk and eggs and the ability to visit daily. So again more of a retail like experience than an agency type experience.

Secretary Mouri reads the following correspondence:

Mary Clark CER-6819  
September 25<sup>th</sup>, 2023

**TAXES:** Current.

**ENGINEERING:** Preliminary review of this site indicates that Planning Commission approval should be contingent upon the petitioner's compliance with the following condition(s).

1. Parcels combination shall be required. Provide a complete and accurate legal description of the parcels before and after the combination including the parcel identification numbers.
2. Site plan shall show and identify the location of all existing and proposed utilities in the vicinity of the project including their sizes, connections and discharge point.
3. Dumpster pad shall be minimum 8" concrete.
4. Site shall comply with the current City of Warren Storm Water Ordinance. Detention and pretreatment of storm water discharge shall be required.
5. Provide a detailed storm discharge narrative and BMP on the site plan.
6. Any construction within 8 Mile Road right of way shall require a permit from MDOT.

**FIRE:** The Warren Fire Department approves this site plan.

**AT&T:** AT&T does not object to this new building.

Mr. Dave Webster – There are some updates to the requirements he's going to read that I need to provide.

Mr. Ron Wuerth – It's the petitioners turn to speak and he has responses to this recommendation and so this is when he has to put those responses forward. I don't have a copy of it so it's not going to be easy for me to respond to each one other than I come up and read the recommendation.

Mr. Dave Webster – So on 1G, on the drive thru canopy calling for the underside lighting. We are going to be doing recess lighting, so it doesn't interfere with anything. I believe the Planning Department is okay with that, I believe the Planning Department is going to be okay with most of these items.

On 1K, the lighting will not encroach on the neighborhood properties. There is as you can see if you put up the illustration on the front of the building there are five cylinder lights on the south side which is the Eight Mile side which does not face the neighborhood that does have some lighting that goes up, you can see it between those orange canopy's on the wall. So it's nowhere near the neighborhoods, it's on Eight Mile, it's to provide lighting for when pedestrians are there when it's darker out.

On 1M, we are requesting that we provide irrigation with a soaker line the plantings that we have selected are low maintenance and drought tolerant picked from the city requirements. So we are requesting to do that and put greenbelt which will provide watering until the plants are established.

On 1O, we've revised the plan to add a sidewalk from the Eight Mile sidewalk to the building to the north on the east side front side of the building with a cross walk in the vehicle lane which was requested. On 1Q, we are requesting approval to use the same materials as the decorative split face block used for the lower building exterior for the dumpster enclosure.

Number 3A, on the greenbelt we have submitted for a variance on the landscaping. Just to explain these lots, the lower portion that we are building on is made up of three parcels. Those are all M1 that's where we are developing. There are two more parcels to the north that are zoned residential we are not developing on those lots and so rather than greenbelt all around that we are doing a variance request and greenbelting to separate between the M1 and the residential. We've submitted per the request we've added 4 trees running parallel to Sunset on the west side and 4 trees on the right side to provide the tree coverage that was requested.

On 4, we made an error on our submission on the site development cost so we've reduced that to 1.1 million dollars and request that the bond be adjusted accordingly. That's it, thank you.

Mr. Ron Wuerth reads the recommendation of the Staff:

Item G – We agree with resending the lights, we talked about this at our meeting the light has to be flush with the bottom of the canopy.

Item I – That's the 8 foot setback required in an M1 District so it's just a minor correction there.

Item M – The soaker line is an acceptable method, and the staff agrees with that.

Item O – The crosswalk is going to go on the east side where they had proposed to put the crosswalk and we agree. There's a lot of action going on in front of the building, the canopy where people are driving thru and some of the parking on the south. So we agree to moving it over to the east side of that area.

Item P – This is what we would initially recommend but in this case they'd like to build it according to the design of the building so it

matches up and everything looks nice and uniform so we agree with their proposal.

Item 4 – A performance bond in the amount of \$33,000.00 dollars be posted according to the estimated cost of 1.1 million dollars by the petitioner.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Ansar – What type of business is going to be there?

Mr. Dave Webster – Gleaners is the food bank for Metro Detroit. We provide all of the emergency food for Metro Detroit, so this free food.

Commissioner Ansar – It is a non-profit organization?

Mr. David Webster – Yes, we are non-profit.

Commissioner Ansar – What's the name of the non-profit organization?

Mr. David Webster – Gleaners Community Food Bank of Southeastern Michigan.

Commissioner Ansar – Is it going to be wholesale or are you going to distribute it there?

Mr. David Webster – It's a retail like operation so people in need of food will come and receive fresh fruits and vegetables, milk and eggs.

