

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on June 10th, 2024, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, June 10th, 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
Melody Magee, Ex-Officio
Henry Newnan, Ex-Officio

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Planner III
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Mary Michaels - Assistant City Attorney
Christie Laabs - Communications Department

1. CALL TO ORDER:
Chair Smith - Calls the meeting to order at 7:02 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:
All members present.
4. APPROVAL OF THE AGENDA:

MOTION:

A motion was made by Commissioner Robinson 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

5. APPROVAL OF MINUTES MAY 20TH, 2024:

MOTION:

A motion was made by Commissioner Tutt 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. REQUEST FOR PUBLIC ALLEY VACATION AND UTILITY EASEMENT: vacate the north half of the existing north/south eighteen (18) ft. alley on the rear lots 10, 11, 12 & 145 of Rivards Gardens Subdivision; located south of Jackson; approximately 154 feet west of Van Dyke; Section 33; 20843 Van Dyke Avenue; FMHH, Inc. (Hussen Charara); PAV240001. **Planning Staff recommends this item be postponed to July 8, 2024.**

MOTION:

A motion was made by Commissioner Robinson to postpone until July 8, 2024, supported by Commissioner Tutt. A voice vote was taken and the motion carried unanimously.

- B. SPECIAL LAND USE FOR AL SHAHI PALACE RESTAURANT WITH BANQUET FACILITIES: located on Twelve Mile Road; approximately 140 ft. east of Ryan Road; 4235 Twelve Mile Road; Section 8; Tom Hanawa, Affinity 4 Investments LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSLU240001. **Planning Staff recommends this item be postponed to July 8, 2024.**

Mr. Ron Wuerth – We looked over the plans and there are several things that aren't working with the plans themselves. If you look at the letter provided, however, number 1 there was mention of the

survey plan not being correctly submitted. We did have a conversation with Caren Burdi about it and we are going to remove that item. What I looked at, she just has to put a notation on the survey plan to bring it into conformance. That’s the only thing that has changed with the letter, the rest of it are reasons why it should be postponed.

MOTION:

A motion was made by Commissioner Robinson to postpone until July 8, 2024, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

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

- C. A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY; vacating Lots 171-174 including Lots 263-266, Lots 319-321, the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue public right-of-way; 32549 Ruehle Avenue; Section 3; City of Warren (Han Ha Thuc/Coast to Coast USA LLC); PEV240003.

PETITIONERS PORTION:

Mr. Glenn Eckert – Tomorrow will be the four year anniversary of when I started this project, it’s been fun. What I’d like to say is that this property was a four-time tax reverted property over a 20 year period. Everyone that purchased this property from the city had no idea what to do with it so they let it go back for taxes. I came up with a program that I thought would work and I presented it to the Planning Department, Mr. Wuerth, and he thought it was a good idea too. It was a good idea then and it’s a good idea today.

The concept is to revert the lots from going east to west, to north to south. If you look at that closely you’ll see green lines that will actually show where the new lots would be. Originally when I agreed to purchase the land the purchase was for all the property from Trembleton all the way down to Beaver Creek, which was about

a 500-foot depth property. Working with the city, Mr. Wuertth and our previous Mayor thought it might be a good idea to maintain the property in the back for a future water park. If you look at this drawing that's up there right now that's the GIS drawing and it shows in blue at the top corner where the project is, all the rest of the property that's marked out in yellow is all city owned property and it goes all the way down to the water treatment plant.

If you could pull up the photos, please. These pictures were taken in September of 2022 along Beaver Creek. I know that none of you have been down there to look at this water feature, but the city was thinking they should have a water feature park, now that might happen someday, of course the money has to be supplied, but at least you have the property if you ever want to do it. The next picture is basically the same area and if you look really closely at that picture, you'll see a racoon in there.

