

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on April 22nd, 2024, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, April 22nd, 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:

Ron Wuerth – Planning Director
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Administrative Secretary
Jennifer Pierce - Assistant City Attorney
Christie Laabs - Communications Department

1. CALL TO ORDER:
Chair Smith - Calls the meeting to order at 7:03 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:
All commissioners present.
4. APPROVAL OF THE AGENDA:

MOTION:

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

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

5A. APPROVAL OF MINUTES APRIL 8TH, 2024:

MOTION:

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

Chair Smith – I’d like to recognize our Ex-Officio Councilman Newnan, good evening, sir.

5B. Resolution Presentation for Planning Commissioner John Kupiec.

Chair Smith – This resolution is in remembrance of our dear friend and fellow Planning Commissioner John Kupiec. John was a great person; he was a dear friend, and this is for him.

The resolution states whereas John Kupiec served the Planning Commission, in an exemplary manner, as a Planning Commissioner from February 18th, 2008, until December 28th, 2023. And whereas John Kupiec provided leadership, knowledge, scholarship, wisdom, common sense, and considerable experience to help the Planning Commission improve its decisions, studies, and plans over his tenure.

And whereas it is with sincere appreciation for his 15 years of service that the members of the Warren Planning Commission commend John Kupiec for his exceptional commitment in the Planning Commission. Now therefore be it resolved that we, the City of Warren Planning Commission and the Planning Department, do hereby express to John Kupiec our sincere appreciation for his unselfish, dedicated, and outstanding efforts which have greatly assisted the work of the Planning Commission and promoted the health, safety, and welfare of the City of Warren. This resolution is declared adopted this 22nd day of April 2024, and is signed by all the Commissioners.

His family is here tonight so I want to present this resolution in remembrance of John Kupiec.

Mary Clark CER-6819
 April 22nd, 2024

Mr. John Kupiec - I'm John's son, John Kupiec. For those of you who knew my father you knew he took this role quite seriously, he took everything in life seriously. He coached quite a few kids in our neighborhood when we were younger. This is my sister Karen, she's the oldest by a longshot and her husband Bob. My wife Kelly, my sister Pat and her son Michael, and my younger sister Carolyn and her husband Ron. My dad had four kids, six grandkids and seven great grandkids to carry on his legacy.

He was a hard-working guy, he came from nothing and built a pretty good life. We grew up in the house that he passed away in at 29709 Orville Drive and loved every minute of it. My sisters and I took swimming lessons right here at Warren High School, we used to walk all the way from Orville Drive to here to take swimming lessons without my mom and dad. Back then you could do that and not worry about it.

I want to thank you all for recognizing my father for his years of service. For those of you who attended his funeral it happened kind of suddenly. We are hoping that he's up in heaven and he's going to bring us a Superbowl this year, as you know the Lions were his passion. Thanks again, and God Bless You.

Chair Smith – God bless you and your family, thank you for coming and representing Commissioner Kupiec tonight.

I'd like to recognize Councilman Magee tonight.

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.

REQUEST TO VACATE PUBLIC ALLEY AND UTILITY

EASEMENTS: Vacate alley and utility easements and the North/South 18 ft. wide public alley associated with Fire Station #1; located on the Northwest corner of Van Dyke Avenue and Continental Avenue; 23209-23211 Van Dyke Avenue; Section 28, Wilburt McAdams c/o City of Warren. PEV240001.

PETITIONERS PORTION:

Mr. Wilburt McAdams – This is one of the steps in moving forward in combining these properties that will allow us to build fire station #1 in the south end of the city. I'm looking forward to that process continuing. We are awaiting some utility pole relocations in order to

restart construction there. We have demolished the building and the next step for us is to get these utility poles moved as well as what's before you here tonight, the combining of these properties into a single property and look forward to taking that step tonight. I'm here to answer any questions you might have.

Secretary Mouri reads the following correspondence:

TAXES: No Delinquent Taxes.

ENGINEERING: Preliminary review of this site resulted in no comments from the Engineering Division.

DPW: Based on our foreman's investigation this will not affect DPW operations.

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

MCPW: 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 Tutt.

COMMISSIONERS PORTION:

Chair Smith – Thank you sir for coming and I'm glad we are going to keep moving forward on this.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

REQUEST FOR PUBLIC ALLEY VACATION: Located between Globe Avenue and Nagel Street; approximately 100 ft. south of Nine Mile Road; Section 35; 12000 Nine Mile; Matt Knio; PEV210001. **Letter from Planning Director, Ron Wuerth, recommending to**

City Council to consider the two (2) year extension request made by Mr. Matt Knio in order to complete the alley vacation.