Commissioner Ansar – So people will come there and grab whatever they need.

Mr. David Webster – Think of it as a small retail like produce store but it's free.

Commissioner Ansar – Thank you.

Assistant Secretary Chowdhury – What are the hours of operation going to be?

Mr. David Webster – Currently our plan of operation is five days a week and for retail like operations will be 11:00 to 7:00. We may adjust that but from a staff’s standpoint somebody might be there between 8:00 am to 8:00 pm.

Assistant Secretary Chowdhury – And are you guys going to have local organizations come in to help like you have at your other facilities here?

Mr. David Webster – Yes, that’s part of the requirement for so much parking that we have is because as you know we use a lot of volunteers at Gleaners, and we will use volunteers at this site also.

Assistant Secretary Chowdhury – All I can say is it’s a wonderful organization. The company that I work with has been to several different various locations to help out with Gleaners and it’s a great organization to support if you haven’t already.

Secretary Mouri – I know you mentioned some updates to the recommendations where you able to provide them and does the Planning Department agree?

Mr. Ron Wueth – Yes, we do.

Mr. David Webster – And we will make those modifications in the drawings plus the other recommendations that he went through.

Secretary Mouri – Thank you

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR EXPANSION OF THE PASSENGER VEHICLE PARKING AREA: Located on the south side of Ten Mile Road; approximately 292.35 ft. east of Warner Avenue; Section 30; 3000 Ten Mile Road; Brad Brickel (MMC Management/Michael Campbell); PSP230015.

PETITIONERS PORTION:

Mr. Michael Campbell – Good evening, I am the owner of the property and I'm also the owner of the business that resides on this property. The company in there is Hutch Paving we've been in business for 30 years, been in the City of Warren for 25 and this is our 19<sup>th</sup> year at this facility at this location. We recently were permitted to have vehicle parking and there's a couple of reasons why we are redoing this green area. One reason is the only way in and out of our property is along Ten Mile, so this property is not going to be accessed by any side streets.

The site that we are proposing is going to do a couple of things. We are putting 8 EV Chargers for the employee's cars; we are making another entrance off Ten Mile for fire lane access through the Macomb County Road Commission which they have already approved our approach and signed the permit. We are just waiting to do the rest of this work. The expansion of this has been in the works for a long time now. We've been working with the residents for several months. There's an existing berm that will remain there. One of the most important things that the residents wanted was the remaining of the berm but also adding a screen wall between the berm and the employee parking in the back. It's also important to note that all of our storm water retention is currently stored on site there's an existing system and we will be adding two structures to remain all the storm water to remain on the site.

We understand that this property backs up to residential, we've been working with them. We are situated between two giant buildings that have a ceiling height I think roughly around 45 feet, so we are well shielded. And we are in like use with our neighbors. We have been working closely with everybody to make sure that this small change that we are doing is in satisfaction to the residents that are directly affected with us. We feel this is going to be a good benefit to all of us and having the trucks and the extra approach will not have the vehicles stack up on Ten Mile Road for that short window when they do come back from their day of construction. I think that wraps up all the short term items.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**FIRE:** Approved.

**DTE:** DTE Electric Company has reviewed the site plan for the expansion of the passenger vehicle parking area. DTE Electric Company has no objection to the site plan for the expansion of the passenger vehicle parking area impacting 3000 E Ten Mile Road, Warren, MI 48091; Section 30, per the site plan provided. If you

Mary Clark CER-6819  
September 25<sup>th</sup>, 2023

have any questions, please do not hesitate to contact me at 586-783-1978.

**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. To schedule a meeting with this office please contact:

[heather.morin@macombgov.org](mailto:heather.morin@macombgov.org). Please contact this office, should you have any questions, 586-469-5910.

Mr. Ron Wuerth reads the recommendation of the Staff:

**MOTION:**

A motion was made by Commissioner Robinson to approve, supported by Assistant Secretary Chowdhury.

**ROLL CALL:**

The motion carried as follows:

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

**7. CORRESPONDENCE:**

- A. **SITE PLAN FOR OUTDOOR STORAGE:** Located on the east side of Nagel Street; approximately 130.04 ft. north of Toepfer Road; Section 35; 11777 Nagel; Joseph Gibbs (David White). **Approved on July 27, 2020. Extension approved to July 27, 2023. Never Finished. Expired.**

Mr. Ron Wuerth – They had approval in 2020 two years past they had an extension, another year past that’s three years on the site plan that they really never worked at. It expired and that’s how it should stay. Notice will go to the Building Division and they will immediately go out and ticket them. Their business will not be moving forward at all from what I understand until they come back for site plan approval or leave the site. That’s my comment.

