

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on November 18th, 2024, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, November 18th, 2024, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Delwar Ansar
Andrey Duzyj
Michael Holowaty
Syed Hoque
Sultana Chowdhury, Assistant Secretary
Mahmuda Mouri, Secretary
Merle Boniecki, Vice Chair
Warren Smith, Chair
Henry Newnan, Ex-Officio

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Planner III
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Administrative Secretary
Laura Sullivan – Assistant City Attorney
Patrick Conlin - 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 Commissioners present
4. APPROVAL OF THE AGENDA:

MOTION:

A motion was made by Commissioner Duzyj to approve, supported by Commissioner Holowaty.

ROLL CALL:

The motion carried as follows:

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Commissioner Ansar..... Yes
 Commissioner Duzyj..... Yes
 Commissioner Holowaty..... Yes
 Commissioner Hoque..... Yes
 Assistant Secretary Chowdhury..... Yes
 Secretary Mouri..... Yes
 Vice Chair Boniecki..... Yes
 Chair Smith..... Yes

5. APPROVAL OF MINUTES OCTOBER 21st, 2024:

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty..... Yes
 Assistant Secretary Chowdhury..... Yes
 Commissioner Ansar..... Yes
 Commissioner Duzyj..... Yes
 Commissioner Hoque..... Yes
 Secretary Mouri..... Yes
 Vice Chair Boniecki..... Yes
 Chair Smith..... Yes

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 VARIOUS MATERIALS, SHIPPING CONTAINERS, AND DUMPSTERS; located on the west side of Ryan Road, approximately 177 ft. north of Kiefer Avenue; 25205-25411-25513 Ryan Road; Section 19; Joseph Perkins/The Paslin Company (Scott Brinkmann/Butzel Long); PSP240023. **Postponed from October 21, 2024.**

PETITIONERS PORTION:

Mr. Scott Brinkmann – We submitted an application for site plan approval for outdoor open storage at the Paslin Company’s property on Ryan Road. There are two areas to the property that we’d like to

have open storage for. The Paslin Company is an industrial user; they design, create, and fabricate the inside of plants for various different companies making the rails that will look robotic. They manufacture these parts and have offices at their site on Ryan Road.

The work that they do out there, the parts get moved in and out of the building when they are being moved to different areas, the paint, fabrication etc. So we are asking for temporary outdoor storage in the designated areas of the property, including some trash dumpsters, and some areas for pallets.

At the last meeting, the Planning Department gave some recommendations and then that item was tabled. We had a really great meeting with the Planning Director and the staff; we went through all of their concerns. We addressed all their concerns, and we are here today with a revised recommendation from the Planning Staff.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

1. Variances shall be required for open storage.
2. Dumpster pad shall be minimum 8" concrete. Show and identify the location of the dumpster.

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

DTE: DTE has no objection to this request impacting 25205-25411-25513 Ryan Road; Section 19; per the site plan provided as long as all easements and right-of-ways stay in place. If you have any questions, please do not hesitate to contact me at 586-783-1978.

COMCAST: In response to your utility request for the above project, please refer to the attached map for the location of Comcast CATV/FIBER facilities. 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. If we can be of further assistance, please feel free to contact us by email at ccutilityrequests@teamsigma.com.

Mr. Ron Wuerth reads the recommendation of the Staff:

As the petitioner indicated we had a very good meeting and as you can see the site plan is in great condition, there are no changes to it at this time.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – To the representatives from Paslin, I was on Planning a long time ago and there’s that house to the north, that there were two women that lived there, I have no idea if it’s changed ownership or not, when you were putting the parking lot in on the north side of it have you ever gotten any complaints from them, or the neighbor or anyone else?

Mr. Leon Kresek – Not to my knowledge, no.

Commissioner Duzyj – Because there were questions as far as from Wexford, you guys have really done a terrific job with screening it off from the neighbors on the Wexford side. I wanted to know about the house that was just north of it. If they haven’t said anything and there’s no complaints about it, then not a problem. I think that the meeting of the minds was perfect, this is a heck of a lot better than it was. I’m surprised you’re not combing the three parcels but that’s to be understood. Thank you, Mr. Chair.

Chair Smith – Good evening, I’m glad you made it back and I’m glad you were able to work things out with Mr. Wuerth. I had some questions last time on the driveway, but I see that’s been worked out also. Everything looks pretty good, good luck.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Ansar.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes
Assistant Secretary Chowdhury.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

- B. SITE PLAN FOR NEW PARKING LOT AND OPEN STORAGE FOR REPAIR VEHICLES; located on the south side of Nine Mile Road, approximately 435 ft. west of Hoover Road; 11510 & 11514 Nine Mile Road; Section 34; David Dawod/Coyote Auto Repair and Collision; PSP240021. **Postponed from October 21, 2024; Planning Staff requests to continue postponement to December 16, 2024.**

MOTION:

A motion was made by Vice Chair Boniecki to postpone it until December 16, 2024, supported by Assistant Secretary Chowdhury.

Secretary Mouri – I have a quick question; I was wondering is there a reason for the postponement?