MOTION:

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

8. OLD BUSINESS:

- A. MINOR AMENDMENT TO SITE PLAN FOR INDUSTRIAL BUILDING FOR MODIFICATION OF TRUCK WELLS: Located on the southwest corner of Tank Avenue and George Merrelli Drive; Section 26; 27767 George Merrelli Drive; Cari Easterday/Warren Industrial Investors, LLC (Dan LeBlanc/Android Assembly); PMA240001. The Minor Amendment is to modernize the current truck wells.

MOTION:

A motion was made by Commissioner Tutt to recognize as a minor amendment, 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

PETITIONERS PORTION:

Mr. Dan LeBlanc – Good evening, I’m the Facilities Manager for Android Industries/Avancez Assembly. What we are talking about is modifying a few of our docks. They were grade level doors and we’ve been awarded a few new jobs through Stellantis that requires more loading docks so we wanted to take these doors back to a loading dock position where they would be excavated out and it be a standard loading dock for the semi-trucks and not a grade level door.

So, the first one is on the northwest corner, that is a grade level door that we’d like to make into a loading dock with a loading dock ramp for production. The other two ramps with grade level doors would be

in the southeast corner and we would like to put those also as loading docks.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

COMCAST: We have no conflicts with the proposal.

Mr. Ron Wuerth reads the recommendation of the Staff:

1A – southwest corner should be northwest corner.

1J – Add. The agreement between the UAW and the petitioner shall be provided to the Planning Department.

MOTION:

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

COMMISSIONERS PORTION:

Vice Chair Boniecki – I didn't hear you name number 1N for the generators, was that just an oversight or was that removed from the actual recommendation, I didn't hear it.

Mr. Ron Wuerth – I forgot to read it.

Chair Smith – Good evening sir, I was by the site yesterday looking at different things and I looked at the new truck well on the south side and there's a lot of debris in the well itself. I don't know if it's left over from them installing it or just something that was never picked up.

Mr. Dan LeBlanc – They are still installing it and adjusting the docks. There's a lot that Ron covered like the three trees in the front, those trees have been removed by the landlord that died. There hasn't been a plan to replace those trees because they don't have a real high survival rate, pine trees, so we're looking at something different because they're not having much success with those pine trees. So there's one left that's still living so we left that one there, but the three that died were removed.

We are in a huge transition because we took on all this new work with Stellantis. He is correct that we have a log jam in our parking lot with all these trailers. We just have a lease space down on Hoover where it's fenced in where we are going to transition the semi-trailers.

Mary Clark CER-6819

April 22nd, 2024

I agree with Ron, I want it for safety, I want it for the fire department to be able to come all the way through the building and obviously safety for our people. So there's a lot of transition going on just because of the growth and all the work we are getting and we are bringing on more people. The open issues I definitely want to address so if I can get a copy from Ron. We are going at a fast pace and I'm trying to get these all in a row so that we can keep moving. The loading would hinder us big time as far as our production demands and getting product out the door to our customer, we are limping as we speak.

So one of my biggest things is to see if we can push this forward and honor all the things that Ron has mentioned as we move forward. I'm not trying to cut corners I'm just trying to get this in a very rational way so that we can get all of this cleared out. It's a good headache to have when you have brand new work and bringing on more people, but it's also one where we are in transition and we are trying to alleviate that, but it would help me tremendously if I had loading docks. It would help us in the sense of getting a lot of the trailers out of there. I'm very grateful for their patience and I'll do whatever I can, I don't have any dispute I'm just asking to help me get these loading docks truck wells in because that is a huge problem for us if we can't use our loading docks. We are sending trucks; we are like a (inaudible) provider to Stellantis so as product comes in it gets assembled and it goes right back out. So we have trucks coming in constantly dropping products in and taking the product out to the customer.

Chair Smith – Where are you moving the new cycling center to? The side of the building?

Mr. Dan LeBlanc – Yes.

Chair Smith – I noticed on the drawing, they say I look at detail a lot, maybe I look too deep, where I think it's supposed to say cardboard and it said carboard, they left out the D.

Mr. Dan LeBlanc – Sorry about that.