The reason I'm here tonight is because I'm here to ask for a signature. I've been working on this for four years and I came to the realization after talking with the gentleman from the State of Michigan, that would be Nicholas Clever, and you should have a copy of this in your file, I don't think it's necessary to go over the complete details of it, but I'd like to go over a quick review. Nicholas Clever is in charge of subdivisions for the State of Michigan and there's a quirk in the law and the State of Michigan Subdivision Act. That quirk requires a subdivision, if it's in a floodplain area, that you have to raise the grade of the land area up above the floodplain area and that's okay if the site is big enough and there's enough dirt to borrow from someplace else, but in this case there isn't. So the only way to get around that, based on what I learned from Mario, and he is the gentleman that is in charge of this area for EGLE, you can do it by using a crawl space to bring up the first floor grade above a floodplain area and then putting flood gates in the crawl space in case there is a flood someday.

This property just so you know when we had the last 500-year flood when Van Dyke was waist deep in water at Thirteen Mile this property did not flood. Regardless of that we still have to follow the rules and those rules require that we put in the crawl spaces. In order to do that I have to remove the subdivision or part of the subdivision that we are talking about here and transform that into a single family site condo development and then it's allowed. The petitioner is more than willing to take this to Circuit Court, this has to be taken to Circuit Court, you have to hire an attorney take it to Circuit Court, and a judge has to approve the removal of a

subdivision. After that Circuit Court procedure is done then you can take it to the County Recorder of Deeds and have it recorded as a site condo as opposed to being a subdivision and that's the only way we can get this done.

When I went to the city and asked for a signature to allow the attorney to start the procedure and of course pay for it they said we had to go back through Planning and back through City Council so that starts another four month process. I would like very much for you to approve this; I'd also like to introduce the petitioner Quyen Phan and she would like to explain exactly what they would like to do with this property after we get this situation cleared up.

Ms. Quyen Phan – I'm here representing Coast to Coast USA, the petitioner for this project. We are honored here today to address the officers, members, and the obligations of the City of Warren and the community members. Our company has submitted a petition for the vacations of a part of the Trembleton Subdivision which include the Ruehle Avenue public right-of-way and the public alley. We are proposing to develop nine residential detached single-family homes on the site. We will provide the overview of the concept plan that we are looking into.

We are committed to join the City of Warren initiative to go green. Our commitment to the environmental (inaudible) means that we will integrate the greens and energy efficient practice into our development. The proximity of Beaver Creek behind the subdivision will provide an excellent opportunity to enhance and preserve the natural environment. Therefore, this is the layout plan of the nine parcel detached, nine single residential homes, that Glenn has explained is going to be a site condo, but is actually a nine detached single-family home.

We will implement energy efficiency because we believe preserving the green and natural environment from the Beaver Creek is very important. So, we will build smart homes with LED lights, energy certifications, we will implement renewable energy, we are planning to do roof top solar energy and sustainable (inaudible) that we will apply such as water conservations, waste reductions, energy efficiency appliance and preserve the green landscaping in the perimeter. We have envisioned different architectural view for the development at the Trembleton Subdivision site condo. I just want to emphasize that these are nine detached single-family homes that we vision to put into this development.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ASSESSING: The Assessing Department does not have any issues with the Trembleton Subdivision vacation which includes Ruehle Avenue also.

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

ENGINEERING: Preliminary review of this site yielded the following comments from the Engineering Division with regards to vacating Ruehle Avenue (50') and the 18' wide north/south public alley located 137.67' west of Liderman Avenue:

1. Indicate how you intend to abandon the 12" sanitary main on Ruehle Avenue.

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

AT&T: AT&T objects to vacation of Ruehle Avenue and the 18' alley to the east of Lots 5-8, unless a full-width easement is reserved. We have a major conduit run in the Ruehle Avenue right of way and aerial facilities installed in the alley. If the petitioner would like to discuss relocation options, please advise then to contact Courtney Dunford, cd0196@att.com, 586-842-7758

COMCAST: We have conflicts with the proposed vacation. Aerial cables are highlighted in orange for fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable.

DTE: DTE has to object to this vacation as there is equipment located in the requested vacation areas impacting 32549 Ruehle Avenue; Section 3; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPW: Please be advised that this letter is for comment in relation to right-of-way and county drain easements only. This office would have no objection to the vacation of the above request; there is not a county drain or easement on subject property. Prior to a 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. Please contact this office should you have any questions, 586-469-5910.

