

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on February 26, 2024, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, February 26, 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
Michelle Tutt
Delwar Ansar
Mahmuda Mouri – Secretary
Merle Boniecki – Vice Chair
Warren Smith – Chair
Henry Newnan – Ex-Officio
Melody Magee – Ex- Officio

Also present:

Ronald Wuerth – Planning Director
Michelle Katopodes – Planner II
David Crabtree- Assistant Planner
Amanda Mika - Assistant Planner
Melissa Maisano – Administrative Secretary
Laura Sullivan - City Attorney
Patrick Colin & Paul Smith- 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:
All Commissioners present.
4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES: February 5th, 2024

MOTION:

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

6. PUBLIC HEARING ITEMS:

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

- A. SITE PLAN FOR OPEN STORAGE OF SERVICE TRUCKS:
 Located on the southwest corner of Mound Road and Heathdale Avenue; 27663 Mound Road; Section 17; Anthony Lentine (JAL Property Investments, Inc.). PSP230031.

Chair Smith – Can you come up, please? Good evening, sir. Tell us about your project.

PETITIONERS PORTION:

Mr. Anthony Lentine - Good evening, Commissioners. My name is Anthony Lentine and I am the owner and landlord of the facility located at 27663 Mound. This facility is occupied by LeCom Utility Construction. And I am here this evening to request a variance for open storage.

Secretary Mouri reads the following Correspondence:

Taxes: Current.

Engineering: Preliminary review of this site yielded the following comments from the engineering division.

1. Variance shall be required for open storage.

Fire: The Warren Fire Department approves this site plan. If you have any questions please contact me at 586-756-2800 extension code 3300.

Mr. Ron Wuerth reads the recommendation of the Staff.

PUBLIC HEARING:

MOTION:

A motion was made by Commissioner Robinson to approve, with an increased bond, supported by Boniecki.

COMMISSIONERS PORTION:

Secretary Mouri- Good evening. Can you tell me a little bit about your business? I know you are going to be parking some utility trucks along with some of these trailers and everything. What is your business?

Mr. Anthony Lentine- LeCom is a utility construction company that works primarily for Detroit Edison and Xfinity, or Comcast. So the employees that work there are linemen. They work on the telephone poles with communication and electrical lines. So they utilize utility bucket trucks and trailers to perform their job.

Secretary Mouri- Okay. And are you guys a 24 hour 7 business? I know with the storms and everything, LeCom sometimes gets called. They get called in to storms and they do work so does that mean you will be pulling out the trucks at night?

Mr. Anthony Lentine: I am the landlord. So I want to be clear, I am not the owner of the company. LeCom is the tenant. But 99% of the time it is just the normal work day. The men usually leave about 7 and come back in around 3, 3:30. But when there is storms, it could be 24 hours a day and they actually answer the call in other states sometimes.

Secretary Mouri- They do. Okay. With that, I know Ms. Boniecki added the part regarding the \$500 as the bond.

Mr. Anthony Lentine- Yes.

Secretary Mouri- Also, did you have a chance to review all the recommendations?

Mr. Anthony Lentine- Yeah. And I am happy to execute all of these recommendations and I have already met with the engineer. So we are on it.

Secretary Mouri- Okay. That is all for me. Thank you. I don't know if anyone else has any questions.

Chair Smith- Good evening, sir. I noticed that because you have added the extra open storage, are you adding more equipment that is coming in to be stored there?

Mr. Anthony Lentine- No. It has been a challenge as far as space since the beginning but the tenant has secured additional warehouse space. They have multiple warehouses in Michigan. So they have moved a lot of equipment. So it is just a busy place. There is a lot going on in that parking lot.

Chair Smith- All right. Kind of hard to hear you a little bit.

Mr. Anthony Lentine- I am sorry about that.

Chair Smith- All right. Thank you, sir. Any other discussion? Okay. So that was a motion by Commissioner Robinson to make the bond \$500. And it was seconded by Commissioner Boniecki. Roll call.

Unidentified Speaker- Don't you want to hear from us? You notice it's him and not the owner, because he didn't stand up to promises he made at the other meeting.

Chair Smith- Ma'am, we had a public hearing on this item. We had the public hearing, no one came up to speak.

Unidentified Speaker- When was the public hearing?

Chair Smith- We had the public hearing already.