Chair Smith – There are a lot of issues that are trying to still be resolved, so we are giving them a little bit more time to resolve those issues.

ROLL CALL:

The motion carried as follows:

Vice Chair Boniecki.....	Yes
Assistant Secretary Chowdhury.....	Yes
Commissioner Ansar.....	Yes
Commissioner Duzyj.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

- C. **SUBDIVISION LOT SPLIT AND COMBINATION REQUEST;** located on the northeast corner of Cadillac Avenue and Mac Arthur Boulevard; Three (3) parcels (Lot 2111, 13-34-132-006; Lot 2112, 13-34-132-005; Lot 2113, 13-34-132-004) to be combined and split into two (2) parcels; Section 34; 22708-22716-22728 Mac Arthur Boulevard; City of Warren (Tom Bommarito); PSLs240001.

PETITIONERS PORTION:

Mr. Bob Weidner – Good evening, Bob Weidner, Community Development Block Grant, City of Warren. These were tax reverted properties that the City got back through a tax revert and we want to combine them and split them. We plan to build two new construction homes on the new lots.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: Project #PSLS24001 has been approved on 10-21-2024 by Fire.

COMCAST: In response to your utility request for the above project, please refer to the attached map for the location of Comcast CATV/FIBER facilities. 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. If we can be of further assistance,

please feel free to contact us by email at ccutilityrequests@tamsigma.com.

DTE: DTE Electric Company has reviewed the site plan for the Subdivision Lot Split and Combination request. DTE Electric Company has no objection to the Site Plan for the Subdivision Lot Split and Combination request impacting 22708-22716-22728 Mac Arthur Blvd.; Section 34, per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

A motion was made by Commissioner Holowaty to approve, supported by Commissioner Duzyj.

COMMISSIONERS PORTION:

Commissioner Holowaty – A couple questions, there's one home that you're saying is going to be demolished?

Mr. Bob Weidner – Yes, it's in severe dilapidated condition. One house there will be demolished and we will put one house on the corner and the one house on the infield lot.

Commissioner Holowaty – What type of homes are you thinking of putting there?

Mr. Bob Weidner – The one on the corner will be a bungalow. It's similar to the one that we built on the corner of Maxwell and Mac Arthur, I'm not sure if you're familiar with that house. The one next to it will be what we call a shot gun ranch, it's similar to the ones we built on Timken and Mac Arthur and Republic and Mac Arthur.

Commissioner Holowaty – I'm familiar with that area, I live in that area of Warren. It looks like it will be a good project to put some new homes in Warren. Are they going to be sold?

Mr. Bob Weidner – Yes, we sell them to first time home buyers, no landlords, to low to moderate income people. It helps to stabilize the neighborhood. It's part of the Neighborhood Stabilization Program. As far as I know we are one of the few people building in south Warren, is Community Development.

Commissioner Holowaty – Thank you.

Commissioner Duzyj – I thought that combining these three and making them into two would make it a true R-1-C Lot, but it's 109

feet no matter if you split it in half, it's not going to get to the 60 foot. Are all of the lots in that area between 36 and 40 foot?

Mr. Bob Weidner – I would say most of them, yes, definitely are.

Commissioner Duzyj – It originally started off as R-1-C, which was 60 foot.

Mr. Bob Weidner – Yes, as far as we are concerned there 40 is probably the biggest ones that we found down there that the city gets tax reverts.

Commissioner Duzyj – Okay, if they have dispensation for 36 and 37 foot lots would that apply to these two lots?

Mr. Bob Weidner – That I don't know.

Commissioner Duzyj – Does anybody know?

Ms. Michelle Katopodes – Can you please repeat the question?

Commissioner Duzyj – The three lots are getting combined and it's about 109 feet and it's R-1-C, which is 60 foot frontage. Now if they were split to 36 to 38 feet per this, wouldn't the dispensation from the Zoning Board of Appeals apply to this, or is this complete different than turning it into 37 or 39 foot?

Ms. Michelle Katopodes – Well looking at the history, this plat was created back in like the 1920's, this actual subdivision was recorded back in 1923. So these lots were created that size, the size that they are, like 36 or 40 feet, that's how they were originally were platted.

Commissioner Duzyj – Really, I thought they were R-1-C and then split in half.

Ms. Michelle Katopodes – I mean it was zoned that way but they were platted smaller originally. They were created before the Zoning Ordinance.

Commissioner Duzyj – So then they've never been in front of Zoning Board of Appeals?

Ms. Michelle Katopodes – I would say no.

Commissioner Duzyj – Okay, that was my question, I didn’t want to double it up. Thank you, Mr. Chairman.

Chair Smith – Good evening, sir. That yellow house has been an eyesore for quite a while; it will be nice to get two new houses there. Another good thing about this is there’s a school right across the street, there’s an elementary school, middle school, and high school right across the street. So if you’ve got a family in it then the schools are close by, that’s a good selling factor also.

Mr. Bob Weidmner – Yes, the people that bought our house on Mac Arthur and Maxwell, they actually went to Lincoln and were high school sweethearts and now they live across from the school. Part of the program is we want to keep people who grew up in the neighborhood so they can still stay in the neighborhood. We build a great house too; our houses are very nice. Like I said, it stabilizes the neighborhood, it puts a homeowner in there, not a landlord, we find that they take care of the houses. They love them and show them off, it’s really a good program.