Mr. Ron Wuerth reads the recommendation of the Staff:

Number 5 should read – A complaint must be filed by the petitioner in Circuit Court to vacate the public utility easement. As an alternative, the petitioner may, by non-judicial process, relinquish the public utility easement by written agreement between certain

affected parties. A copy of the court order or relinquishment and the recorded documents must be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

PUBLIC HEARING:

Ms. Joelle Cutino – A year ago in March I purchased 32600 Ruehle, right on the corner of Trembleton, my bedroom window and driveway would be right across from buildings 5 and 6. This was my dream home, I purchased this home because of the empty lot. This was made aware to me about two weeks ago when I got the letter in the mail. I wanted to go on record to say I disapprove, I'm worried about the increased traffic on the other side, on my side, from the Mexican Restaurant traffic which already fills the whole street. I'm worried about the wildlife. I currently have about 14 deer that visited my front yard and turtle the other day in my garage.

Even though they've chosen some smart houses, which I commend them on, I moved to this place after being in a condo for 15 years and running an association for 15 years I thought I was getting away from the houses right next to each other for my little piece of heaven right here on this corner. I'm a little disappointed and feel a bit gutted that all these mature trees are going to be ripped out and that I'm going to have to look at a row of homes out my window.

I don't have anything other than a personal reason to disapprove of it, I almost didn't buy that home because I had heard that 10 years ago my home was under 5 feet of water along with other neighbors, so I don't know about their information about the not flooding. I personally was told my home had five feet of water in it.

In spite of the flood insurance I had to purchase and the higher taxes, which just went up again another \$1,300.00 dollars, I chose this piece of property because it feels like my serenity and my piece of heaven. I have a very high stressed job. I go outside and I sit on my bench, and I look at those trees and walk my dog in there, my favorite place is that area across the street. It's just a personal thing, I wanted to go on record that I'm not looking forward to the increased traffic, we already have people racing down that road as fast as they can go. That's it.

Mr. Tom Behl – I live at the corner of Linderman and Trembleton. I have a few questions, one will my address change? They are eliminating the street that has my address in front of my house. Will I have to pay for the sidewalks continuing on because I'm next door?

The parking for the restaurant, which I don't see anybody from the restaurant here, goes all the way to my house. So it goes to that street that you're eliminating the dead end, which people use for parking. The people from across the street use it for parking, I park there, so you're eliminating parking spots but you're not adding any. Mexico City doesn't have any parking they have a little tiny parking lot if you drive by there at lunch or dinner the street is full. Does anyone have any solutions to that?

Chair Smith – We are just taking your comments right now sir and then we'll go from there.

Mr. Tom Behl – The information that I saw on the screen I'd like to get that. The information about will I have to pay for sidewalks, will it impact my taxes, will I have to pay any more, because I'm trying to retire. On raising the property, if they raise the level of property, I guess that was ruled out, but if they do that affects me too, I'm on the floodplain. I pay taxes on parcels that you can't build on. I'm right next to it, I don't want that property going up and flooding onto my property.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Mouri – I know you had something that you also wanted to bring up when Ron was speaking so if you want to complete your thought really quick?

Mr. Glenn Eckert – I've been doing this for a long time on this project and I have already talked to Comcast, AT&T and DTE and made adjustments in the plat to allow for their facilities to be within an easement that they've agreed is wide enough and acceptable. In the alleyway scenario, that alleyway, even though it's going to be vacated, it's going to turn into an easement. What I did there is I moved the alleyway into an easement and put the poles of that DTE system in the middle of that easement as opposed to where it was originally, which is 4 to 5 inches from the very west edge of the alleyway. I have those agreements in writing from them already. I'm going to have to go back to them because it's been two years since they agreed, I'll have to get them renewed I'm sure, but I'll be happy to do that for you.

Commissioner Robinson – How are you going to address Engineering concerns regarding the 12' sanitary main on Ruehle?

Mr. Glenn Eckert – Yes there's an existing sanitary that was placed in there when it was originally developed, and the road was never put in of course. I approached that issue with Tina from Engineering and I do have a letter from her explaining to me exactly what they want to be done with it and that may or may not be in your file.

