

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on January 8th, 2024, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, January 8th, 2024, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Sultana Chowdhury, Assistant Secretary
Claudette Robinson
Delwar Ansar
Merle Boniecki, Vice Chair
Warren Smith, Chair

Also present:

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

1. CALL TO ORDER:

Chair Smith - Calls the meeting to order at 7:00 p.m.

Chair Smith – In memory of our fellow Commissioner John Kupiec who passed away on December 29, 2023, I would like to extend prayers to his family. We will miss him and may he rest in peace.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

MOTION:

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

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES DECEMBER 18TH, 2023:

MOTION:

A motion was made by Commissioner Robinson to approve, supported by Vice Chair Boniecki. 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 BUILDING ADDITIONS (NORTH AND SOUTH ELEVATIONS) TO AND RECONFIGURING PARKING OF BUDDHIST TEMPLE:** Located on the southwest corner of Ten Mile Road and Warner Avenue; 2690 Ten Mile Road; Section 30; Nhung Huynh/Vietnamese Buddhist Association of Detroit; PSP230040.

PETITIONERS PORTION:

Mr. Mason Brown – I'm the Engineer for this project and prepared the site plan.

Mr. Gasper Salvaggi – I'm Gasper Salvaggi, I'm the Contractor for the site.

Mr. Ken Hynuki – I from the Temple.

Mr. Mason Brown – There's an existing Buddhist Temple on the site and the proponent would like to put additions on each end of the building for gathering purposes and hospitality, the area will not be for worship. They want to get the parking reconfigured to accommodate these additions.

Assistant Secretary Chowdhury reads the following correspondence:

TAXES: Current.

ENGINEERING:

1. The written legal description provided does not match the legal description in the site plan.
2. The plan shall show and identify all existing City of Warren underground utilities, sizes and connections in the vicinity of the project.
3. Any proposed work within the Ten Mile Road right of way will require a permit from the Macomb County Department of Roads.
4. Dumpster pads shall be minimum 8" concrete.

FIRE: Approves.

MCDR: No Objections.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Chair Smith – Is the facility expanding and that’s the reason they are putting the extra additions on?

Mr. Mason Brown – Right, like I said not for worship space but for gathering and hospitality.

Chair Smith – I was by there to look at it today, it’s a very clean operation, it looks like it’s going to be nice.

Mr. Mason Brown – I think with the façade it will look even better than it does now.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR PARKING LOT ADDITION FOR TRINGALI’S BAKERY: Located on the east side of Schoenherr Road, approximately 150 ft. north of Twelve Mile Road; 29100 & 29080 Schoenherr Road, Section 12; Thomas (Mario) Spagnuoco/Bellissimi Gemelli LLC; PSP230041.

PETITIONERS PORTION:

Mr. Mario Spagnuolo – I own Tringali’s Bakery and we’ve been on that corner since 1970, I have not owned it that whole time. We have purchased the house next door approximately a year and a half ago with the hope of expanding our parking lot, which since 1970 we probably have not have enough parking there, so this will help alleviate some overfill into the flower shop next door and the subdivision.

Assistant Secretary Chowdhury reads the following correspondence:

Mary Clark CER-6819
January 8th, 2024

TAXES: Current.

ENGINEERING:

1. Parcel combination shall be required.
2. The plan shall show and identify all existing City of Warren underground utilities, sizes, and connections, in the vicinity of the project.

FIRE: Approved.

MCDR: MCDR has the following objection to proposed development; remove existing residential driveway and restore disturbed area with grass seed and mulch.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Robinson – I'd like to make a motion to increase the bond in the suggested amount of \$1000.00 dollars.

MOTION:

A motion was made by Commissioner Robinson to increase the bond to \$1000.00, supported by Vice Chair Boniecki.

COMMISSIONERS:

Chair Smith – I came by and looked at it today and until you mentioned that you had a house there I never realized you had a house there all the times I've been there. You can definitely use the extra parking spaces I've been there on Paczki Day and you do not have enough parking spaces. Did you get a change to look over all the recommendations?