Unidentified Speaker- When?

Chair Smith- I guess just before you got here.

Unidentified Speaker- Because when I called and asked about it they told me 7. They didn't tell me 6 because I asked.

Chair Smith- Ma'am, we started at 7:00.

Unidentified Speaker- Well, we are sorry, too.

Chair Smith- We had the public hearing, no one came up to speak so we closed the public hearing and turned it over to the Commission. I'm sorry you didn't get to speak. If you would like-

Unidentified Speaker- We saw the letter, sir. If we didn't live within 300 feet of that business we did not get letters. Did you know that?

Chair Smith- I did not know that, ma'am.

Unidentified Speaker- Yes, we don't get letters because we don't live within 300 feet but we have to deal with him at the end of the street.

Chair Smith- Ma'am.

Unidentified Speaker- (Inaudible)

Chair Smith- Can we get some order here, please? You could have had your chance to come up and speak when the public hearing was open. The public hearing –

Unidentified Speaker- They didn't give us the correct time for the public hearing.

Chair Smith-The public hearing started at 7:00 p.m. The meeting started at 7:00 p.m.

Unidentified Speaker- In four minutes you did all that?

Chair Smith- We did. We did because no one else came up to speak. If you would like, we have a citizen's participation at section 11 in the agenda and you can make your comments there. You will have three minutes to speak at that point. As of right now it's turned over to the Commission and the Commission has to handle the vote. So, back to the Commission, like I said, pardon me?

Unidentified Speaker- Is the commission in front of me?

Chair Smith- Yes. Roll Call.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR INSTALLATION OF TRUCK WELL WITH TWO DOORS: Located on the northwest corner of Hollingsworth and Murthum Avenues; 32125 Hollingsworth Avenue; Section 4; David Morrow/DKM Holdings (Aaron Falkner/DP World); PSP240002.

PETITIONERS PORTION:

Ms. Kelsey Carden- Good evening. I'm speaking on behalf of DP World. We're looking to install two additional trucks, two dock doors, and an additional truck well to our facility.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site yielded the following comments from the engineering division.

1. All discharge from the truck well after oil separation shall be directed to and discharged into the sanitary sewer.

FIRE: The Warren Fire Department approves this site plan. If you have any questions please contact me at 586-756-2800 extension 3300.

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 an engineering meeting with this office please contact Heather.Morin@macombgov.org. Please contact this office should you have any questions at 586-469-5910.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

MOTION:

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

COMMISSIONERS PORTION:

Secretary Mouri – Hi. Did you have a chance to review all the recommendations that were provided?

Ms. Kelsey Carden- Yes. We already got with our engineer to start working on those changes.

Secretary Mouri- And you agree with all the changes?

Ms. Kelsey Carden- Yes.

Secretary Mouri- Okay. The main one I specifically wanted to ask was about the ADA. And then there are some changes that the city wants to see.

Ms. Kelsey Carden- Yes. We will get those changed.

Secretary Mouri- How long have you had your business in there for now?

Ms. Kelsey Carden- Our facility, we started October of 2022.

Secretary Mouri- So 2022. We approved that in 2022?

Chair Smith- Probably, yeah. I think we did.

Secretary Mouri- So how come, okay.

Chair Smith- They are doing open storage.

Secretary Mouri- Okay. That's why it changed for the ADA requirement.

Chair Smith- Yeah.

Secretary Mouri- That's it from me. Thank you, ma'am.

Chair Smith- I have a question, ma'am. On the open storage, the area really haven't changed in size it's just location increase for certain areas for different equipment, right?

Ms. Kelsey Carden- Correct. Yes.

Chair Smith- I don't know what concerns people had before about different things but what is the purpose for the two extra doors?

Ms. Kelsey Carden- Right now we have multiple business entities that we are doing in there so we can't support them all with the amount of dock doors that we have. So we took over the facility in 2022 but we are just starting to get in to the work now. So we just need some additional docks to help support the size of the business.