Commissioner Robinson – So they are in agreement with the changes?

Mr. Glenn Eckert – Yes, that sanitary is of no use whatsoever to anyone unless you were to build houses and put Ruehle Street in as far as you could before it got to the creek.

Commissioner Robinson – So that's not a concern?

Mr. Glenn Eckert – No I've already talked to Tina and we are in agreement with what can be done.

Commissioner Robinson – Thank you.

Assistant Secretary Chowdhury – I know there's residents and they were probably notified within a certain radius, right? So has there been any talks about a meeting with the residents to address any concerns?

Mr. Glenn Eckert – They'll be addressed not only by us but when this goes to Circuit Court everyone within 300 feet has to be notified of the court hearing.

Assistant Secretary Chowdhury – There are residents here tonight and they are concerned, can you try to address those issues before you guys go to Circuit Court?

Mr. Glenn Eckert – That can be accomplished, I can arrange it.

Assistant Secretary Chowdhury – I think that would be more feasible for the residents, they've been living in that area for so long and I think their input is logical as well.

Mr. Glenn Eckert – I've been through this once before and the first time I went through it there was no one that showed up at the

meeting to complain about it. So maybe things have changed, it's been four years.

Assistant Secretary Chowdhury – It looks like there are some residents here and I feel like they have some concerns that need to be addressed. Perhaps a small meeting to address it and make sure you guys are all on the same page.

Mr. Glenn Eckert – Do you have their names I'd love to have them.

Assistant Secretary Chowdhury – Thank you.

Commissioner Tutt – I think it's important the one neighbor that brought up with the rise in the 9 homes would the water runoff into his yard, that's something that should be addressed. Additionally, with eliminating the street, that's a good question what happens to his address does that change. I agree with the Commissioner these kinds of things need to be talked over with the neighbors, so I encourage that as well, so I support her comment.

Mr. Glenn Eckert – Any existing house that is in that neighborhood would not be affected at all because the only lots that are going to be affected are the vacant ones. So I have a little problem understanding exactly what he was saying because his house address will not change. In addition to that the property outside of this particular property would not be affected at all requiring sidewalks, if it doesn't have a sidewalk now that's grandfathered in. I live in Warren in an area that some houses have sidewalks, and some houses don't, and the city can't force someone to put a sidewalk in even if the property is sold to a new buyer if it's grandfathered in with no sidewalk.

By putting this together on a site condo development the grade of the land would not change. By doing this we are alleviating the problem of bringing truck loads of fill in. If it were to be developed as a subdivision they would require those truck loads of fill to come in to raise the grades so the first floor level would be above 906.1. By putting these houses on a crawl space we are raising the floor up but not raising the ground up. So the existing area of the land would remain pretty much the same.

Commissioner Tutt – Thanks for explaining it, but I think that's why these conversations need to be had with the residents.

Mr. Glenn Eckert – I understand that, I wouldn't want my neighbor to raise the grade of their property so my backyard was full of water, it wouldn't be good.

Chair Smith – You've heard the owners of the adjacent properties concerns and you raised how you can probably solve some of those issues. I agree with the other Commissioners you should maybe have a meeting with them to maybe better explain to them what you're doing as far as a crawl space and things like that. If it does flood and water gets under the crawl space do you have any type of draining system that will take that water away from that area?

Mr. Glenn Eckert – It's all natural flow and it would go to the street and the storm sewage would pick it up. Plus, the fact that property on Trembleton is higher and it drops down on a gradual slope all the way to Beaver Creek, which makes a lot of sense because that's the way nature created it. So the majority of the water is going to flow not towards the existing houses but to the south where Beaver Creek would pick up that drain. Beaver Creek is actually Big Beaver Creek and that creek goes all the way up to north Troy is where it originates. Most of that Beaver Creek is in the communities being utilized for parks, so it's very clean water.

Chair Smith – The site condos have sewers that are going to be tied into each one of those so is the sewer system going to be large enough to handle all the site condos that you're putting in?