Mr. Mario Spagnuolo – I did not, I was listening to them I heard most of them and I think they are all going to be good. I would like to see them all which I never received a list for that.

Chair Smith – Do you think you have any questions on any of them?

Mr. Mario Spagnuolo – No I don't believe so.

Chair Smith – Do you agree with the increase of the bond by the Planning Commission?

Mr. Mario Spagnuolo – Yes.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR VIETNAMESE SOCIAL CLUB: Located on the northwest corner of Thirteen Mile and Mound Road; 5649 and 5651 Thirteen Mile; Section 5; Matt Shango/13 Mile Road. Mound LLC (Donna Ngo/Vietnamese Club); PSP230039.

PETITIONERS PORTION:

Ms. Donna Ngo – We have the business there for a couple of years it's a small family business. We have some coffee and pool tables we charge by the hour. We have private parties together.

Assistant Secretary Chowdhury reads the recommendations:

TAXES: Current.

ENGINEERING: Review yielded no comments.

FIRE: Approves.

MCDR: No Objections.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Robinson – Welcome to Warren. What are your hours of operation going to be for this social club?

Ms. Donna Ngo – We open at five o'clock to one o'clock in the morning.

Commissioner Robinson – And is that Monday through Saturday?

Ms. Donna Ngo – We are open seven days a week.

Commissioner Robinson – So I'm assuming there will be no alcoholic beverages served or anything of that nature?

Ms. Donna Ngo – No we just have private parties the people have their own food and own drink.

Commissioner Robinson – They bring their own?

Ms. Donna Ngo – Yes, if they have 15 people. I serve coffee and they come play pool and they pay by the hour.

Commissioner Robinson – So they'll bring their own?

Ms. Donna Ngo – If they have a party and book like 15 or 10 people they bring their own.

Commissioner Robinson – Thank you.

Assistant Secretary Chowdhury – Is it groups of 15 people in order to book the social event or is it walk-ins or how is it going to be?

Ms. Donna Ngo – They have to book if they come with more than 10 if they come with two or three people, they can play the pool and they pay by the hour. Sometimes there's a big game and they come watch the tv like 10 or 15 people they have to call me first.

Assistant Secretary Chowdhury – So you don't provide any type of food or any type of beverages they bring their own?

Ms. Donna Ngo – Yes.

Assistant Secretary Chowdhury – So are they allowed to bring alcohol?

Ms. Donna Ngo – If they have a party, I don't recommend that. We serve coffee and juice in a can and water.

Assistant Secretary Chowdhury – Is it a certain age limit, I know you said until one o'clock seven days a week. I'm just confused with the times?

Ms. Donna Ngo – Our people work late and they come maybe around eight o'clock and they play pool.

Assistant Secretary Chowdhury – Thank you.

Chair Smith – Do you understand the recommendations?

Ms. Donna Ngo – What you mean recommendations?

Chair Smith – The recommendations that the Planning Director read, do you understand those?

Mr. Ron Wuerth – These are the recommendations they were sent to you, are you okay with all of that?

Ms. Donna Ngo – Yes.

Mr. Ron Wuerth – She’s fine with those?

Chair Smith – She’s fine with them?

Ms. Donna Ngo – Yes.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

None at this time.

8. OLD BUSINESS:

MINOR AMENDMENT TO 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. **The minor amendment includes increasing the size of the proposed RESS building and the relocation of the parking area; PMA230012.**

PETITIONERS PORTION:

Mr. Frank Ray – Good evening, Frank Ray, Senior Vice President of Ghafari Associates and Project Director for the project.

Ms. Sara Stanko – Sara Stanko with General Motors.

Mr. Frank Ray – Michael Serdiuk who is the original petitioner is recovering from Covid, so he asked me to step in this evening. The site plan was previously approved for the RESS Building and what is happening with the program is that GM is rearranging the buildings a little bit and the original Admin Building that was on the site is being eliminated and those functions are going to be housed inside the main buildings now.