Chair Smith- Okay. All right. Thank you. It looks pretty good.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR APPROVAL FOR RV SALES: Located on the south side of Twelve Mile Road, approximately 657.34 feet west of James Avenue; 2246 Twelve Mile Road; Section 18; Walid Hami/D&D Keys LLC (Nickey Marks/Best 4 Less RV); PSP24004

PETITIONERS PORTION:

Ms. Jessica Marks – I'm a bit nervous. My name is Jessica Marks and I am representing Best 4 Less RV's with my husband and two sons. We are family owned and operated used RV business. We are currently working out of Waterford, Michigan for the last 4 years but we have lived in Warren for the last 28 years. So I don't have to tell you that the hike from Warren, Michigan to Waterford is crazy. With the gas prices and the way things have gone up, this is just wonderful that we get to have business and home life so close to each other. So we have leased the address 2246 12 Mile Road.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

FIRE: The Warren Fire Department approves this site plan. If you have any questions please contact me at 586-756-2800 Extension 3300.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

MOTION:

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

COMMISSIONERS PORTION:

Chair Smith – Good evening, I was a little surprised when I saw it was going to be an RV lot. I know there's one at 13 Mile and Ryan but I saw what you wanted to do here and I understand that you want to move closer to home, which makes sense. The only thing I can say is from what I can see so far is it looks like it is going to work.

Ms. Jessica Marks- Thank you.

Chair Smith- I hope it will work for you. Did you understand all the recommendations?

Ms. Jessica Marks – I did for the most part but I am sure I can go over them with Mr. Crabtree. But the place that you have in Warren is new. We are just going to be used RVs. Used RV Sales. I'm sure that we are willing to comply with whatever needs to be done.

Chair Smith – Do you agree with the increase in the bond?

Ms. Jessica Marks – That's the part I really don't understand, to be honest with you. So what exactly does that mean?

Chair Smith- What it is is you said that your improvements were going to cost roughly \$2,500. And then looking at the total improvements that may need to be done. So they're figuring the total improvements that need to be done would be the \$7,500. So the \$500 is 3% of the \$7,500.

Ms. Jessica Marks – Oh, that's not a problem.

Chair Smith- And what they do is they look at what you say needs to be done and what actually needs to be done.

Ms. Jessica Marks – Understand.

Chair Smith- And they increase the bond according to that.

Ms. Jessica Marks – Understandable.

Chair Smith – Any other questions?

Secretary Mouri – I have a question. You mentioned your business in Waterford, how long has that been up and running?

Ms. Jessica Marks – That has been running for four years. And we haven't had any issues in Waterford it's just that this particular location was available and, again, it was just closer to home, you know? It gives me more time to be with my grandchildren and be closer to my family all during the day.

Secretary Mouri- Yes, definitely. Are you closing the one in Waterford?

Ms. Jessica Marks – Yes. Like I said we are family owned and operated. I run the place with my husband and my two sons and we will be closing that location and moving to Warren.

Secretary Mouri- What are your business hours going to look like?

Ms. Jessica Marks – Our business hours right now are from 10:30 a.m. – 5:30 p.m. Monday through Saturday and we are closed on Sunday.

Secretary Mouri- Okay. Sounds good. I look forward to it.

Chair Smith- I have one more question. Are you going to be selling used RV's or just all new RV's?

Ms. Jessica Marks- Used RV's. Fingers crossed maybe new in the future but as of right now just used RVs. We try to provide RV's for all types of budgets and you know, beginners. Nobody wants to spend a boatload of money to start RV'ing. They want to just kind of get their feet wet and that's what we are here for.

Chair Smith- So the building in the middle, that's where your office is going to be?

Ms. Jessica Marks- Yes.

Chair Smith- Thank you.

Commissioner Robinson- I have a question. I am familiar with that area because I travel that area several times during the week. One of the concerns, I wonder, are you addressing after hours it's kind of isolated back there. Are you going to have some type of security for those RVs because it's a lot to be going on there and you're going to invest a lot of money in this project? Have you thought about that?

Ms. Jessica Marks- Well, to be honest with you, right now, like I said, we are in Waterford. And we are on Dixie Highway in Waterford. We have basically just cameras everywhere. We have these, in front of the lot itself they have these big cement bumpers. So basically I haven't myself, personally, I don't see the need because the trailers are so large and would take so long for someone to try to hitch them up and to go. I think that we would be okay with our security cameras for now. And I really don't feel that there would be a need for anything other than that. Especially like, onsite security or anything like that, I haven't even thought about it to be honest with you.

