

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on November 20<sup>th</sup>, 2023, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, November 20<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  
Warren Smith, Chair  
Jonathan Lafferty, Ex-Officio

Also present:

Ron Wuerth – Planning Director  
Michelle Katopodes – Planner III  
David Crabtree – Assistant Planner  
Susan Heydel – Administrative Clerk  
Mary Michaels - Assistant City Attorney  
Patrick Conlin - 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 Vice Chair Boniecki. A voice vote was taken and the motion carried unanimously.

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 NOVEMBER 6TH, 2023:

MOTION:

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

Chair Smith – I'd like to welcome our Ex-Officio, Councilman Lafferty. I'd also like to extend our congratulations to our new Mayor Lori Stone.

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. REQUEST FOR REZONING WITH CONDITIONS: Located on the east side of Schoenherr Road; approximately 841.58 ft. north of Ten Mile Road; from the present zoning classification R-1-C, One Family Residential District to R-3, Multifamily Dwelling District; 25480, 25468, 25440 Schoenherr Road; Section 24; Rafi Ahmad.  
**Postponed from November 6<sup>th</sup>, 2023.**

Mr. Ron Wuerth – The petitioner is not here so if we can put it off and give them a chance to get here.

Chair Smith – Alright, we will continue with 6B and come back to 6A.

- B. SITE PLAN FOR SITE REDEVELOPMENT FOR EXPRESS CAR WASH (AUTOMATIC CONVEYOR TYPE) AND PARKING LOT: Located on the east side of Mound Road, approximately 587.47 ft. south of Twelve Mile Road; 28740 Mound Road; Section 16; R. Andrew Martin, Jr./Ash Ventures LLC (Craig Van Bremen/Express Wash Concepts/Jake Rilett/The Mannik & Smith Group, Inc.); PSP230035. **Postponed from November 6<sup>th</sup>, 2023.**

PETITIONERS PORTION:

Mr. Andy Martin – I'm the Manager of Ash Ventures which owns the property at 28740 Mound and have since 2004. I'm the owner of the business that was operating in that business of HM Constructors as well. I just want to briefly address, because at least those of you that were on the Planning Commission in May of 2022 might remember a prior car wash petition for that same parcel. I wanted to just address the fact that operator defaulted essentially on the purchase agreement for that site having nothing to do with the suitability of the

site. They came they received the site plan approval for their use but it had nothing to do with that, frankly they were purchased by another entity and that entity had different plans. So I just wanted to address that.

As well as just speak real briefly on the quality of the current applicant for this site and their ability, they have 92 washes currently. The owner, the principal of the company is very hands on and involved. He's done a great job growing the business they started in 2008 and now have 92. They are just coming into the Michigan market they are in the Toledo market, through five different states. So they know what they are doing, they will be a great addition to the community. They give back to the community, they own their washes, and they not only build good buildings, but they run a very nice operation from everything I've seen. I've met the owner, I've met the principals of the firm, and they are a first class operation, so I just wanted to share that. Now I'll turn it over to Jake for the site plan.

Mr. Jake Rilett – I'm with Mannik & Smith Group the Engineer Designing Plans. We were at the previous Planning Commission Meeting two weeks ago and we were postponed until this meeting due to some concerns about the internal traffic flow of the site. After that meeting we met with the Planning Department and someone from Engineering and made a couple of changes that we think really help the traffic flow and prevent some of the congestion issues that the Planning Commission was concerned about before. You can see now where cars enter the site from the west side on Mound after they pass the building that is now a do not enter drive so there is no longer any conflict between cars turning right there crossing over cars and turning left out of the building. Those cars will now have to continue down to the far east side of the site where they can take that right turn, they can still turn into the vacuum stalls before using the car wash if they choose to and then go into the stacking lanes.

To refresh your memory a little bit from last time it's an automatic car wash conveyor it has indoor vacuums stalls because we are reusing the existing building on the site. There's a couple of stacking lanes providing adequate stacking to meet their requirements and there are two self serve pay stalls for use there. There's usually about three employees and one is dedicated to being outside in case someone's having issues with the pay stalls or for any parking congestion traffic issues. They'll go through the wash they can either leave immediately or turn out and use the vac stalls outside if they choose to.