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MOTION:

A motion was made by Assistant Secretary Chowdhury to receive and file, supported by Secretary Mouri. A voice vote was taken and the motion carried unanimously.

- B. Notice from the Macomb County Department of Health and Community Services advising that the Macomb County Regional Housing Partnership (MRHP) Strategic Plan is open for public review and comment until September 28, 2023. The plan is located on the Macomb County website: <https://hcs.macombgov.org/HCS-Home>. Please send any public comments to [dohcs@macombgov.org](mailto:dohcs@macombgov.org).

MOTION:

A motion was made by Commissioner Tutt to receive and file, supported by Secretary Mouri. A voice vote was taken and the motion carried unanimously.

Ms. Michelle Katopodes – I just wanted to provide a little bit of additional comments on this. As I mentioned at the July 24<sup>th</sup> and the August 21<sup>st</sup> Planning Commission Meeting I have been attending the meetings at the Macomb County Regional Housing Partnership for the development of the Macomb County Regional Housing Partnership Strategic Plan and this is the one that's based on the Michigan Statewide Housing Plan. And as stated the information is on the website that you can go to to view online and the email address if anyone has public comment is going to be open until September 28<sup>th</sup>, so just a few days, it's all available there for your review. Thank you.

8. OLD BUSINESS:

- A. MINOR AMENDMENT TO EXISTING CHURCH SOCIAL HALL: Located on the east side of Ryan Road, approximately 562.35 ft. north of Frazho Road; 26244 Ryan; Section 20; Reverend Hoang Lam/Our Lady of Grace Catholic Church; (Mary McCormick/CM Partners Architects LLC). Minor amendment is for two additions to the church social hall: PMA23000.

MOTION:

A motion was made by Assistant Secretary Chowdhury to recognize as a minor amendment, supported by Commissioner Tutt. A voice vote was taken and the motion carried unanimously.

PETITIONERS PORTION

Ms. Mary McCormick – I'm with CM Partners Architects on behalf of our Lady of Grace Church. The parish would like to receive approval

to proceed with an addition to the social hall building. Our Lady of Grace Parish is a very large land track that has multiple buildings. The social hall was building was built in 1950. It's approximately 10,000 square feet and they would like to add an addition of 2800 square feet given the use for community events for the Parish.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**ENGINEERING:** Review of the site plan yielded no comments.

**FIRE:** The Warren Fire Department approves this plan.

**DTE:** To whom it may concern: DTE Electric Company has reviewed the site plan for a minor amendment to existing church social hall. DTE Electric Company has no objection to the site plan for a minor amendment to existing church social hall impacting 26244 Ryan Road, Warren, MI 48091, Section 20, per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

**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 nor work within or near a county drain or easement, therefore this office would have not objection to this request. Please note that the Sharkey-Ryan Branches Drain is the nearest county drain in the Ryan Road right of way, no work within that easement without review and approval. 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. To schedule a meeting with this office please contact: [heather.morin@macombgov.org](mailto:heather.morin@macombgov.org). Please contact this office, should you have any questions, 586-469-5910

Mr. Ron Wuert reads the recommendation of the Staff:

**MOTION:**

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

**COMMISSIONERS PORTION:**

Secretary Mouri – This is an addition to the existing hall that already exist?

Ms. Mary McCormick – That is correct.

Secretary Mouri – Are you seeing an increase in the amount of people that are coming in, can you tell me a little more background, why this change is taking place?

Ms. Mary McCormick – There have been more parishioners joining the church. Post Covid there is a real desire to have more church dinners and more socialization, and they need to expand the social hall because they also have a need for location of some furniture, they do host an outdoor festival and they needed additional room. They’ve been looking to do this for some time.

Secretary Mouri – What days do you think this specific place is going to be used the most?

Ms. Mary McCormick – Sunday.

Secretary Mouri – How many people usually come in, just estimated?

Ms. Mary McCormick – I don’t know their specific roster their parishioner roster, but I do know I’ve been there on occasion and there’s 100 to 150 people that can be in the hall.

Secretary Mouri – If there’s an increase in the amount of people coming in the only thing would be the parking space, is there enough to support all the people?

Ms. Mary McCormick – Yes, our site plan is actually a partial site plan of that particular building on the campus only, but we submitted as well a civil survey that shows there’s a sizeable parking on both sides of the parish both the north side and the south side. You can see there’s a long run of parking on the north side of the parcel and an equally long run on the south side of the parcel their both for the social hall.