So what we are asking is that on the RESS Building it's going to be expanding 120 feet to the west and the parking that was on the west side and partially on the front of the property on the north is going to reconfigure to be on the south side in between the two buildings. It's a three-phase program and this is phase one of the three phases. There will be two additional buildings to the south of this facility. They are all intertwined they support each other so they will be done concurrently, and we will be back in front of you for phase II and phase III shortly.

Assistant Secretary Chowdhury reads the following correspondence:

TAXES: Current.

ENGINEERING:

1. This appears to be one phase of a larger area of work on the site. Storm water, detention, and utility calculations should be provided that encompass the full site disturbance.
2. 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.
3. Provide drive aisle width dimensions to ensure they meet City of Warren Standards.
4. Provide details of any work that impacts the Meckler Drian.

MCDR: No Objections.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

A motion was made by Vice Chair Boniecki to recognize as a minor amendment, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

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

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Robinson – How soon do you plan on getting started with these changes?

Mr. Frank Ray – I think construction is going to be as soon as we can, mid winter.

Commissioner Robinson – So things are moving along smoothly, that's wonderful.

Mr. Frank Ray – As smooth as they can in the automotive industry.

Chair Smith – I was looking at the drawings on the one item on the back of the blueprints it showed some sort of grass pavers system, or gravel paver system and I didn't see on the drawing where it showed those. It's like little containers that are in like a grid and then you grow the grass out of these they grow four inches or something like that. I didn't see it on the drawing where those are going to be located but in the itemized plan at the end of the drawing that's where it showed the detail on that. There was one for gravel where you put gravel in it and then there was one where you put grass, it's little round containers that each one of the things go into. It's called grass pavers or something like that?

Mr. Frank Ray – I believe when we had the Admin Building, the office area and the parking associated with it that we had some sustainable paving in that area. So when we removed that parking and removed that Admin Building I think it got deleted from the project, I think that's where that reference comes from.

Chair Smith – So that's not part of this project?

Mr. Frank Ray – No.

Chair Smith – I know you've come before us before and we approved the two buildings and now it's redone again where you're

going to have a formation building in the middle, what's the formation building going to be? It's not part of this vote I'm just curious.

Ms. Sara Stanko – Originally the formation was part of the RESS Building and we broke it out into a separate building. The items will move from an existing building to each of the buildings kind of as they go north to be completed into a full battery pack. So it was easier to break it out into a separate stand alone building. Formation will have hardly five occupants, so it really changes the classification of the building.

Chair Smith – Okay thank you. Did you understand all the recommendations?

Ms. Sara Stanko – Yes.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Chowdhury.....	Yes
Commissioner Robinson.....	Yes
Commissioner Ansar.....	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 – Thank you Mr. Chair. Not much here. We had one meeting with Progressive Plumbing, it used to be the old Clays Plumbing over on Mound Road north of Thirteen. They came in for new fencing and they found out that they are going to do a new building and parking area so that's a nice addition to that site, and they'll probably come in for rezoning.

Next is just the fact that this week I'll interview five people for the Administrative Secretary's job and chose one by Friday, so I don't know if they'll be in the office by the next Monday or be here by the next meeting, but we'll finally have a full staff. That's all I have today.

Commissioner Robinson – Are there any set rules or guidelines on the number of absences for a Planning Commissioner so that we can always maintain a quorum here. Like how many absences should a commissioner miss before a replacement?

Mr. Ron Wuerth – It's in the By-laws I believe it's two or three unexcused absences. If they are excused each time it doesn't matter how many.

Commissioner Robinson – Okay.

B) Planning Commission Discussion and Concerns:

Chair Smith – We are into the new year. This is our first meeting of the new year and I'd like to say Happy New Year be safe and healthy and hopefully we will have a good year this year.

Commissioner Ansar – Yes, same here.

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

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 7:46 p.m.

Warren Smith, Chair

Sultana Chowdhury, Assistant Secretary

Mary Clark CER-6819
January 8th, 2024

Meeting recorded and transcribed by
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Approved