Commissioner Robinson- Okay. That was the only concern I have because it is isolated back there. And the lighting, you're going to have ample lighting back there throughout the evening?

Ms. Jessica Marks- Well, when you say back there, all of our trailers are going to be kept basically on 12 Mile where there's a lot of traffic. We are not intending on keeping anything behind the chain link fence or past the building itself.

Commissioner Robinson- Okay.

Ms. Jessica Marks- Because, you know, the building sort of stands over here in the middle. And we're not planning on going any further back with any of the RVs to be honest with you. Again, we're small, we're family owned, so we don't have like, 40 campers, 60 campers. At the most in Waterford we had at the most 20. So most of them are going to be kind of kept in the front. If that answers your questions.

Commissioner Robinson- Okay. Yes. Okay. Thank you.

ROLL CALL:

The motion carried as follows:

- Commissioner Robinson..... Yes
- Vice Chair Boniecki..... Yes
- Assistant Secretary Chowdhury..... Yes
- Commissioner Tutt..... Yes

Commissioner Ansar..... Yes
Secretary Mouri..... Yes
Chair Smith..... Yes

7. CORRESPONDENCE:

a) SITE PLAN FOR OPEN STORAGE OF U-HAUL TRAILERS; located on the southeast corner of Otis Avenue and Dequindre Road; 22626 Dequindre Road; Section 31; Firas Elia (Kerm Billette). Approved on June 19, 2017. **First extension request approved to June 19, 2020. Second extension request approved to December 19, 2022. Third extension request approved to December 19, 2023. Never finished, expired.**

MOTION:

A motion was made by Commissioner Tutt to recognize as an expired site plan, supported by Assistant Secretary Chowdhury.

Secretary Mouri- Did we ever receive any type of information from the petitioners?

Mr. Wuerth- I don't think so.

Chair Smith- Okay. So the answer to that would be no, then.

ROLL CALL:

The motion carried as follows:

Commissioner Tutt..... Yes
Assistant Secretary Chowdhury..... Yes
Commissioner Robinson..... Yes
Vice Chair Boniecki..... Yes
Commissioner Ansar..... Yes
Secretary Mouri..... Yes
Chair Smith..... Yes to recognize as an expired site plan.

b) SITE PLAN FOR SELF STORAGE STAND ALONE BUILDINGS, AN OPEN STORAGE TRUCK AND OTHER VEHICLES TO EXISTING BUILDING FOR U- HAUL; located on the southeast corner of Ten Mile and Dequindre Roads; 2000 East Ten Mile Road; Section 30; Clarence Vicent (Joseph Malkoun). Approved on March 8, 2021. Never finished, expired.

MOTION:

A motion was made by Commissioner Tutt to recognize as an expired site plan, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

Commissioner Tutt.....	Yes
Commissioner Robinson.....	Yes
Assistant Secretary Chowdhury.....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Ansar.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes to recognize as an expired site plan.

- c) Updated list of the Planning Commission Committee Membership.
Approved on February 5, 2024.

Chair Smith- This is a list that was compiled from the Commissioners that volunteered for the positions last time. And so this is just putting everything in order. Any questions on it?

Commissioner Robinson- I was going to make an announcement. I was going to do it at the Planning Commission discussion and concern portion of the meeting.

Chair Smith – We’ll do that. We should receive and file this. Then when it comes to the Commissioners concerns you can bring your concerns up at that point in time.

Secretary Mouri- If Claudette has a question about the committee so if we receive and file it are we going to go through the whole process again if there is a change? That makes no sense.

Chair Smith- Mr. Wuerth, can you put some input on that, please.

Mr. Wuerth- Claudette wants to speak about it on the Planning Commission part of the agenda then she most certainly can. Whatever it is that she tells you then you can make a decision on what you want to do in that case right then and there. Whatever the change might be, if there is one.

Chair Smith- Should we wait until we get to the concerns or go ahead and answer now?

Mr. Wuerth- I think wait until the Planning Commission planning part of the agenda.

Chair Smith- All right. We want to receive and file now, and if there's any changes that need to be made they can be discussed.

Mr. Wuerth- This is the official list right now. Later we get to the Planning Commission part of the discussion and that list may change.

Chair Smith- So we will receive and file for now and when we get to Planning Commission business item 12B then we can discuss the concerns and if there's something that needs to be changed we can do it at that time.