Chair Smith – And on the back side, on the northside by that truck well over there, there is supposed to be parking spaces over there, the steel racks are over there, there's pallets over there, there's tires leaning against the wall over there, it's just a mess over there. There's also some gas tanks they are cylinders in a yellow crate over there and there's no mention of any gas cylinders. Then there's

another container that had an O on it, like for oxygen, I couldn't see in that one it was a little short one. So any fuel type of containers that have to be over there have to be noted and see where they're going to be on the site. They can't just be out in the open like they are over there.

Mr. Dan LeBlanc – Okay.

Chair Smith – On the other side of that driveway as you drive in from Tank Street towards the railroad track there's a piece of paneling laying over there on the grass and there was some plastic, looked like some platforms, it may have blown over from the wind but it was laying on the grass on the other side, so you need a lot of housekeeping on that end.

Mr. Dan LeBlanc – Yes.

Chair Smith – Another thing I noticed, which is not supposed to be, is the parking lot in the front where it's supposed to be all passenger cars. They had about 5 or 6 tractor trailers parked in those parking spaces, on the George Merrelli side, there's not supposed to be any tractors parked in those spaces, those are for passenger cars.

Mr. Dan LeBlanc – Okay, I will get that changed.

Chair Smith – Hopefully you will work with Ron and get everything squared away and get you up and running.

Mr. Dan LeBlanc – Thank you, I appreciate it.

Secretary Mouri – Did you receive a copy of the recommendations that Ron just read?

Mr. Dan LeBlanc – No.

Ms. Melissa Maisano – I emailed them.

Mr. Dan LeBlanc – I stand correct, I apologize.

Secretary Mouri – Everything that he read and all the recommendations and changes that he's looking to see will be written in there.

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

B. SITE PLAN APPROVAL FOR BUILDING ADDITION, CUSTOMER PARKING AREA AND VEHICULAR REPAIR PARKING AREA; Located on the northeast corner of Ten Mile and Schoenherr Roads; Section 24; 25028 & 25058 Schoenherr Road; Christopher Morisette (Dennis Dewulf); PSP150012. **Tabled indefinitely on July 11, 2016. The new owner requests to remove the item from table and to withdraw the old site plan. The new site plan (PSP230004) was approved by the Planning Commission on April 24, 2023.**

MOTION:

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

MOTION:

A motion was made by Vice Chair Boniecki to withdraw the old site plan, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

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

9. BOND RELEASE:

SITE PLAN APPROVAL FOR 2½ STORY 74 UNIT MULTIPLE FAMILY DEVELOPMENT: Located on the northeast corner of Towne Center Circle and Cole Drive; 8459 Towne Center Circle; Section 10; Vito Castellana (Giovanni Mauro). **Approved on May 18, 2018. Surety bond in the amount of \$177,600.00 posted on July 1, 2019. Project complete, release the bond.**

MOTION:

A motion was made by Commissioner Tutt to release the bond, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

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

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 – I’m not going to do the Director’s Report right at this moment. I think that the Planning Commission needs to correct an item 8B, that’s not a receive file that should be a regular vote.

Chair Smith – Alright we are going to go back to 8B and retake the vote.

Mr. Ron Wuerth – Here’s a few highlights of some of the things that happened in the last two weeks. On the 8th most of us were here for the Mayor’s Budget Presentation, some of you got to meet the mayor who was here. On the 10th we spoke to Glenn Eckert, and this is about Beaver Creek, it’s a project where the city owns the property, it’s off of Van Dyke and Trembleton, they are trying to make 8 lots of residential for dwellings in that area so we’ve been going over that for a while. I’m hoping that we are finally going to come to an end and be able to approve that so we can get these lots built along this site.

On Saturday we had our Budget Hearing with City Council, Mahmuda and Warren they both showed up and helped with the

presentation and that was very helpful. Usually, it's not just the budget that they discuss, they ask a lot of things about what's going on with Planning as well as what they do with all the departments and divisions. They'll talk about the budget then they'll ask specific questions and the operations of what's going on there.

On the 16th I attended a Zoom Meeting with a group called Green Macomb. They are a subset of the Planning Department in Macomb County. What they like to do is plant trees, so we are partnering with them, and they went on bus tour the week before through Warren to specific locations, I had given them about 5 places to go. So they went around and decided that there were two locations that they could focus on.