Chair Smith – Very good sir, I hope the program continues.

Mr. Bob Weidner – Me too, thank you.

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty.....	Yes
Commissioner Duzyj.....	Yes
Commissioner Ansar.....	Yes
Commissioner Hoque.....	Yes
Assistant Secretary Chowdhury.....	Yes
Vice Chair Boniecki.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

- D. SITE PLAN FOR A PARKING LOT EXPANSION FOR AN EXISTING HINDU TEMPLE; located on the south side of Nine Mile Road, approximately 1,056 ft. east of Warner Avenue; 3560 & 3520 Nine Mile Road; Section 31; Ramakrishna Ashrama/Swami Sarvadevananda (Jeffrey Graham/Kem-Tec); PSP240026.

PETITIONERS PORTION:

Mr. Jeffrey Graham – My name is Jeffrey Graham, I’m the Project Architect, I work for Kem-Tec Associates. I’m representing the

elders of the Hindu Temple. The Temple has been there for four or five years and it's a growing facility. They now have many more families, about 70 people, that attend at one time.

We currently have about 21 parking spaces, actually it was 24, but we are going to lose a few by putting the driveways to connect the two parking lots. So the number of existing parking spaces will drop to 21, but we are adding 58 parking spaces so we'll have a total of 79 parking spaces. This is more than we need at this date, but we are also planning for the future, we believe that the Temple will grow. We hope you will consider our petitioner.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

COMCAST: In response to your utility request for the above project, please refer to the attached map for the location of Comcast CATV/FIBER facilities. 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. If we can be of further assistance, please feel free to contact us by email at cccutility.requests@teamsigma.com.

DTE: DTE Electric Company has reviewed the site plan for a parking lot expansion for an existing Hindu Temple. DTE Electric Company has no objection to the site plan for a parking lot expansion for exiting Hindu Temple impacting 3560 and 3520 Nine Mile Road; Section 31, per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPW: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and have determined that the site is located within the Bear Creek Intercounty Drain Drainage District and the Bear Creek Drain is located 85 feet north of the property line. Any stormwater discharged to the Bear Creek Drain will require a MCPWO stormwater review and approval. Any stormwater discharged to the Nine Mile Road stormwater system is under the City of Warren's jurisdiction and would require their approval. Prior to the site plan approval, it is highly recommended that the design consultant and landowner schedule an engineering meeting with this office to discuss how our standards may apply by contacting Heather Morin at heather.morin@macombgov.org or 586-307-8280. Any site disturbance over 1 acre, will require the proposed site to conform with the MCPWO's Procedures and Design Standards Manual for

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Stormwater Management (Rev. March 1st, 2024). Review section V for stormwater detention and drain easement requirements.

Ms. Michelle Katopodes reads the recommendation of the Staff:

PUBLIC HEARING:

Mr. Joe Dembrowsky – Good evening, my name is Joe Dembrowsky, I'm the resident directly behind this property. First, I would like to state the last two owners of this property were absolute horrible neighbors. About 28 or 29 years ago when they put up the fence that is there now, they put it up backwards, a wooden fence. It was brought to the City's attention at the time, and they said on several occasions they would make him repair it.

Several times parts of the fence have fallen down, somebody came out and patched it back together, it's fallen down again. I tried contacting Jeffrey Graham at Kem-Tec to try and talk to the petitioners, he didn't find it necessary to even call me back to discuss the situation.

I'm here on behalf of myself and my neighbor and I just want to make sure they are going to be good neighbors. I heard mention of a brick wall along the west property line, what about the south property line. A couple of years ago these people had a party from daylight to dark they played music so loud I could hear it over my air conditioner and my television in my house. Since I've talked to the owner and he says they're not going to do that anymore, all the parties are going to be inside, which is fine.

The other thing is they are talking about expanding, I don't know if you guys have rode around and looked at all the new facilities that have been put in place in the City of Warren recently, if you look at their parking it is so overflowed it's onto the side street, and it's on the grass in front of their facility. We need to stop and put some tighter restrictions on all these things before we allow them to move forward. The traffic is overrunning the neighborhoods. If you ride down Nine Mile where the old Salvation Army is the parking lot, the Credit Union across the street, the old Red Apple, the side streets there's cars everywhere, you can't move.

You need to put a restriction on how many people they're allowed to have and how many cars they are allowed to have. The brick wall, I thought it was a new requirement that any new project had to have a brick wall between the business and residential. She said they were

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going to put one along the west property line and then she said they waived that, the house next door which was the original owner of the property.

I think you guys should check and make sure all those things are going to happen and don't give them an unlimited amount of time to do any of this. The last person got all these approvals and then it sat for roughly two years, and he never did anything now these people ended up with the property. Hopefully we won't have this problem start all over again where it's another two years and they don't do anything. Thank you.

Mr. Jeffrey Graham – May I address those comments?

Chair Smith – Let's see if there's any other public comments. Okay you can come up.