Secretary Mouri – That’s all thank you.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN APPROVAL FOR NEW APARTMENT BUILDING ADDITION TO REGENCY CLUB APARTMENTS: Located on the northwest corner of Hayes and Frazho Roads; 26160 Regency Club Drive; Section 24; Michael Tobin; TG Warren, Inc. **Approved on November 28, 2016.**

Secretary Mouri – The petitioner has requested this to be postponed to the next meeting. I'll read the letter that was sent to Michelle.

Unfortunately, we won't be able to attend as this is the Jewish Holiday of Yom Kippur can we adjourn until the next meeting?

MOTION:

A motion was made by Commissioner Tutt to postpone until October 23, 2023, supported by Commissioner Ansar. A voice vote was taken and the motion carried unanimously.

MINOR AMENDMENT TO THE APPROVED SITE PLAN FOR NEW APARTMENT BUILDING ADDITION TO REGENCY CLUB APARTMENTS: Located on the northwest corner of Hayes and Frazho Roads; 26160 Regency Club Drive; Section 24; Michael Tobin (James Barnwell). The Minor Amendment is to expand building #20 from 10 units to 16 units and provide access to individual garages for each unit in buildings #20 and #21. **Approved on November 19, 2018.**

- C. SITE PLAN FOR NEW RECHARGEABLE ENERGY STORAGE SYSTEMS (RESS) AND OFFICE ADMINISTRATION BUILDING – PHASE I: Located in the Southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Rodolfo Nieto/General Motors (Michael Serdiuk/Ghafari Associates, LLC); PSP230029. **Approved September 11, 2023. Petitioner is requesting amendments to the approved site plan; A request to remove the requirement to provide a trash enclosure to the trash receptacle outside of the building; A request to remove the requirement for a nine (9) ft. masonry wainscot at the perimeter of the building.**

PETITIONERS PORTION:

Mr. Michael Serdiuk – Good evening, we were here two weeks ago to get approval on this plan. After reviewing some of the requirements with the General Motors team they've requested these two amendments. This is one of two buildings, the building is setback over 135 feet off the street, which is Chicago Road on the

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north side of the campus. There is fence and landscape screening between the public right of way and the property itself. Because of the varying conditions of the trash receptacles they are to be located next to the truck wells and right now we are anticipating up to four containers that may vary in size and condition for both recyclable and general trash.

They are requesting that the requirement to screen those be removed. Typically, on the campus none of their trash receptacles have been screened and they vary in size and condition. There will be a concrete pad where they will sit but as the building needs change those trash receptacles may change in size and shape. So, trying to put a 60 or 80 foot long concrete wall around them just doesn't make any sense. It's not something where someone walks out and opens the fence these are typically high low drivers taking recycling materials out to the bins with wood pallets or scrap metal parts or whatever might be recycled. That's the one item.

The second item refers to the 9 foot masonry wainscot that's been requested by Planning, again the building is 135 feet away from the street. In this slide deck that you have before you we've shown what the current view of the building is, the insulated metal panel all the way down to the grade. From the public right of way you cannot see what the material is, you're going to see the top of the building regardless not the bottom of the building. In the second set of slides, we actually show what a CMU wainscot would look like, from the street. As you get closer to the building onsite from the inter parking lot area you do see a CMU wainscot on this we've made a slightly darker shade so it does read. The next slide shows from the other corner you do see it and the next slide is just taken up close. It's only when you're up next to the building that you actually see that's a masonry wall.

The inclusion of the masonry wall on this building proposes (inaudible) a lot of the equipment that's coming into this building has not yet been defined and some of the equipment we're finding out is very large. We do have a large opening on the end of the building to bring in equipment and materials, but we are finding that because of how tight the building is it might be necessary to remove wall panels or leave wall panels out during construction to allow some of this equipment to be brought into the building.

This is an experimental facility we are dealing with equipment that has not yet been developed in some cases and as the technology changes there might be a desire to remove a piece of equipment and bring in another piece of equipment. So we would possible

need to demolish a wall temporarily to be able to bring a piece of equipment in. So for those reasons we're asking that the requirement for that 9 foot high masonry wall be eliminated. There are precedents on site already this is a M2 zoning district the CMU masonry wall is not a requirement of the M2 district and there are buildings currently on the site next to this building or near where this location is that have insulated metal panel that extends all the way to grade. So for those reasons we are asking that this be approved.

Mr. Ron Wuerth – We agree with their request on both accounts about not needing the trash enclosures in a large area, the area is huge and the setback a considerable distance where the trash dumpster spots would be. And as they've said and indicate they will change, and they have changed over time in other parts of the facility area. With that said we agree also with the removal of the requirement of the 9 foot high masonry wainscot.