Mr. Glenn Eckert – According to my Engineers yes it would have to be attached we'd have to connect to the sewers. There are three existing manholes that can be tapped plus they can tap the sewer that's existing on Trembleton on the other lots and the water has to be brought across the street from the other side of Trembleton that's where the water line is. There's some significant cost in making this happen.

Chair Smith – Because it is kind of in the flood zone and with all the rain we've been getting and the problems with drainage you get a little concerned and I understand people don't want a problem with drainage in their lots.

Mr. Glenn Eckert – The natural flow of the land should alleviate that unless we get another 500-year flood. My son was stranded on Thirteen Mile and Van Dyke the water was waist deep he had to walk across Van Dyke to get home. I live in Warren and that area did have flooded basements, but it didn't have 5' of water above

grade it just didn't happen. There are stories out there that sometimes you can believe and sometimes you can't.

Chair Smith – Do you understand the recommendations?

Mr. Glenn Eckert – I would prefer to not have it postponed for a meeting I'd be happy to do it, but I still have to take it to Council so these concerns would have to be addressed at that time anyway.

Chair Smith – Alright thank you sir.

ROLL CALL:

The motion carried as follows:

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

- D. SITE PLAN FOR OUTDOOR DINING AREA FOR EXISTING RESTAURANT; located on the west side of Ryan Road; approximately 248 ft. south of Eleven Mile Road; 26837 Ryan Road; Section 19; Steven Savich (Sima Birach); PSP240011.

PETITIONERS PORTION:

Mr. Steve Dumont – I'm from Designstruct, we provided the site plans. It's an existing restaurant with an existing hardscape next to the building that they want to use as an outdoor dining area. It's about 11,025 square feet, there's some existing vegetation along the north side that we are going to leave. We have looked at the recommendations from Planning and are in agreement with all of the recommendations and we can resubmit those plans to meet those recommendations. If the Commissioners have any questions for me. It's a pretty simple project.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of the site indicated the following comments from the Engineering Division.

1. Outdoor seating shall require a variance.
2. Provide adequate maneuvering spaces for the parking spaces south of the building.

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

AT&T: AT&T does not object to the request. We have facilities in the vicinity of this project, but they should not be affected.

COMCAST: We have no conflicts with this proposal.

MCPW: This office would have no objection to the building addition request. There is not a county drain or easement on subject property. Please contact this office, should you have any questions. 586-469-5910.

Mr. Ron Wuerth reads the recommendations of the Staff:
Add 1K – Repair all potholes in the parking within 1 year.
Remove 1 from Engineering comments.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Tutt – Are you aware of the second recommendation that Ron read about rezoning the area to reduce the multi-zone issue for the future?

Mr. Steve Dumont – Yes, we don't have a problem with that. My client Steve, the business owner, rents it so he'll have to check with the building owner, but I don't think that's a problem. It's kind of something that we've inherited, I mean, we didn't create these multiple zones it's just what the City did or the old owner did a long time ago. So we don't have a problem with the entire site being zoned the right way.

Commissioner Tutt – Thank you.

Secretary Mouri – I have a quick question regarding the history of the restaurant. I know in 2019, just by looking at it, there was a site plan to do the same idea that you're presenting right now. Is there a reason why that didn't go forward or why you decided to withdraw or not complete that plan?

Mr. Steve Dumont – I believe in 2019 we had a lot of Covid going on, so it wasn't possible at that time, and now we are trying to work with the City and bring it up to code and meet all the requirements.

Secretary Mouri – Thank you.

Chair Smith – I went by and I noticed the potholes in the back parking lot and that’s the reason we added the extra money for the potholes. Miguel’s is a pretty nice restaurant I’ve eaten there a few times and I think it’s going to be nice with the outdoor seating. Thank you.

ROLL CALL:

The motion carried as follows:

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

- E. SITE PLAN FOR EXPANSION OF EXISTING CAR WASH AND RELOCATION OF SINGLE FAMILY DWELLING; located at the southwest corner of Van Dyke and Jackson Avenues; 20843 Van Dyke Avenue and 7644 Jackson Avenue (Lots 7-12 and 143-145 of Rivards Gardens Subdivision); Section 33; Hassen Charara/FMHH, Inc. and Charara Holdings LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240012. **Planning Staff recommends this item be postponed to July 8, 2024.**

Mr. Ron Wuerth – The reason we are saying that is because the Engineering Division recommended denial of this particular item and it will remain that way until they solve the problem with the 30’ sanitary drain that runs right down the middle of that alley, so that is the primary reason. Another comment is, on the Civil Engineering letter that was written, number one says “rezoning shall be required prior to parcel combination”, please remove that from the record as we go on ideally when we come back.