Mr. Jeffrey Graham – If you look at the drawing, we are extending the concrete wall all the way along the southern edge of the property. So that property will probably have a solid wall protecting you from the parking lot. To be honest I've never got a message from you.

Mr. Joe Debrowsky – Speaking from the audience and cannot hear what is being said.

Mr. Jeffrey Graham – They should not have said that, I definitely would have called you back. Do you know who you talked to because that's completely--

Chari Smith – Sir, sir, any questions you'll have to address us.

Mr. Jeffrey Graham – Okay, the other two variances, one was the front setback for the parking, we just wanted to match it up with the existing parking lot so it all looked even across the three lots. Then we are going to request the wall on the west side, because we are providing a greenbelt between their property and we are building a new wire fence, we are going to build a green strip and then the parking lot. Also, that portion of the parking lot probably won't be used for quite a while, because, as we were saying earlier, this is not only for what we need now, we actually have enough parking for our current use, but we hope to have a growth into the Temple. Thank you, those are my comments.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Hoque – We heard some complaints from the neighbors, so how will you handle the music and other things?

Mr. Jeffrey Graham – The only thing we heard was the one time when they had a party. The gentlemen talked to one of the elders and they've agreed to keep all their parties inside the building. So whenever there's a problem it is responded to immediately and a solution was developed.

Commissioner Hoque – Thank you. Is it required by the Zoning Department to put a brick wall between the business and the residential?

Mr. Jeffrey Graham – Yes, if you look at the drawings on the south property line, it says extend six inch thick concrete wall, six feet tall at a 45 degree angle capped and to the property line, see detailed sheet. So, not only do we say we are doing it, but we also provided a detail sheet as to how we are going to build that wall.

Commissioner Hoque – Thank you.

Commissioner Duzyj – Have you talked to anybody in the Macomb County Public Works Department yet, or anybody as far as how you're going to deal with the water in the parking lot?

Mr. Jeffrey Graham – Yes, we had a meeting with Mr. Ron Wuerth and we had somebody from Engineering and it was determined that we were less than an acre so we don't have to do retention. Kem-Tec is also a side Engineering Company as well as a Survey Company. So once we get approval on this then I'll switch this over to the next department and they will handle the engineering. We have in-house people so they will be talking to Macomb. We have a pretty good staff of about 80 people, so we do this on a daily basis.

Commissioner Duzyj – I'm concerned about where the water is going to go, and I'm sure you can appreciate that. Having the neighbors show up because their basements are flooding is not my idea of good planning, but if you're going to go over this with Macomb County and the City of Warren then I hope this is addressed during your meetings. Thank you, Mr. Chairman.

Commissioner Holowaty – The one resident said the previous two owners, are these new owners to the property?

Mr. Jeffrey Graham – Yes, we just bought the property this year.

Commissioner Holowaty – So these are new owners of the Hindu Temple that's there now?

Mr. Jeffrey Graham – Yes.

Commissioner Holowaty – So what's happened in the past few years they can't really be held responsible for. Hopefully they will have more consideration and better neighbors, we all have to live together here in the City of Warren. What time are their services?

Mr. Jeffrey Graham – It's on Sunday at 4:00 p.m.

Commissioner Holowaty – Okay thank you.

Secretary Mouri – If everything goes as we expect and goes good, is there a deadline on when you plan on having this up and running?

Mr. Jeffrey Graham – I wouldn't say there's a deadline, we are not worried about financing if that's the thing. This Temple is part of a greater community, the Headquarters are in Chicago, it's just a matter of them freeing up money. It's not like we have to have fundraisers and bake sales to pay for this it will be paid for by the organization.

Secretary Mouri – Thank you.

Mr. Ajit Das – I would like to add to what Jeff has said, this Temple that we are talking about right now is part of a worldwide organization. The Headquarters are in the eastern part of India, they have strict policies they do not finance any project. Individual centers, they have to support themselves, they do not provide any finance. (Inaudible.) They have to raise the money for themselves. There are centers all over the world in North America and Canada. Thank you.

Commissioner Mouri – With the Headquarters not providing the money, is your plan to fundraise for this project?

Mr. Ajit Das – Yes.

Mr. Jeffrey Graham – Oh I thought you were getting it from Chicago.

Mr. Ajit Das – The center in Detroit comes under the jurisdiction of Chicago, and they are also limited with the funds. So we have to support it ourselves with programs and fundraising events that we will do. (Inaudible.)

Mr. Jeffrey Graham – I apologize, I misunderstood what they were saying, I've always talked to the people in Chicago, and we had to get approval from the people in Chicago.

Mr. Ajit Das – As I said to Jeff, the Detroit center started about four years ago and it comes under the jurisdiction of the Chicago Region. (Inaudible.) He comes here at least four or five times in the summer and gives a religious program retreat, a lot of people come, he's very respectful. So people come and give money and give donations and listen to his talks and things like that.

Commissioner Ansar – As you mentioned it's part of the organization from India, can you please give us the organization name?

Mr. Ajit Das – (Inaudible.)

Commissioner Ansar – So it is going to be a branch of the same organization?