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Tutt.....	Yes
Commissioner Robinson.....	Yes
Assistant Secretary Chowdhury.....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Ansar.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes to receive and file

d) Correspondence that the City of Detroit is proposing a comprehensive update to the Detroit Master Plan of Policies. In accordance with the provisions of the Michigan Planning Enabling Act (MPEA; Public Act 33 of 2008) this serves as notice of the intent to amend/revise the Detroit Master Plan of Policies.

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Robinson.....	Yes
Commissioner Tutt.....	Yes
Assistant Secretary Chowdhury.....	Yes

Vice Chair Boniecki.....Yes
 Commissioner Ansar..... Yes
 Secretary Mouri..... Yes
 Chair Smith.....Yes to receive and file

e) Public Notice from the City of Detroit for a Public Hearing to approve the addition of a Marijuana Safety Compliance Facility in a building containing a Marijuana Retail/Provisioning Facility in a B4 (General Business) Zoning District.

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Tutt..... Yes
 Vice Chair Boniecki.....Yes
 Assistant Secretary Chowdhury..... Yes
 Commissioner Robinson..... Yes
 Commissioner Ansar..... Yes
 Secretary Mouri..... Yes
 Chair Smith.....Yes to receive and file

8. OLD BUSINESS:

A. REQUEST FOR CONDITIONAL REZONING; located on the southeast corner of Common and Lorraine Roads; from the present Zoning Classification R-1-B, One Family Residential, to “O”, Office District; Section 10; 29900 Lorraine; Asaad Yousif/29900 Lorraine, LLC; PR230008. **Postponed indefinitely on January 22, 2024. On February 14, 2024, the petitioner was granted approval for a use variance by the Zoning Board of Appeals, thus rezoning the property is no longer required. The Petitioner formally requests to withdraw their application for a conditional rezoning.)**

MOTION:

A motion was made by Secretary Mouri to withdraw application for conditional rezoning, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

Secretary MouriYes
 Commissioner Robinson..... Yes
 Assistant Secretary Chowdhury.....Yes
 Commissioner TuttYes
 Commissioner Ansar.....Yes
 Vice Chair Boniecki.....Yes
 Chair Smith.....Yes to withdraw the application for
 conditional rezoning.

9. BOND RELEASE:

10. NEW BUSINESS:
 None at this time.

11. CITIZEN PARTICIPATION:

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.

Ms. Carolyn Jett- I came to discuss the issue of what's going on with Heathdale and LeCom. And you'll notice that Mr. LeCom, the man that owns LeCom did not come up. Because he did not keep his promises he made last time we went to a meeting. I was expecting that kind of meeting not this kind of meeting. But we didn't get notified again. How are you not aware that they don't notify people under 300 feet? Over 300 feet away from the business, sir? If you're running the Planning Committee, how do you not know that?

Chair Smith- What's your name, ma'am?

Ms. Carolyn Jett- My question is how, oh, my name. My god, you guys are waiting for my name. I'm so sorry, lord. My name is Carolyn Jett and I live at 5363 Heathdale Avenue. Okay. And like the other lady that's not here now.

Mr. Jett- (Inaudible) street sign yet.

Ms. Carolyn Jett- Honey, this is the Planning Commission, they don't take care of what they are doing with the Mound Road construction, right?

Chair Smith- No.

Ms. Carolyn Jett- See, they don't take care of that. So they don't care if we don't have a street sign. Just like they don't care if they're going 70 miles an hour when we're trying to get out of our corner. But that's a problem, too. Because we have the trucks, we have the traffic, we have the addition of their trucks, we have all this coming in. The landscaping that was promised wasn't done, they put the trucks where they weren't supposed to until someone that lives closer complained. Nobody's kept promises and now they, you guys all sit there and say, I approve.

But you don't live on Heathdale, you're not trying to get out of that corner with all this traffic that's incurred and then more. Now we won't be able to use the service drive. We're going to be also now incumbered on the service drive. And you have a service drive; as Planning Commission, do you take care of the roads? That service drive is not built to handle trucks. It is not built to handle trucks and so that's always pitted and all torn up because they've got all these truck businesses on the service drive.

And now you're going to give another truck business another access for big trucks on the service drive that's not made to handle the weight of the trucks. Are you aware of how many trucking businesses you have on that service drive, sir, ma'am? Any of you?