Chair Smith – This item is also in relation to item 6a, they are both being postponed until July 8, 2024.

MOTION:

A motion was made by Vice Chair Boniecki to postpone until July 8, 2024, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

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

F. SITE PLAN FOR NEW PARKING LOTS AND OPEN STORAGE AREA FOR GM GLOBAL TECHNICAL CENTER CAMPUS – COLE, MIC, AND PPO LOTS; located west of Van Dyke Avenue and between Chicago Road and Twelve Mile Road (13-09-400-002 and 13-09-200-001); 29755 Louis Chevrolet Road; Section 9; Rodolfo Nieto Albarran/General Motors (Jason Harris/General Motors); PSP240013.

PETITIONERS PORTION:

Mr. Jason Harris – I’m a Design Manager with General Motors, 29755 Louis Chevrolet Road, Warren. As you are probably aware we had returned to work at the beginning of this year, many of the employees that had been at the Tech Center prior and many new employees with a lot of excitement around that. Prior to that we have gone through an extensive transformation expansion at our campus so with the return to work and with some of that expansion of our workplaces parking is obviously at a premium. We have found, through recent studies, opportunities where we can provide more convenient parking to those tenants in the new locations. So what we are presenting today are two new parking lots and one outdoor staging area to give back existing parking spaces to the employees.

We have gone through reviews with Engineering with both the City as well as Macomb County as it relates to storm water management for these various areas, as well as the various reviews with the Planning Commission. Let me know if you have any questions.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site yielded the following comments from the Engineering Division:

1. This site shall comply with the storm water ordinance of the City of Warren including pretreatment of storm water runoff. The area of disturbance is not indicated, but if it exceeds 1 acre, additional storm water requirements will need to be met including detention and infiltration. A storm water narrative and operation and

maintenance agreement will be required. All storm water runoff shall be maintained on the site.

2. Provide all storm water calculations necessary for the underground detention using stone and void space. Ensure that this system of detention can be maintained and operate the same in the future. Clearly show the required storm water volumes and provided volumes.
3. Provide area of disturbance, change in impervious area, pervious area by cover type, and total site area.

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

COMCAST: We have no facilities or conflicts with this proposal.

MCDR: No Objections.

MDOT: The applicant's site plan does not appear to have work in MDOT right of way. Any work (water main tap, sanitary sewer tap, drainage or driveway modifications) in MDOT right of way or changes to the drainage system that may impact MDOT's storm water system, will require a permit.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Chair Smith – I looked over the site and the question that I have is where the PPO pad is going, it says it's grass now and you're going to make it heavy duty concrete. I'm just concerned if it's going to be parking why would you have to have heavy duty concrete and if it's going to be storage what are you going to be storing that would require heavy duty concrete?

Mr. Jason Harris – So we will address the comments from the Planning Department. This is not intended for vehicular parking so it will not be parking it will be an outdoor staging area for the PPO which stands for Preproduction Operations. So inside that building there's early testing and try out of tooling that would be going in body shops. And in a body shop there's movement of body panels and parts so there's racks that are being brought in and out of that space today that is on concrete versus asphalt just due to the nature of moving those parts in and out so that's the requirement for the concrete and we don't need it to be striped.

Chair Smith – So those racks will be stored in different parts and that's the reason you need the heavy duty concrete?

Mr. Jason Harris – Yes that's correct.

Chair Smith – I was looking at the orientation of one building, the MIC Building?

Mr. Jason Harris – Yes that's the Michigan Innovation Center.

Chair Smith – They had a little extension out the side which, when I looked at the overall site plan of the layout of the site itself, it looked like it might have been turned a little bit. If you look at this drawing that's up now it shows one big rectangle, so it doesn't show the extension where it extends out, but on the one drawing it shows where it extends out and I just wanted to correlate that to the north or the south. When I was looking at it it seemed like the long end of it was on the north side but then on the drawing it seemed like it was different in relation to the north arrow.