Mr. Ajit Das – This is part of the same organization, I wouldn't say branch, that is too big, but it's part of the same organization.

Commissioner Ansar – So for this temple everything will be handled by your headquarters?

Mr. Ajit Das – Administratively we are under the jurisdiction of Chicago, the person in charge of Chicago is (inaudible). He visits at least five or six times a year and inspires people to do things.

Mr. Jeffrey Graham – The name of the organizations are on the site plan.

Commissioner Ansar – Okay, thank you for explaining.

Councilman Henry Newnan – I understood there's a question about the timeline, and I didn't understand whether that was answered. I'm hoping that there is a timeline for the residents and for the

Commission to know. Through the Chair to the petitioner, I'd like to ask what the timeline is?

Mr. Jeffrey Graham – They are thinking they can get everything done in two years.

Chair Smith – And how soon do you think they will start?

Mr. Jeffrey Graham – We don't know, if it depends on the financing, everything they do they have to get approval from Chicago.

Chair Smith – Once all the approvals are done then they can start the construction.

Mr. Jeffrey Graham – They are thinking two years. Keep in mind it took them about two years to buy the property to convert it over from office buildings into a Temple and renovate the parking lot for that building as well, because the parking lot was in bad shape. So it took them about two years to get this far and this will be even easier because it's just a parking lot, they are not renovating a building.

Chair Smith – Alright, thank you sir. That was a motion by Commissioner Ansar, supported by Commissioner Hoque.

ROLL CALL:

The motion carried as follows:

Commissioner Ansar.....	Yes
Commissioner Hoque.....	Yes
Commissioner Duzyj.....	Yes
Commissioner Holowaty.....	Yes
Assistant Secretary Chowdhury.....	Yes
Vice Chair Boniecki.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

- E. REVISED 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. **Originally approved on February 26, 2024.**

PETITIONERS PORTION:

Mr. Anthony Lentine – Good evening, Commissioners. I'm the owner of the property and the landlord to LeCom Utility Contractors. We are here today to request an expansion of our current open

storage area to facilitate the need of our tenant, LeCom Utility Contractors, for some additional parking of utility trucks. That's the main thrust of our request.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: Revised comments 10-21-24 – The Warren Fire Department approves this site plan. If you have any questions, please contact me at 586-756-2800, ext. 3300.

COMCAST: Revised comments 10-28-24 – In response to your utility request for the above project, please refer to the attached map for the location of Comcast CATV/FIBER facilities. 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. If you can be of further assistance, please feel free to contact us by email at cccutility.requests@teamsigma.com.

Previous Comments 2-26-24

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

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

1. Variance shall be required for open storage.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

A motion was made by Commissioner Holowaty to approve, supported by Commissioner Duzyj.

COMMISSIONERS PORTION:

Vice Chair Boniecki – Are we adding the \$500.00 hundred dollar bond?

Chair Smith – Yes adding the \$500.00 dollar bond. Good evening, sir. I know when you guys first came to us years ago you thought you had enough space then all of a sudden you didn't have enough space and you were trying to expand out further. I drove through and I saw how you've got these areas, you've already got trucks and materials in the areas where you're going to have storage now. Even with all the added stuff it still looks fairly organized.

Mr. Anthony Lentine – They are working hard to keep it real clean and neat.

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Chair Smith – Do you understand all the recommendations?

Mr. Anthony Lentine – I do, and I’ve already got the Engineer working on the engineering changes, and I’m already working with the Bear Creek District to amend the license to use.

Chair Smith – Very good sir.

ROLL CALL:

The motion carried as follows:

- Commissioner Holowaty..... Yes
- Commissioner Duzyj..... Yes
- Commissioner Ansar..... Yes
- Commissioner Hoque..... Yes
- Assistant Secretary Chowdhury..... Yes
- Vice Chair Boniecki..... Yes
- Secretary Mouri..... Yes
- Chair Smith..... Yes

- F. SITE PLAN FOR OPEN STORAGE FOR TRUCK AND TRAILER STORAGE; located on the south side of Eleven Mile Road, approximately 643 ft. east of Sherwood Avenue; Section 21; 6500 Eleven Mile Road; Sefika Campara (CTT, LLC); PSP240025.

PETITIONERS PORTION:

Ms. Sefika Campara – Good evening, I am the owner of CTT Trucking Company. We bought the property in 2021, it was actually a trucking company before us. We received notes this summer that we have to submit a site plan for the parking, we already have it for the building but not for the parking. So we are trying to do everything to improve and be in compliance with the City of Warren.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

COMCAST: In response to your utility request for the above project, please refer to the attached map for the location of Comcast CATV/FIBER facilities. 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. If we can be of further assistance, please feel free to contact us by email at cccutility.requests@teamsigma.com

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

A motion was made by Commissioner Duzyj to approve this with the change to the bond amount, supported by Commissioner Ansar.

COMMISSIONERS PORTION:

Commissioner Duzyj – Ms. Campara, do you need trash enclosures?

Ms. Sefika Campara – No.

Commissioner Duzyj – You drew one in; do you have anybody picking anything up out of there or is it just sitting there rusting?

Ms. Sefika Campara – They come every week.