The reasons that they provided are reasonable reasons and I will comment on the fact for our reason for the wainscot is not completely aesthetic although we ask for probably a masonry wall decorative, but aside from that the real reason is the integrity of the actual walls of this structure itself and we want to make sure that the strength of that base wall will withstand the collision from a forklift or some similar type of vehicle inside the building, so I want to make that clear. We still need the wainscot because with the machinery they've got to bring in I clearly understand and this is cutting edge type work adjoined here with the building itself. So they will probably have to remove those panels to get a rather large piece of machinery in there and it's not a bad request at all.

Masonry wall that is a Planning Department and Planning Commission rule, it's not in the zoning ordinance it's not a requirement of the M2 zone but it certainly is what we require and have got about 85% of the buildings in this city and it works well. I work with their changes and I hope you do. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Robinson – Are those rods there for stabilization of that wall because they look pretty narrow, is that why they are there to stabilize the wall there?

Mr. Micheal Serdiuk – Those are the gutters; we are choosing to make them darker in color just to give some type of articulation on the building.

Commissioner Robinson - You know what I was looking for is like the sprout and I didn't see that.

Mr. Micheal Serdiuk – The water goes down into underground systems.

Commissioner Robinson – So the stabilization of the building itself is there something on the inside where a strong wind--

Mr. Michael Serdiuk – We have a steel structure that's designed to support that panel system on the inside, it's a steel structural building. And on this building and the other building many of the interior walls were built out of that same metal panel because we need the installation qualities of that panel for clean and dry rooms. Actually, the masonry hurts us in this case because the masonry is not as well installed unless you make it a double (inaudible) and then you're just starting to take up space inside the building which is valuable to the process.

Commissioner Robinson – Thank you.

ROLL CALL:

The motion carried as follows:

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

- D. **SITE PLAN FOR NEW BATTERY CELL DEVELOPMENT CENTER (BCDC) BUILDING – PHASE II:** Located in the Southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Rodolfo Nieto/General Motors (Michael Serdiuk/Ghafari Associates, LLC); PSP230030. **Approved September 11, 2023. Petitioner is requesting amendments to the approved site plan; A request to remove the requirement to provide a trash enclosure to the trash receptacle outside of the building; A request to remove the requirement for a nine (9) ft. masonry wainscot at the perimeter of the building.**

PETITIONERS PORTION:

Mr. Michael Serdiuk – This is the same request these are buildings that are next to each other, this building is actually 500 feet off the right of way and it’s going to be behind the RESS Building so you’ll even see less of it. The slide deck is the same, we are dealing with the building that’s in the background now. On this building we actually didn’t have no plans for a trash receptacle outside, we have a compactor located in one of the truck wells. If we have a need to add some recycling bins we would like to place them without having to build a screen wall around them as well for the same reasons.

Similarly, the masonry wainscot is going to impede bringing in a lot of the equipment, this building specifically. The masonry wall is a big deterrent 80% of this building will be clean and dry rooms with very high humidity tolerances, and we need all the installation characteristics of the exterior wall panel to be as good as it can be. I know that a number of the pieces of equipment coming into this building have already been identified that we are going to be leaving wall sections out to be able to get that equipment in. Once it’s in and if they decide in 2 years to replace it with another piece of equipment they will definitely have to disassemble portions of the building to get it out and replace it with something new.

Mr. Ron Wuerth – The recommendation is the same approval for both items for trash enclosures and the wainscot.

MOTION:

A motion was made by Commissioner Tutt to approve, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

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

9. BOND RELEASE:

None at this time.

10. NEW BUSINESS:

Review of proposed amendment to Planning Commission Rules of Procedure; The proposed amendment eliminates the requirement in

Section III, paragraph 4, which gives each petitioner the right to be heard by a nine-member board. Proposed amendment to be voted on at the next Planning Commission Meeting.

Vice Chair Boniecki – This amendment proposal has been submitted to the Commission for its review and will be voted on at the next planning commission meeting. Ms. Michaels, do you have anything to add to this?

Ms. Mary Micheals – Yes, I would like to explain a few parts and give an explanation of a couple of the elements to this. The Commission wanted to remove the right to be heard by nine members so in doing that I found some inconsistent provisions and thought we could do a little bit of housekeeping now. Right now there's a vote of five required on all agenda items brought to the Commission, that's inconsistent with the bylaws. So I made it consistent and also took a little editorial license, if there's a motion to table proposing that there be a vote of five to table if it's an item that requires a vote of five, if that makes any sense.