First is, Lorraine Avenue, if you've driven around behind City Hall Lorraine goes north and south from Thirteen Mile to Twelve Mile. One part of the boulevard strip in the middle doesn't have any trees, another part has a few new trees, but they intend to help us. They have a grant to provide trees so they'll come and we will get some trees planted there.

The one area that I called out was Hayes Road and that's from Common south through Twelve Mile, south to Martin Road, so it's really a mile long. It's along the border line with Roseville so we plan to plant some trees there. If you've been to Macomb Community College, if you drive down that way you'll see they've got beautiful trees all over the place and then you see this boulevard strip in the middle with grass. So those are two locations that they are going to work on and see what they can do.

One interesting meeting we had was with a person who owns an office building on the south side of Martin just a little east of Hoover there's a Buscemi's on the corner. Anyway, it's an office building and this person has decided that it would be better to change the office building into I believe 4 dwellings, it's a one-story building.

It's right next door to a multi dwelling development that's right in that area and it looks like it would be a good place to rezone the property and get some multiple dwellings here that we need drastically. So I think he's going to come before you with a conditional rezoning and go to City Council and hopefully get this approved.

I attended, along with others in my office, the first meeting of the Greenspace/Conservation Plan with Mr. Delisle and one of his employees. We talked about greenspace and conservation areas throughout the city and different things that have happened in the

past with green areas that no longer exist and the remaining green areas that we have, frankly every green area that we can save and even develop, it's possible to develop new ones.

It was a pretty good meeting what we will do is have a second meeting once he and his office continue to look at the city, as a matter of fact they looked at this city even before they came to this meeting, and I'm impressed with them they are good consultants. We will have a committee put together. I believe we already have someone designated, maybe it was Claudette, I'm not sure. It will be an interesting plan and I'm going to see how they go about it, they are going to have to tell us where all of our trees are and landscaping and what little bit of forest land we have and what we can do and how to save it.

That same day I attended a meeting with the Tree Ordinance our Ex-Officio, Councilman Newnan, was there and Caitlin Murphy out of the Attorney's Office is working with us to create a tree ordinance. A lot of that has to do with trying to reduce the number of trees that get cut in this town. The Administration we have has already started and we'll keep working in that direction and get it so that we can start planting trees. Councilman Newnan is a major factor in a lot of the thoughts and ideas that go into this.

Just today I attended a meeting at the 37th District Court and that's about their new building, the new Courthouse, what a beautiful place, that's going to be impressive. Anyone that walks through the doors won't believe it, it's a certain type of majesty they've created. It's going to take two or three years because the cost has changed, they went up 40% since the last time we met, it's unbelievable, so they have to make adjustments, but they are confident that's going to be built.

So those are the highlights if you have any questions.

Commissioner Robinson – Was the budget finalized at the meeting that was held, was it this past Saturday?

Mr. Ron Wuerth – The Saturday before last. They are still negotiating. They have in front of them the budget and then they ask questions about it, then basically that's it, they move on to the next group. So we don't know until they pass the budget at one of their meetings, they have quite a bit of time to ponder all that.

Commissioner Robinson – Do they have a set date that's mandated that they have to resolve the budget by?

Mr. Ron Wuerth – If I remember correctly, I think it's by the end of the budget year in late June, they certainly can do it a lot sooner than that if they're satisfied with what they have.

Assistant Secretary Chowdhury – The upcoming training for June 1st, is that paid training for all of the Commissioners that are attending, is it mandatory for everybody to attend?

Mr. Ron Wuerth – We've paid to have you there and we do expect everyone to be there. Mandatory, I'd like to say that but I'm not going to force anybody to go. This is what the Planning Commission has been looking for all this time so we went ahead and did it and we'll continue to do more after this, so we would like everyone to be there.

Commissioner Robinson – What date was it again?

Assistant Secretary Mouri – June 1st, 9:00 am to 12:00 pm.

Chair Smith – One last question, the last meeting you mentioned that towards the end of April we are going to have a get together for the Master Plan?

Mr. Ron Wuerth – We haven't scheduled it yet, soon, I just can't give you a date right now, we will talk about it tomorrow at our Planner Meeting, thanks for reminding me.

B) Planning Commission Discussion and Concerns:

None at this time.

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 7:57 p.m.

Warren Smith, Chair

Mary Clark CER-6819

April 22nd, 2024

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

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APPROVED

Mary Clark CER-6819
April 22nd, 2024