We think we've got it back to a pretty good place with the Planning Department at our meeting previously so if you have any question after last time feel free.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**ENGINEERING:**

1. The area of disturbance for this site is greater than one acre and shall comply with the storm water ordinance of the City of Warren. All storm water runoff shall be maintained on the site. Follow the City of Warren Storm Water Standards specified under Ordinance 80-796. This includes detention, pre-treatment, bio-retention cells, rate control, and infiltration. Infiltration testing is required on site.
2. The plan shall show all existing utilities and easements, as well as proposed utility connections.
3. Any proposed work within the Mound Road right of way will require a permit from the Macomb County Department of Roads. Also show the existing right of way line on the plans.
4. If the existing water and sanitary services are to be reused for the proposed building, their condition must be verified using a camera.

**FIRE:** Approves this plan.

**MCDR:** No objections.

**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, however, the site plan is not complete with storm water details. The site is adjacent to the Bear Creek drain and easement, no work is allowed in the 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 Wuerth reads the recommendation of the Staff:

**MOTION:**

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

Mary Clark CER-6819  
November 20<sup>th</sup>, 2023

COMMISSIONERS PORTION:

Commissioner Robinson – What are your hours?

Mr. Jake Rilett – So the intended operating hours are on weekdays and Saturdays 7 am to 8 pm and then on Sunday 9 am to 6 pm.

Secretary Mouri – I know we postponed because of the circulation can you update us on your discussions?

Mr. Jake Rilett – Yes, the main objection before was that cars, when you go into the car wash and exit out that tunnel on the east side of the building most of the cars that had already used the vacuum stalls inside the building would be turning left on that drive to leave the site, which would be conflicting with cars attempting to enter the site and turn right in there to use the vacuum stalls first. The drive pile pads would be crossing each other, and it would essentially be a blind turn into a crossing access lane. So what we did was we made that a do not enter from the north side so that those cars would no longer being turning right it's an exit only.

Also, previously the vacuum stalls were on the south side of that drive so the cars leaving the building had to make a weird little S turn as they left the building to access that vacuum stall drive on the south side. So now it just lines up straight with the exit of the building itself. We had previously tried to maximize the stacking spaces it was confirmed that we were over the minimum, even without those two extra stacking spaces we were able to a line this drive with the exit of the building better so that cars leaving can just flow straight out and then there's no conflict with cars trying to turn into that drive now.

Secretary Mouri – How many entry and exit points are there?

Mr. Jake Rilett – For the car wash or the overall site itself?

Secretary Mouri – Overall site.

Mr. Jake Rilett – There's just the one onto the Mound Road drive on the northwest corner. The overall parcel we actually do also own a large landlocked parcel to the west, it's all one big parcel right now. We are only showing the portion that we plan to develop. There's a large woodland area behind this that goes all the way back to the Bear Creek Drain and that's where the wetlands, we did receive confirmation that there is no easement on our portion of the property back there. Because that parcel is landlocked if we ever do intend to

split it and have that developed by someone else we had to maintain access to that parcel so that it wouldn't be cut off from everyone else, which is why you see that dead end on the northeast corner there that is for a future connection in case we ever do develop the remainder of our property.

Secretary Mouri – Okay, thank you.

Chair Smith – Good evening sir, I like the changes that you made. I think the flow of traffic is going to be better. I think on the one exit you've got the stop pole, and you can only turn left and that's going to prevent people from trying to enter that area. I noticed you had to rearrange the angle of the dumpster so the truck would have easier access, I like the design a lot better than it was last time. So I appreciate you getting with the Planning Department and going over and trying to make it a little bit better.

Mr. Ron Wuerth – I want to remove number 7, and that's because the petitioner has shown it on the site plan, he's not asking for a variance he's showing it. We had discussed that at our meeting.

Chair Smith – Item number 7 of the recommendation will be eliminated.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – Mr. Wuerth is the petitioner here for item 6A?

Mr. Ron Wuerth – I don't see the petitioner.

Chair Smith – I think we need to postpone it then because he needs to be here to discuss it.

MOTION:

A motion was made by Commissioner Tutt to postpone until December 4<sup>th</sup>, 2023, petitioner failed to appear, supported by Vice Chair Boniecki.

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
Chair Smith.....	Yes

7. CORRESPONDENCE:

Planning Director Ron Wuerth's letter to Mayor Lori Stone reviewing his activities serving as Planning Director since approximately 2007 to present date. Also, a snapshot of what is planned for the future for the City of Warren.