Commissioner Duzyj – Is there stuff in it to throw out?

Ms. Sefika Campara – Yes.

Commissioner Duzyj – Then you need a trash enclosure, I was trying to figure out if you really needed one or not, if you're already using it then fine. Thank you, Mr. Chair.

Chair Smith – Good evening, ma'am. You don't really have a trash enclosure, but you're showing one on the drawings which you will have to build to our standards. You do have a little dumpster which is right by the power pole in the middle of the parking lot, there's a guardrail around it, and you have a little dumpster on the side of it with yellow markings. That would have to go into a trash enclosure which you have positioned at the end of the building.

Another thing I noticed is, on the drawing around that power pole, within a 10-foot radius all the way around that power pole, you can't have any trucks parked there and you have semi-trucks and everything parked right up next to the guardrail where that power pole is at. You have to have a 10-foot clearance all the way around that pole for parking any vehicles.

Ms. Sefika Campara – I understand.

Chair Smith – Do you understand the recommendations?

Ms. Sefika Campara – Yes.

Chair Smith – Are you okay with the extra bond?

Ms. Sefika Campara – Yes.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Commissioner Ansar.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes
Assistant Secretary Chowdhury.....	Yes
Secretary Mouri.....	Yes
Vice Chair Boniecki.....	Yes
Chair Smith.....	Yes

Chair Smith – Good luck with everything, if you do have any questions about anything you can always contact the Planning Department. Just make sure you keep your clearance around that power pole. Have a good evening.

- G. SITE PLAN FOR GATE EXPANSION AND PARKING LOT MODIFICATION; located on the west side of Van Dyke Avenue, approximately 1,058 ft. south of Fourteen Mile Road; 32501 Van Dyke Avenue; Section 4; Menard, Inc. (Nick Brenner); PSP240028.

PETITIONERS PORTION:

Mr. Pat Wewel – I’m subbing in for Nick Brenner, I’m a Real Estate Representative for Menard, Inc. Good evening members of the Planning Commission.

Menard, Inc. is requesting a site plan approval for a gate expansion and parking layout modification at the Menards located at 32501 Van Dyke Avenue. This project will add an express lane to the existing Menards yard entrance gate by utilizing existing paved areas currently used by seven park spaces. Menards started doing this gate expansion about seven years ago, this is one of our final stores to get this upgrade.

The gate expansion streamlines the entrance into our yard area by adding a third lane to allow customers with a printed receipt from inside the store to enter the yard area and helps us to stay

competitive as online sales have increased over the years as well. It speeds up the flow of traffic into our yard for pickup of sales.

This project was previously approved in 2021, our timing and our construction schedule ended up bumping it out a little further than we anticipated and didn't get accomplished before our approval expired. We also made a change to the project where we are going to leave the existing transformer and generator in place. The outdoor yard sale area will not be increasing during this project, it will all stay the same, it's just adding the extra lane to the yard.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: Fire Department has approved the site plan at 32501 Van Dyke on 10-22-24.

DTE: DTE Electric Company has reviewed the site plan for gate expansion and parking lot modification. DTE Electric Company has no objection to the site plan for gate expansion and parking lot modification; impacting 32501 Van Dyke Avenue; Section 4; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPW: The Macomb Company Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and have determined this site is not under the jurisdiction of MCPWO. The site is located within the Beaver Creek Drain Drainage District and is traversed by the Beaver Creek Drain along the easterly property boundary. Beaver Creek Drain is a natural water course and is therefore not under the jurisdiction of MCPWO. Any stormwater discharged to the Beaver Creek Drain will require the approval from Michigan Department of Environmental, Great Lakes, and Energy as well as the City of Warren. Should the City of Warren require a No-Objection letter from this office, please reach out to Wes Janik at Wesley.Jonik@macombgov.org. or 586-469-5961.

MDOT: MDOT has no concerns as there is no work in the MDOT right of way.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

A motion was made by Commissioner Holowaty to approve, supported by Commissioner Hoque.

COMMISSIONERS PORTION:

Mary Clark CER-6819
November 18th, 2024

Chair Smith – Good evening, sir. By putting in the extra lane that will enable you to move materials from the backside of the store out to the front without having to wait in line to get checked in at the booth.

Mr. Pat Wewel – Yes, so currently you would have to check in with the gate attendant and they would have to read your receipt, scan it and get you in. In these scenarios, we added a kiosk where your receipt has a bar code on it, you'd scan it and the gate would open and allow you to drive to the back area to pick up your merchandise.

Chair Smith – So it would make it a little more efficient.

Mr. Pat Wewel – Yes, exactly. It allows the gate attendant to focus their attention more on the folks leaving the yard area as opposed to the folks entering the yard area.

Chair Smith – Okay very good. Menards is doing a good job over there, it's an asset to the community, so good luck with everything.

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes
Commissioner Ansar.....	Yes
Commissioner Duzyj.....	Yes
Assistant Secretary Chowdhury.....	Yes
Secretary Mouri.....	Yes
Vice Chair Boniecki.....	Yes
Chair Smith.....	Yes

Chair Smith – When do you think you'll start on it?