Chair Smith- Ma'am, your three minutes is almost up.

Ms. Carolyn Jett- So you don't answer my questions, right?

Chair Smith- We listen to what you have to say and all we can do is take your comments and –

Ms. Carolyn Jett- Will I get a note or a letter or anything that said you understand what you're saying? Or are we just here filling the air for three minutes?

Chair Smith- No, I don't know if you will get a notification or anything like that but the Planning Commission is listening to what you said. And what we will do is we will have someone keep an eye on what they're doing and maybe mention some of those things to them. And maybe they can take in your concerns.

Ms. Carolyn Jett- You're going to mention it to the city that they can take in our concerns?

Chair Smith- Or mention it to the owner, also. The things –

Ms. Carolyn Jett- The owner is all the way up that service drive already. How many truck businesses?

Chair Smith- No, I'm talking about the owners of the business.

Ms. Carolyn Jett- I am, too. You're talking about LeCom and I'm telling you you have several truck companies on a road, a service drive that is not equipped to handle the weight of the truck.

Chair Smith- Ma'am, number one, your three minutes is up. Number two, we've heard your concerns and we will take them in to account. Thank you for coming out. We appreciate you.

12. PLANNING DIRECTOR'S REPORT:

Mr. Ron Wuerth – Thank you, Mr. Chair. This is a little report on some of the things I've done in the last couple weeks and the meetings I've attended. One of them was a meeting I attended in the library. The library wants to have a modular library building. There's an RFP out for it, the city supports it. It's going to be placed, I'm not sure about the exact location, I call it the triangle area, in the southeast corner of the city. Where they have a need for library services. So anyway, there were two meetings, one for an RFP discussion and another just in general about the specifications for such a structure.

So I did attend one staff meeting with the Mayor, went on a field check on 8 Mile and Atlantic with the assistant Planners, both of them. They got to take a look at what that's about, how to look at a site that's reasonably close, so to speak. I spoke to Assad, Assad owns the property that's on the south side of 12 Mile Road west of Mound. It's kind of open through there, it's open enough where he's going to come through and he wants to rezone the property. It's commercial zoned and R1P zoned. He'd like to go to R3 and get some multiple housing in there. So I am hoping we will get a good concept plan that you can take a look at and we can get the support for such a proposal.

We also attended a meeting with a group called Sheetz. Sheetz is a business that looks like a gasoline station, sort of like the Circle K that you see over on Van Dyke north of 11 Mile. Except this one here is a little more high-end if you can believe that. There will be a drive thru that will run through the back of it. There's an indoor restaurant, their whole brand is the word and name Sheetz. The food, everything they sell in there is made by Sheetz. And the location that they propose to go to is the southeast corner of 12 Mile and Mound. That's where there's an auto service shop and the

Victory Inn. Looks like they'd like to buy that location take down the buildings and put up a brand new installation. We had a look at the elevations of that building. It's going to look quite a bit different than what you see now. So much better. So I was impressed with that.

Last Thursday, Michelle and I went to something called transportation bonanza 15. That's 15 years of that. I've attended 14 but you have not attended 15 because you haven't been here that long. But anyway, it's all about transportation and planning, and very important when they mix together. SEMCOG you've heard that word, well, they provide all sorts of information and background in planning in southeast Michigan, that's an example. It's not very often that I show you the brochure but some of the things that they talk about and the things we listen to, let me see. As an example, there was an opening key note, there was an author there and she authored When Driving is Not an Option. And it addresses how non-drivers get around and the changes necessary to make our communities more accessible. And she goes through a number of steps and things like that. But that was one part. We attended How to Implement Federal Highway Administrations safe system approach. So talk about traffic deaths leveling off but walking is more dangerous than ever. Why is that, so they delved into that particular issue.

Then we heard someone at the luncheon part of this thing. Next, we attended one called Safe Routes to Parks. And there's safe routes to schools, a complete program through the state of Michigan. Safe Routes to Parks, that's a national program. And again, it's based on about the same theory of getting children and adults for that matter safe from one point to another. Being able to get to parks safely.