MOTION:

A motion was made by Vice Chair Boniecki to receive and file, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

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

8. OLD BUSINESS:

- A. 2<sup>ND</sup> MINOR AMENDMENT TO SITE PLAN FOR LARSA PALACE BANQUET HALL: Located on the north side of Old Thirteen Mile Road, approximately 712.48 ft. east of Van Dyke; 8201 Old Thirteen Mile Road; Section 03; Orsa Zuhair/Larsa Palace LLC (Zack Hanna/Dream Home Estates LLC); PMA230008. The Minor Amendment is for the addition of a fountain and shed.

PETITIONERS PORTION:

Mr. Zach Hanna – We are adding a fountain at the frontage of the building and also add a storage shed at the west side of the building.

Secretary Mouri reads the following correspondence:

Mary Clark CER-6819  
November 20<sup>th</sup>, 2023

**TAXES:** Current.

**ENGINEERING:** Preliminary review of this site yielded no comments from the Engineering Division.

**FIRE:** Approved.

**MCDR:** Macomb County Department of Roads (MCDR) has received and reviewed the enclosed preliminary plan for the above reference site. MCDR has no objections to proposed development at above mentioned site.

**MOTION:**

A motion was made by Secretary Mouri to recognize as a 2<sup>nd</sup> minor amendment, 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
Chair Smith.....	Yes

Mr. Ron Wuerth reads the recommendation of the Staff:

**MOTION:**

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

**COMMISSIONERS PORTION:**

Secretary Mouri – Do you agree with all the recommendations, especially the one about retaining the cash bond that was already submitted? You are supporting all the recommendations, right?

Mr. Zach Hanna – Sure yes. We are talking with the Planning Department to address all these comments and we are good with them.

Secretary Mouri – You’re going to have a new shed on the site?

Mr. Zach Hanna – Yes just for storage.

Secretary Mouri – What are you planning on storing there?

Mr. Zach Hanna – It’s a big banquet hall and you have a lot of furniture stuff, kitchenware and other items we want to store in this shed because there’s not enough space inside.

Secretary Mouri – Are you having that shed professionally built?

Mr. Zach Hanna – Yes, we have submitted for a building permit for that also.

Secretary Mouri – Thank you.

Mr. Zach Hanna – Just to confirm with Mr. Ron most of the items we have addressed with you before and we will continue to work together to complete the other items also.

Chair Smith – Good evening sir. The building addition that you put on before on the side of the building, is this shed on the other side of that building addition?

Mr. Zach Hanna – It’s on the same side we added this area, it’s to the north of the extension that we did before, it’s on the same side.

Chair Smith – Okay, very good.

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
Chair Smith.....	Yes

- B. 4<sup>th</sup> MINOR AMENDMENT TO THE APPROVED SITE PLAN FOR HOME DEPOT: Located on the northwest corner of Hoover Road and Engleman Avenue; Section 22; 25879 Hoover Road; John Chescavage/HD Development of Maryland, Inc. (Katie Fitzjarrald/Kimley-Horn and Associates. Inc.); PMA230009. Minor Amendment is to allocate space for outdoor storage, outdoor sales, and parking spaces.

PETITIONERS PORTION:

Ms. Katie Fitzjarrald – Good evening, I'm with Kimley-Horn representing Home Depot tonight, this is my good friend Lori with Home Depot, here, present to help me facilitate the more local presentation.

I do appreciate you guys seeing us tonight and listening to this. We started this project back in 2021 when it came to our attention that we were not in compliance site wise. Home Depot reached out to us and said please do whatever it takes as they are good with the community in such a way. When I initially reached out it came apparent there was a temporary permit that was being applied for year after year for outdoor storage at a seasonal. Normally we go through the route to make this a permanent fix, we try to get this over and done with that way you guys aren't seeing us year after year but also we have a permanent resolution that meets everybody's needs and wants out of this site.

This year we decided we were going to go for permanent we missed unfortunately the timeframe to close out the 3<sup>rd</sup> site plan amendment, so we are back and asking for a 4<sup>th</sup>. With the site plan amendment, I know we had a few comments back from you guys and I just wanted to start addressing those if that was a good enough recap to get started.

So moving into letter E we have removed the storage indicated within the 15 foot front setback area along Hoover Road. If you look at the site plan itself we have it highlighted in nice colors for a good visual. The green along this setback as well as the front purple portion I do understand how this could be a visibility issue as well as in that front setback. I am okay with this if we can move to move part of the purple portion along the back of creating an L with the other purple portion around the garden center. Keeping it tight on the building and following the back of the building.