Also, I've noticed in the bylaws the Commission requires a vote of five to approve a resolution of the Planning Commission, to me that's something down the road that will have to be looked at and clarified. A resolution of the Commission could be basically any action that the Commission makes. So eventually we are going to have to make bylaws and the rules of procedure a priority and to revise them and bring some more clarification and thought into them.

Another item, the rules of procedure right now allow the Chair to make a ruling if there's not a full Board. If the Chair believes the absent members can make a difference in the vote the Chair can decide to table. That's speculative and vague, it's good in concept because this Commission requires a vote of five and that's a high standard and maybe there should be some type of reprieve if there's six members and five votes are needed. At this point I think it may require collective thought to get some better ideas. At this point I'm recommending it be removed but that's your decision. I think that's it, other than that just a renumbering, a housekeeping matter but in substance those are the items to consider.

Vice Chair Boniecki – So you're saying we can consider making it less than 9 members being required.

Ms. Mary Michaels – Five members you mean?

Vice Chair Boniecki – I'm saying the 9 members, we are removing the 9 members.

Ms. Mary Michaels – You are removing the requirement for 9 members, correct.

Vice Chair Boniecki – Are we saying that we just need 5, 5 is a quorum.

Ms. Mary Michaels – It would be the quorum, but just so you know there are certain votes that may require more than five.

Vice Chair Boniecki – Okay so then what are we actually proposing besides the 9 members?

Ms. Mary Michaels – You're not proposing anything, just taking it off that gives the petitioner the right to table if there are not 9 members that what we are removing. We are not overriding any required voting requirement established by law.

Vice Chair Boniecki – Okay we will vote on this at the next meeting.

Secretary Mouri – I'd also like to mention one thing, ever since I've been on this commission for the past two years we haven't had a nine member Board so I think this is necessary. Are we also going to get a copy of everything that is written out?

Ms. Mary Michaels – Yes.

Secretary Mouri – Anything that we want to see changed should we email or bring it up at the next meeting?

Ms. Mary Michaels – Let me discuss that with Mr. Wuerth because my recommendation would be a committee. Because it's at (inaudible) which is basically what I did right now, there should be something more comprehensive. Give thought to all the rules and all the bylaws, make it consistent and really play out the different scenarios of how we can address situations. I'll confer with Mr. Wuerth.

**MOTION:**

A motion was made by Commissioner Tutt to receive and file, supported by Assistant Secretary Chowdhury. A voice vote was taken and the motion carried unanimously.

11. **CITIZEN PARTICIPATION:**

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Ms. Lisa Harris – One of the problems that I've noticed with the Commission is that when you get to questioning something, I'm going to talk about the speed bumps. It sounds like a great idea, but they are not allowed to put them in the city because of the plows, it will ruin the equipment. I would think that Mr. Wuerth knows that I did holler that out so you didn't make a decision and vote thinking that you can just put speed bumps in and the trucks wouldn't go down the street. I did also hear that somebody called me an idiot and I don't appreciate that and there were only two males at microphones during that time and I don't think it was Delwar. I don't think that's necessary; I'm not blaming you Delwar, was it you.

I understand the dilemma to meet guidelines for planning, but the neighbors who came here, just like with Hydro Depot, if all you do is approve because the Planning Department said you should approve it why have a community that cares.

I guess I also take offense at Mr. Wuerth suggesting that if you bought your house in 1960 you knew that was M2, I wouldn't know and I wouldn't even think to ask. If there was a lot of land around me and a couple little businesses back in that land, I would not have thought that and I wouldn't have looked for that, I bet no one else did either.

And I find it offensive that you said that to these neighbors that came here to fight for their neighborhood. They have a right to object; I know this is a process and you guys are at a disadvantage when you don't have a full Board, but we have to do a better job in the city. I'm not making sense at this point I'm really annoyed, and people can clap their hands Ms. Boniecki they can even say things out loud. When people get up here they are brave and it's okay to applaud them, especially if you have a group of people that are trying to work together to protect their community. Thank you, good night.

At 9:54 p.m., Commissioner Ansar requested a recess.

At 9:59 p.m., proceedings continued.

12. PLANNING COMMISSION BUSINESS:

**A) Planning Director's Report:**

Mr. Ron Wuerth – A couple of weeks had lots of work, David wasn't here he was on vacation. The main things that stood out in these last weeks is going to City Council and the lot split for Gardner White it was postponed because the petitioner didn't show up, I don't know how people do that, but this is business that everybody conducts

and to not have the petitioner show up is beyond me. So this was postponed until tomorrow night. The building that was being split off was to serve a UAW Union Hall I'm not sure which one.