Mr. Jason Harris – You're saying the parking lot or the building? So there's an existing parking lot that's there today so what we are doing is expanding that and connecting it to the larger parking lot to the north. So it's going to be all one contiguous parking area and mill and overlay the existing lot as part of the construction. So I think this drawing here was just representing the general work area.

Chair Smith – Very good sir.

Mr. Jason Harris – Can I address one of the other comments?

Mr. Jason Harris – So the recommendation on the sidewalk along the south side of Harlow Curtis although we are advocates for pedestrian mobility around campus, we also like to minimize pathways that pedestrians go and that area because of the dock area and the handling of that outdoor storage it's not advisable to take pedestrians along that section of the road. There's really no destination for them so we would advise not adding that sidewalk right now.

Chair Smith – Thank you sir, but if there is a change in the future where you have more pedestrian traffic then you may have to extend the sidewalk.

Mr. Jason Harris – Yes absolutely and we're actually undertaking a revised Master Plan effort right now so we are going to be looking at

the campus as a whole taking into considerable vehicular and pedestrian mobility and as part of that we will be looking at pedestrian circulation around the campus. Once again wanting to make sure that it's an intentional plan and there's a destination for the pedestrians.

Chair Smith – Thank you sir.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – I'd like to recognize our Ex-Officio, Councilman Newnan and Councilman Magee, and note that they are here this evening

7. CORRESPONDENCE:

None at this time.

8. OLD BUSINESS:

None at this time.

9. BOND RELEASE:

None at this time.

10. NEW BUSINESS:

Selection of a Planning Commission alternate representative to replace Planning Commissioner Michelle Tutt on the following committees: Master Plan Committee and Council of Commissions Representative.

Chair Smith – In reviewing our list that we have now we have a lot of Commissioners on these different committees and in view of our shortage of Commissioners, we will be short another Commissioner, which is Commissioner Tutt. I would like to receive and file this for now so when we get new Commissioners voted in they will have an opportunity to be on some of these committees.

MOTION:

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

11. CITIZEN PARTICIPATION:

Mr. Kyle Atkins – I live at 8316 Cadillac, I've lived in the City of Warren for 46 years. What I'd like to say today is I know Mother's Day has gone by but I want to say Happy Father's Day and Mother's Day. I'm not complaining not at all, I'm proud to be here tonight. A few weeks ago I went into a sugar coma, I called 911 and the girl that answered the phone said open the front door by the time I got the door opened the fire department was walking in. They took me to the emergency room and I didn't know a thing that was going on, I was out of it completely. The nurse told me I was a miracle, your sugar went to 816 and there isn't many people that would come out of it. I told her I know I'm a miracle, when I was at the age 12 the Lord saved my soul and I've been a miracle ever since. I stayed at the hospital about 4 days but I'm back tonight and proud to be able to be here tonight.

I was wondering how I was going to get here tonight because the doctors told me I'm not supposed to drive at all, I can hardly see after dark. So I called my Representative sitting right back there and he said I'd be more than glad to come by and pick you up. It's good to see all of you today, it's been a long time since I've been to the Planning Commission. I may not come to every meeting but my television is still working I see what's going on in our city, so I say this keep up the good work. Thank you for your time.

Chair Smith – Thank you sir, and we are glad you were able to attend tonight. We will keep you in our prayers and maybe you'll be able to attend a few more meetings.

Mr. Kyle Atkins – I hope so, thank you.

12. PLANNING COMMISSION BUSINESS:**A) Planning Director's Report:**

Mr. Ron Wuerth – Kyle, thanks a lot for your words. So the first thing that I'll do is make this announcement the August 5th meeting will be taking place in the cafeteria at the Community Center. We had to move because there's a production going on here.

On May 21st, I was at the Macomb Planning Parks and Rec Master Plan Meeting, it was pretty interesting how they do their plans for the Parks and Rec Department. I believe there were about 50 people there for that and it was pretty good, Anthony from our Parks and Rec was also there. On that same day I did attend the tree ordinance meeting with Caitlin and others from the Administration and Councilman Newnan.