Mr. Pat Wewel – Talking from the middle of the auditorium (inaudible).

Chair Smith – March and July of next year, I should have asked that question when I had you up here. Thank you, sir.

7. CORRESPONDENCE:

None at this time.

8. OLD BUSINESS:

SITE PLAN FOR NEW RETAIL AND RESTAURANT BUILDING;
located on the east side of Dequindre Road; approximately 977.37 ft.

south of Eleven Mile Road; Section 19; 26620 Dequindre Road; Geoffrey Sargent (Michael Malone); PSP200036. **Approved on December 7, 2020. First extension request approved to December 7, 2023. Second extension request approved to December 7, 2024. Petitioner is requesting a third extension to December 7, 2025.**

Chair Smith – Good evening, sir, could you give us a little background on what’s going on with all the extensions?

PETITIONERS PORTION:

Mr. Kevin Barbieri – Yes, absolutely. Good evening, Commissioners. I’m here on behalf of the petitioner here. The petitioner is a facility that was granted a cannabis license, they were a select group to whom the license was awarded to, and the applicants that were not awarded licenses sued the city. So the people that won the licenses intervened, it went up to the Court of Appeals, the winners won in the Court of Appeals, the losers then appealed to the Michigan Supreme Court. In June, this matter was remanded to the Court of Appeals, so at this point we are not sure if the Court of Appeals is going to remand it to the Trial Court or if the Court of Appeals is going to hear it themselves.

So this extension that we are asking for is based on litigation that we are not in control of. All adjournments that we’ve asked for up there are all based on waiting to see how this lawsuit shakes out. So we literally cannot move forward, there’s a restraining order in place preventing the parties from doing anything. We love the City of Warren and want to do business here, so we are just eagerly waiting for this lawsuit to be completed, that is the reason for this extension request today.

Secretary Mouri – There is no correspondence, I have a letter from our Planning Director, Mr. Ron Wuerth, to the Planning Commission.

The following reasons are why not to approve the extension of the site plan:

1. The Planning Director previously made a request to provide a locked gate. The gate was not locked. A Knox box should be used. The City does not want people to use the site for reasons other than to maintain the Cell Tower facilities.
2. The title is “Cannabis Facility”. I believe the Petitioner wants a “Provisional Center”. The City is in a lawsuit and hasn’t resolved the issue of where provisioning facilities may be approved.

3. The letter the Petitioner wrote implies that a building exists on the site. The old restaurant (Crash Landing) building was demolished.
4. This is the third request for an extension for the site plan. In the fifth-year uses have changed. Also, waiting for the City of Warren to end a lawsuit regarding who and how many locations for provisioning centers are to be approved, may not include this property.

Sincerely,
Ronald F. Wuerth, AICP, Planning Director

Mr. Kevin Barbieri – For the record, the letter that was just read, I was handed this when I checked in, so this is the first I'm seeing this. Going through this, just to address a few of these issues, we have no issue putting in a Knox box, that's fine.

Number 2, it says the City is in a lawsuit and hasn't resolved the issue of where the facilities may be approved, but until they do our licenses and site plan approval is still good.

Then number 4, is basically what I was saying, we are waiting for the City of Warren to end the lawsuit regarding who and how many locations for provisioning centers are to be approved and it may not include this property, but it may include it, we don't know until this lawsuit shakes out.

So, I was just wondering with all those points addressed, if Mr. Wuerth and the Planning Commission would change their position on our approval. If we agree to do the Knox box and that seemed like that was the only outstanding thing.

Chair Smith – I'd like to make a suggestion to you, when people go to court you never know how long court proceedings like this will last. What we'd like to do is not give the extension, have you pull the project off the table until things get settled in court, and then come back with a new site plan.

Mr. Kevin Barbieri – We would lose out on the license we were granted, so alternatively I would ask for this to be tabled to the next meeting so our Attorney, Chris Aiello, can work through this letter with Mr. Wuerth and work on these issues. I believe a resolution can be reached here; we were one of the few people that were granted a

license. The whole reason we are asking for this approval is this court case.

Again, if we can table it so Mr. Aiello can work with Mr. Wuerth to work through these issues and hopefully obtain the Planning Director's approval.

Chair Smith – The only concern that we have with that is it's been almost five years now, it started in 2020. Usually when we give extensions it's only for two years, so you've already passed two of the extensions already. That's the reason we are suggesting that you pull it out for now and work with someone to be able to retain a license if it does work. To keep dragging it on and on and not being able to do anything you need to, maybe pull it out for now, hold onto the license, and, after the court case gets settled, then come back with a site plan and we can go from there.

Mr. Kevin Barbieri – I would like to table this to the next meeting, we were just handed this letter, and our attorney hasn't had a chance to digest it.

Chair Smith – Do you think you can have a resolution by the next meeting?

Mr. Kevin Barbieri – December 2nd, is that the next meeting?

Chair Smith – Yes, December 2nd, can you have a resolution by then?

Mr. Kevin Barbieri – Yes, we will absolutely work with Mr. Wuerth and his office to do so.

Chair Smith – Like I said we don't want to keep giving extensions if there's not going to be any progress.