Secondly at City Council it was the Lavdas Retail and multiple housing site plan on Van Dyke and they did approve it, there was a little bit of discussion but they went ahead and approved it and I'm glad that we did. We are going to get a really nice facility that's going to start the ball rolling, I hope, there in the downtown area. I did attend a Civil Service Meeting that was to waive the examination that they have for Assistant Planners to take. Mostly that occurs when you've got about 7 or 10 people and you want to wean them out sort of speak. In this case we had 2 people and this is from the inside of City Hall, so that got waived.

We also had Paul Reschke come in, Great Lakes Trucking, you're familiar with that, the rezoning and putting together properties and everything that they are doing at Nine Mile and Warner so we discussed a procedure for a site plan approval.

I met with Gleaners, you saw the result of that, as you also can see they are very detailed, I appreciate that they work hard at getting the best plan they can get. I attended a Brownfield Redevelopment Authority Meeting and there the Come and Go Gasoline Station that the Planning Commission approved awhile back at Fourteen Mile and Hayes. It used to be a former gas station and apparently even though there afterward, beneath the ground, I don't believe they pulled the tanks they leak and now you have hazardous waste beneath the surface at the tune of about \$80,000.00 dollars in removal of the contaminated soil. So that's what the Brownfield Redevelopment Authority is for to figure out ways to help businesses who want to come in and take care of a problem like that, so that was interesting to listen to. They approved it, it will be on tomorrow nights City Council Meeting for approval.

Then Nine Mile and Mound that big redevelopment project, Danny Holstein is the main petitioner there. They finally completed a lot split that needed to be done, but they had variances they had to go to. Delwar, they did approve charging stations for cars at Nine Mile and Mound around Buildings 3 and 4, so they agreed to do that. I wanted to bring that up so you knew we asked for things like that.

General Motors, we had a meeting and talked about these trash enclosures and the wainscot. So that was about it for the office, it's difficult when we don't have enough people. I will say that we're still having trouble trying to hire an Administrative Secretary to sit out

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front and trying to hire an Assistant Planner, so that's two people there. Once we get them on board, we'll hire probably a Planner Aide. We are just having problems with Human Resources on procedure, it's too much to get into how things are working, but it doesn't seem to be working for us, so I don't expect to get two people for at least a month. Be patient and we'll have some other people here. If you have any questions.

Commissioner Robinson – Is Civil Service a problem?

Mr. Ron Wuerth – Is Civil Service a problem?

Commissioner Robinson – Yes, don't they have to quality and take an exam?

Mr. Ron Wuerth – Sometimes they have to take an exam but typically that's when we have a lot of people coming in and wanting the job, but in this case, we don't have a lot of people we have like two people from the inside. When I say inside, I say inside the City of Warren Government who are interested so we just waive the exam.

Commissioner Robinson – Hopefully by the end of the year you can be fully staffed.

Mr. Ron Wuerth – I hope so, you say the staff here, the 4 of us, are working very hard trying to stay with things. I don't know if things are lightening up a little according to things on the agendas but we need a little bit of relief so we can actually pay attention to other things that we need to do besides site plan approval and all the things we do at the Planning Commission.

The other things we want to do is work on the new plans that we want to do. The greenspace, the non-motorized plans, we've got to review those quickly. Michelle and I will look at them closely and get that information back on what we think about these plans that have been submitted to us through the RFP and from there we can move on with a couple more plans like we've been doing.

Commissioner Ansar – I wasn't clear on what you said about the charging station on Nine Mile, could you please repeat it again.

Mr. Ron Wuerth – Yes, first they had site plan approval for the entire site's three buildings, then they came back with an amendment, and they went to four buildings. At that time that's when it occurred to me that I should ask for charging stations, I should have asked in the

beginning because the facility is so large. So they agreed charging stations in and around two buildings the other two other buildings have already been constructed it cost a lot of money to put the underground conduit and facilities in tearing up the maneuvering lanes to do that, so they didn't want to do it there. Where they haven't developed the site they are glad to do it. So we will get some charging stations like we asked for.

Commissioner Ansar – A couple my friends live in apartments so they are thinking about buying an electric car but in the parking lot they don't have charging stations, so they are not going to buy it, so what kind of plan do we have for those apartment buildings. Our electric vehicle ordinance is old it's from 2010. When we are approving a new apartment building (inaudible) I think it is time to change those ordinances, so what can you or City Council do about this electric ordinance and charging stations?

Mr. Ron Wuerth – What we have in the zoning ordinance was intended for commercial and industrial sites, it didn't include multiple residential or apartments. Not that it has to say it, it just didn't say it. Let's face it we don't have much room for large apartment complexes, we've got pocket areas throughout the city that we've been trying to get rezoned, and we haven't been that successful as you know. They make it a rule, but the rule would apply to new development not existing development. Existing apartments if they want to go ahead and put in charging stations it wouldn't even be an amendment it would just be something that I would sign off on and approve for parking spaces. If any apartment complex or group like that residentially wanted them they could come to the city get a permit and put them in.