On the 23rd, we then had a Master Plan Committee Meeting of the Planning Commissioners, we talked about the future and how we need to record what we've done and what we've accomplished since 2021. After 5 years we do a total review of what we've done, what we haven't done, what we need to do, what we don't need to do, that's basically it. We will provide a report to the Planning Commission on that and to the Mayor and City Council as an update as to what we are doing with our Master Plan.

On the 28th, I attended the City Council Meeting that's because I had three items on the agenda to address. One was the Twelve Mile Adler that was first, second was the Van Dyke Corridor Plan and that got tabled and will be coming back tomorrow. If anyone wants to watch and listen, I believe Mr. Bommarito will give the presentation and we will have the power point for the public to see as they watch. Then finally over on Globe-Nagel there was a public alley that needed an extension by the City Council and they were awarded that.

On the 29th, we had a meeting with the Non-Motorized Transportation Plan Consultants and discussed things with them and we are moving right along with that plan.

Every once in a while, I'll mention things that have to do with site plans, and Zuniga, the construction company that does work for the City, is also looking to expand, I'd say double the size of their site. They are on Ryan Road at this point and across the street the old bowling alley, they are looking to expand. So we will carefully try and get what we want and what is to make sure those residents to the west of this property are not going to be adversely affected.

On the 1st of June, most of us attended the seminar, the Planning Commission Tool Kit and the Site Plan Review Booklet, I really enjoyed that. The Consultant, Doug Lewan from Carlisle-Wortman Associates out of Ann Arbor and he also does the work for MAP, the Michigan Association of Planning, I think he answered every question just right. He's been in Planning about one more year than

I have so we are in lockstep. He provided as much as he could, he tried to answer questions as clearly as he possibly could, we all walked away with 2 booklets that we can use to help us make decisions. I took 6 pages of notes I've got several things that I want to look into and probably change, that's what the world is about, change.

Then the only other thing notable was listening to DDA that was on the 5th, the DDA is a wonderful organization, and they provide a lot of funding to important things that we have throughout the city.

They are going to replace the carpeting in our office, and we have to move everything to get it out of the way, it's quite a job. Our staff was there yesterday working on it we made a dent in it anyway. So with that if you have any questions regarding anything from the last 2 weeks I'd be glad to answer them.

B) Planning Commission Discussion and Concerns:

None at this time.

C) Discussion of amending the Planning Commission Bylaws.

Ms. Mary Michaels – I just wanted to update you. At several Council Meetings the Bylaws of the Planning Commission have been discussed. At issue are the rules concerning Ex-Officio because Council appoints two Ex-Officio to the Planning Commission. Council has an interest in making sure that the Ex-Officio can fulfil the role without any inefficiency. Back in 2018 this Commission adopted bylaws that imposed several limitations upon the conduct of Ex-Officio. I wasn't involved but my understanding is that the Commission was responding to some incidents where the Commission had to distance itself from appearance of undue influence. So as a result, Article 4 was developed in the Bylaws and Council now wants this Commission to take another look at those rules.

I just wanted the Commission to know it's something that I'll be working on. I'd like to prepare a proposal and very carefully review it before it's presented to the Commission. I know this Commission has an interest whenever decisions are taken to court to make sure that the Commission is viewed as making its decision independent of any influence. Even though the mayor appoints the City Council and confirms the Commissioners, in effect that's the completion of an appointment. So we just want to make sure that the role of the Ex-Officio is honored and that they can fulfil their responsibilities in a

lawful manner and at the same time protect the decisions of this Commission going forward. So a lot of careful thought is being put into this and soon you'll be receiving a proposed bylaws amendment. Thank you, Mr. Chair.

Councilman Henry Newnan – Through you, to the members of your Commission, I would like to pass on a single page paper to each one of you for consideration of what I'm looking at regarding the Bylaws. Thank you so much, I'm glad this is coming up.

Chair Smith – Thank you sir, have a good evening.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 8:31 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

E-mail: maryclark130@gmail.com