Chair Smith – Ma'am I didn't realize we were going to get into the details right now can we take care of a little business here first. Just hold that thought we'll get back with you, sorry about that.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.  
**FIRE:** Approves.  
**MCDR:** No objections.

Mr. Ron Wuerth reads the recommendation of the Staff:

Mary Clark CER-6819  
November 20<sup>th</sup>, 2023

MOTION:

A motion was made by Commissioner Tutt to recognize as a 4<sup>th</sup> minor amendment, supported by Secretary Mouri.

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
Chair Smith.....	Yes

MOTION:

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

Chair Smith – We can have the petitioner come back up and reinstate what you were talking about, sorry for the disruption.

Ms. Katie Fitzjarrald – No, I apologize for going out of order. Going back to comment E, I was saying if we were to remove the green area and the purple area that abut the sidewalk and kept the purple right below the garden center and created an L that went behind the garden center would we find that agreeable? Should I address all of my grievances while I'm here or one at a time?

Chair Smith – No, let him take care of that question and then we'll move right down the line, it seems like you've got a few concerns, which is okay.

Ms. Katie Fitzjarrald – Just a couple, we just have a lot going on.

Chair Smith – I understand.

Secretary Mouri – Did you have a chance to meet with the Planning Director or anyone from the staff to discuss this?

Ms. Katie Fitzjarrald – Yes, we have prior, we have not gone in depth on locations on the site plan so that's why there's a bit of back and forth still.

Secretary Mouri – And you do have a couple more items that you want to go through.

Chair Smith – Mr. Wuerth, could you come up and address some of the items so we can understand and get a picture of what's going on.

Ms. Katie Fitzjarrald – We were just discussing the purple area verses the green area and wrapping the purple to a small L behind the garden center and getting rid of that southern purple area and that southern green area, everything that abuts sidewalk.

Mr. Ron Wuerth – In my opinion that would be okay, take it off there and don't add any more in front of the garden center than what's already there, that's enough. Might I say with the parking change and all that I think Home Depot should ponder expanding the building because you've got plenty of parking.

Ms. Katie Fitzjarrald – Just to go off of that they actually for all the local stores created a center so we hope that this outdoor storage for every store locally is going to lessen significantly to act as an in between for the trucks to deliver and then grab from that site.

Mr. Ron Wuerth – The Regional Center, are you speaking of?

Ms. Katie Fitzjarrald – Yes.

Mr. Ron Wuerth – That's at Nine Mile and Mound?

Ms. Katie Fitzjarrald – Yea, just hoping to lesson the blow to this site absolutely. The other grievance was this was this permanent storage this tan, orange area, to the north of our site plan. This is utilized for concrete and palleted goods currently and I was surprised to see this one was a comment since this is the one that's mostly out of the way. The Zoning Board of Appeals approved us for 700 square feet right there originally and we requested 2100.

Mr. Ron Wuerth – That's the Zoning Board of Appeals that did that and that can't be changed unless you go to the Board of Appeals and ask for a variance to expand it.

Ms. Katie Fitzjarred – Yes, so we were told that we were coming first to discuss relative placement and then we would be going to the Zoning Board of Appeals.

Mr. Ron Wuerth – Both departments when we met previously, it's a bit messy we've been trying to clean it up.

Commissioner Tutt – Should they meet outside of this for that, it sounds like there's quite a few questions?

Chair Smith – Being that they have a few other questions do you think we need to postpone this so they can clear them up or can you do it here tonight?

Mr. Ron Wuerth – Is this the last one?

Ms. Katie Fitzjarrald – Yes.

Mr. Ron Wuerth – The orange over there we could approve it pending an expanded variance, they've got 720 and they'll need to go longer.

Secretary Mouri – I want to make sure that the changes the petitioner stated are going to be included in the recommendation?

Mr. Ron Wuerth – We will change the recommendation. Everybody takes notes here if you think it's correct at this point approve it, we will just change the recommendation accordingly.

Assistant Secretary Chowdhury – So which changes are we doing on the recommendations?

Ms. Katie Fitzjarrald – So those changes would be to letter E, we are actually agreeing that the should be eliminated from our recommendations. Everything else will be updated, the site data table, the parking, the labelling shall be switched to retail sales. The main change would be this area to the west of the store and that would be the pending Zoning Board approval of a variance expansion per square footage. So we should be dropping E and then just pending variance approval for the west side.