Commissioner Ansar – Do you have any plan for the new apartments to require them to have a charging station?

Mr. Ro Wuerth – There are no new plans for any apartment buildings and as far as ADA that's just normal.

Commissioner Ansar – I strongly believe that City Council needs to amend this electric vehicle ordinance, probably 30% of the people in 2023 bought electric vehicles. Also, existing apartments do not have charging stations. An apartment owner if we don't require them to do it they won't spend money, we have to thing about the residents it's very important.

Mr. Ron Wuerth – Forcing someone to provide facilities like that, I don't know a way to do that in the zoning ordinance.

Commissioner Ansar – It's not forcing it's the betterment of the residents and think about the environment too, because electric vehicles is saving your environment too. I think City Council should take this seriously.

Mr. Ron Wuerth – Maybe the new Administration, whomever it is, would work on that project. I think that's maybe how it could go, a request to the new City Council to see if something could be worked out in our ordinances. That's a big task and that's a legal task also.

Commissioner Ansar – When times change you have to go with the change right.

Commissioner Tutt – That's true but we can't voice it though, it's like saying let's put Apple chargers when people have Androids too. It's a nice idea, yes, we can support it but to make it a requirement in businesses that's a bit much, in my opinion.

Assistant Secretary Chowdhury – I agree with your point but like Commissioner Tutt said you can't force businesses to put that, but if they are doing like Ron said, any updates or any type of new amendments then maybe that can be looked into and that can be part of the requirement if they want to catch up to the new technology. You cannot force a business owner, like Ron said, to get updated technology because the world is moving fast.

Mr. Ron Wuerth – Here's what I've seen happen in the past, I'll just use apartments okay and the more amenities that you offer at the apartment the more people want to go in and rent. I guarantee you as time goes by you'll see apartments having a line of charging stations and they'll be glad to line up and start charging their cars. Well if that apartment complex is doing it and the other apartment complex is losing people to them because they've got it you'll see them put them in too. It's natural to go that way but it takes time and it's not going to happen overnight, maybe three to five years that trend might happen. It's going to take more electrical cars on the road before that need really becomes a real need. We can make sure that we try to inform them of how and where and that type of thing, but to actually call for it I can ask for it in new developments at this time.

## **B) Planning Commission Discussion and Concerns:**

Report from the University of Michigan's Michigan Public Policy Survey (MPPS); Michigan local officials' views on growing housing shortages in communities statewide.

Mr. Ron Wuerth – I'll just comment a little bit about that, I'll read that they say. This report presents the views of Michigan's local government leaders on local housing issues including housing capacity and condition in their community, and awareness of various state level housing programs available to local communities. These findings are based on statewide surveys of local government leaders in the spring of 2023 wave of the Michigan Public Policy Survey (MPPS), with comparisons from the fall 2017 wave. So that's six years ago and that's basically what they are comparing it to.

You got this document in front of you there are key findings the rest of it is the basis for those findings. You find out backup material here, I'll read the ones that stand out to me the most. The first one, Statewide, 41% of Michigan local officials report a shortage of single family housing options in their community, up sharply from 23% who said the same in 2017. Here's the better part in my opinion. In addition, 46% say they have too little multi family housing, also up significantly from 30% six years ago. So the need is there. The interesting thing is when Covid came in 2020 that helped actually bring about the need because families changed their size. A typical size of a family is like 2.48 now as opposed to 3 or 4 or more. They've move out and the families got smaller, they needed housing and a lot of them weren't looking for a single family home.

I'll go on to another key finding. Today 40% believe their community lacks sufficient affordable housing, compared with 27% who believe it has enough such supply back in 2017. They found out there are issues like this.

Then we go to another statement here. Over half and that's 51% of the local leaders from Michigan cities, villages, and townships report housing stock that is out of date, and 53% say their housing stock suffers from blight. These assessments are essentially unchanged from 2017. So that problem hasn't gone away it's remained the same if not more.

There are other findings here that you can read, reading the background material is good they talk about Covid 19 and the pandemic and it say how it created a sudden demand in housing in rural, suburban, and smaller urban areas. And the rest is background material that supports what I just read. Thank you.

Vice Chair Boniecki – Thank you Mr. Wuerth.

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

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 10:23 p.m.

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Merle Boniecki, Vice Chair

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Mahmuda Mouri, Secretary

Meeting recorded and transcribed by  
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