Another one I attended here was the Huron Street Trunk Line Bridge Retrofit. Huron Street is located south of Ypsilanti at the I-94 intersection and it runs in to Ypsilanti. It is a little bit odd, it has one way streets. And those were placed in there many years ago when the expressway initially came through along with other main streets that went from Ypsilanti to Ann Arbor.

I'm familiar with the area, wanted to see what they were doing and they made some, they'd actually changed it from one ways to two way streets. Took a lot of work and years, about four years, to make it happen. All the design criteria that they used to make the routes safe, they have bike paths and walking paths and just a myriad of things they had to change to make this all make sense. And they've done it. If you ever get over that way I-94 to Huron Street, or Ypsilanti then take the ramp and drive around the intersection, you'll

see what I'm talking about. But it's much easier if you're sitting out in the audience listening to somebody give the presentation.

So with that, that's my presentation of what I've done in the last couple of weeks. Do you have any questions?

Vice Chair Boniecki- The southeast corner of Mound that you were talking about for that Sheetz, that's that wooded area before the Victory Inn and the Skip's Auto or are they talking about taking those two buildings and doing it at the corner?

Mr. Wuerth- Right on the corner.

Vice Chair Boniecki- So they are talking about taking the 2 out?

Mr. Wuerth- It's going to be the Victory Inn and that Auto shop there. They will remove them.

Vice Chair Boniecki- Do they already own it then?

Mr. Wuerth- They're buying it.

Vice Chair Boniecki- Okay.

Mr. Wuerth- So that will be a major change on the way it looks and access in and out of the location. The sidewalks will be established, landscaping will be placed there. I had them look at surrounding landscape, so they can understand what they would expect to have to plant. So we're excited about that one. Looks for real.

12. B) Planning Commission Discussion and Concerns

Ms. Robinson- I have a concern. I want to step down from the appointment to the Master Plan Committee because I am already on four other committees. At the last meeting commissioner Ansar expressed a high level of interest of being on the Master Plan committee, so I will step down and let him replace my appointment to this committee. So and I think that he will be great. Mr. Ansar will you accept?

Commissioner Ansar- Thank you so much. And, yes, for this opportunity I will take it. I don't know, is there a procedure? I see the name also, Michelle Tutt is there as an alternate. So I'm not sure how the procedure works here.

Chair Smith- Commissioner Ansar, when we brought up the vote last time and we asked if you wanted to do it, you said no. And you said you might want to be on it. We said, well, we can put you as an alternative. And you said you don't want to be an alternative you want to be on the board. So I see that you changed your mind and because Ms. Robinson decided to step down and allow you to take her spot, if it is fine with the commission then, do we need to take a vote on it or anything? Everyone okay with him taking the position?

The alternate is if one of the other commissioners can't show up for a meeting then the alternative can go. The meetings do get intense and you have to be obligated to go to the meetings. You can't just come in when you feel you want to come in and not come in. If you're going to be part of the commission for the Master Plan you have to be in on every aspect of it. So you have to make that obligation to do that. So if you're not going to put the kind of work in to it that needs to be done then this may be something that you don't want to do.

But if everybody is okay with it, then it's a majority, so. Ms. Robinson is stepping down and Commissioner Ansar is moving to the Master Plan Committee.

MOTION: A voice vote was taken and the motion carried unanimously.

Commissioner Tutt- I know no one asked me but I'm okay with remaining alternate and letting him take that position.

Chair Smith- I thought we talked to you about that.

Commissioner Tutt- It would usually go the alternative would that their spot and he would become alternative, right? But I have no issue with staying alternative, that is fine.

Chair Smith- Okay. Because normally that move would not be done. And the reason why she gave up her position, that's the only reason he was able to take her position. Let's ask the attorney.

Attorney Laura Sullivan- Ms. Tutt, did you want to be on the Master Plan Committee full time?

Commissioner Tutt- No. I made the comment so that it'll be on record. I am okay with remaining alternative because I thought that's how it would go; alternative moves up, but for the record, I am okay with remaining alternative.

Attorney Laura Sullivan- Oh, good. Okay. That makes it unanimous.

Chair Smith- Very good.

Commissioner Ansar- That's why I asked. I don't know the procedure.

Chair Smith- You have to make the commitment to be on the Committee and be there for the meetings and everything to be a part of it, okay? All right. Any other concerns.

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

14. ADJOURNMENT:

MOTION:

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

The meeting adjourned at 8:10 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

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