Assistant Secretary Chowdhury – So was this discussed with the Planning, with Ron, prior?

Ms. Katie Fitzjarrald – Yes, this has been ongoing.

Assistant Secretary Chowdhury – What do you mean ongoing, when was the last time it was discussed with the Planning Committee?

Ms. Katie Fitzjarrald – It's probably been a couple of months since it was last discussed.

Assistant Secretary Chowdhury – If it was a couple of months, it’s not clearly documented on the recommendations and there are still some questions that are not clear.

Ms. Katie Fitzjarrald – I was going to say if it helps, I have no further questions or issues.

Assistant Secretary Chowdhury – I feel like this needs to be postponed.

Chair Smith – Mr. Wuerth, do you think we should postpone this so we can get better clarification of what’s going on?

Mr. Ron Wuerth – If you think there’s too much confusion then postpone it and we will straighten it out.

Chair Smith – I think we’d like to postpone it so we can better update our drawing and get better clarification as to exactly what you want. I had a couple issues too, the only one that wasn’t real important is you had Home Depot store number 2702, in Commerce Township in Warren Michigan, so I didn’t understand that.

MOTION:

A motion was made by Secretary Mouri to postpone until December 4<sup>th</sup>, 2023, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

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

C. SITE PLAN FOR LANDSCAPING FACILITY WITH OPEN

STORAGE: Located on the east side of Groesbeck Highway, approximately 756.81 ft. north of Frazho Road; 26190 Groesbeck Highway; Section 24; Robert Kluck (Zachary Matouka/The Yard Men); PSP230036. **Site plan approved November 6, 2023. Planning Commission approved performance bond of \$19,500.00 based on the estimated cost of \$650,000.00 provided by the petitioner at the time of application. Following site plan approval, the petitioner has submitted that the correct**

**estimated cost is \$300,000.00 and is requesting a lower bond amount.**

Chair Smith – We received an email from the petitioner he'd like to postpone this item until December 4<sup>th</sup>, 2023.

MOTION:

A motion was made by Commissioner Tutt to postpone until December 4<sup>th</sup>, 2023, supported by Vice Chair Boniecki.

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
Chair Smith.....	Yes

- D. SITE PLAN FOR SITE REDEVELOPMENT FOR NEW AUTOMATIC CONVEYOR TYPE CAR WASH AND PARKING LOT: Located on the east side of Mound Road; approximately 587.47 ft south of Twelve Mile Road; 28740 Mound Road; Section 16; Jon Pellegrene (Development Management Associates LLC). **Approved on May 9<sup>th</sup>, 2022. Owner has requested to withdraw site plan, as the previous applicant has withdrawn from project. A new applicant (Express Wash Concepts) has applied for site plan approval.**

MOTION:

A motion was made by Secretary Mouri to withdraw site plan, 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
Chair Smith.....	Yes

- 9. BOND RELEASE:

None at this time.

10. NEW BUSINESS:  
None at this time.

11. CITIZEN PARTICIPATION:  
None at this time.

12. PLANNING COMMISSION BUSINESS:

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

Mr. Ron Wuerth – Other than going through the election which seemed to take a long time and everyone was up in arms. We have a new Mayor. I did get to speak to her today about planning issues, she's very nice and I hope to continue that in the future.

Aside from that I attend a Fire Construction Meeting, it has to do with the two fire stations that are being constructed, that's Fire Station 1 and Fire Station 5, it's just an ongoing thing over two weeks. I attended a quick webinar that had to do with Michigan Green Communities of sustainable planning. It just provides more information on the best way to create these green communities. On the 15th we had a budget meeting that's internal discussing everything about the budget. I spoke to Dave who had a lot split combination, this is a while back at Ten and Schoenherr that I've tried to catch up on, so I've been working on that. That's about all I have to share with you, if there are any questions, I'd be glad to answer them.

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

None at this time.

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

Chair Smith – Happy Thanksgiving everyone, have a safe and happy Thanksgiving.

14. ADJOURNMENT:

MOTION:

A motion was made by Secretary Mouri to adjourn, supported by Vice Chair Boniecki. A voice vote was taken and the motion carried unanimously.

The meeting was adjourned at 8:01 p.m.

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Warren Smith, Chair

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Mahmuda Mouri, Secretary

Meeting recorded and transcribed by  
Mary Clark - CER-6819

**E-mail:** [maryclark130@gmail.com](mailto:maryclark130@gmail.com)