Mr. Kevin Barbieri – Well I think the extension in light of the lawsuit we are literally prevented by the court from doing anything.

Chair Smith – That's what I'm saying, you're prevented from doing anything. Even if you meet with your attorney and go over what Mr. Wuerth has suggested and the lawsuit doesn't move forward then we are still in the same boat.

Mr. Kevin Barbieri – I would like to see what we can get done by the next meeting.

Mr. Ron Wuerth – Mr. Chair, you're exactly right about two extensions and a third turns this into a five-year project with no end in sight at this point and time. The thing I was also concerned with, that I didn't get a chance to put in this list, is the initial site plan for structure that was to be used for retail and a restaurant. I don't recall anything other than a name change to what that building would be used for. I wasn't so sure that the structure in itself was a useful one to the cannabis facility. And all this time by the way it's been called a cannabis facility, never once a provisioning center and that's what we are most concerned about is the type of facility. So I'm very concerned about that.

Provisioning centers are the most important ones that may or may not get approved throughout this city. If you table this, I certainly want this to be discussed, not only with myself, but the City Attorney on this particular issue and with the Building Division who handles requests for sites like this. If that happens and you postpone it, then we will go through that process, it will come back to you with a report that way. The question about the site plan itself, I was very uncomfortable about the fact that it went from a couple of retail spaces and a restaurant to this without any change to the site plan, it's very unusual, so I'm concerned about that. That's why I bring this up because when I've got concerns, I want you to know about them.

Chair Smith – Thank you Mr. Wuerth. Ms. City Attorney, would you like to make any comments on this?

Ms. Laura Sullivan – No, I'll reserve comment. I think what Mr. Wuerth said is if we are going to table this there should be a meeting with the representatives of the City Attorney's Office, the Building Department, the Planning Department and anyone else he deems necessary.

Chair Smith – So what you're suggesting is a table to December 2nd?

Mr. Kevin Barbieri – Yes, please.

Commissioner Duzjy – Although I recognize what the petitioner wants to do, it says new retail and restaurant building, well there's no restaurant, there's no retail, there's no nothing at this point and time. There's nothing that tells us, or him, or anybody else, if this is going to be settled by December 7th, 2025. So as opposed to postponing this, and discussing this, and going through all this again, my feeling on it anyway is we call it a day we do not move forward on this site

plan. We return the petitioner his check, and once some of this has gone through the legal channels and everything else, then we can talk about it. Going to 2025 is meaningless at this point and time, this could go to 2030 and to keep track of all this and to have it come back again and again, it's come back enough times.

Let's say we postpone it and move it to December 2025, it will be on here for December of 2026 there's no doubt in my mind. So I'm against giving another extension for this. Thank you.

Secretary Mouri – I just wanted to clarify this; we are not probably extending it right now we are tabling it?

Chair Smith – We haven't said anything.

Secretary Mouri – There's two routes we are discussing, and extending it or tabling it both are options. Because the petitioner did mention he didn't receive that final letter until he walked in, it's my feeling it might be fairer to give him that one last chance by tabling it. That's how I feel, I don't know how the rest of the Commissioner feels. I also agree with you that it's a legal scenario and it really doesn't make sense to extend it at this point but tabling it, I think we should consider.

Commissioner Ansar – Do you think you can do something within 2 weeks, or do you need more time?

Mr. Kevin Barbieri – You're saying for a two week tabling?

Commissioner Ansar – Yes.

Mr. Kevin Barbieri – Yes, I'd just like to get this letter in the hands of our attorney to review this and all of our options. Our thing is up on the 7th, so the 2nd is really the last time we are able to do it.

Chair Smith – We've heard from part of the Commission, I understand you just got the letter and you want to show it to your attorney to see what can be done, but the thing about it is in that short period of time I don't think you'll be able to have anything done that will be constructive. In other words, he can see the letter, but being that it's been this long, I don't think that two more weeks is going to make a difference. So my suggestion still is to put the project on hold until you get the legal stuff taken care of, talk to your attorney and go from there. You may need to bring back a new site plan. It says it's a retail store and restaurant and now you're saying

it's a cannabis facility, but you don't say what kind of cannabis facility it is. There's too many unanswered questions there.

Mr. Kevin Barbieri – Our attorney may very well have us do the thing you're suggesting, but I'd like an opportunity to speak with him first and get this letter to him for review.

Assistant Secretary Chowdhury – What exactly do you think he's going to change on here, it's just the knox box and titling. I'm kind of confused on that and I agree with what Mr. Chair is saying, so what do you think might change when you give this to the attorney?

Mr. Kevin Barbieri – I can't speculate, but our attorney had been reaching out to try to get this very letter before this meeting and never received it, so it was a shock that I was getting it for the first time walking in. Respectfully I would like the opportunity to have him look at it.

Assistant Secretary Chowdhury – Okay.

Chair Smith – Because he just got the letter and your attorney hasn't had a chance to look at it, I understand that, but if we postpone it until the next meeting and there's nothing resolved by the next meeting, then you need to pull the project until the legal stuff gets taken care of and then come back with a new site plan. That will give you a chance to talk to your attorney, I don't know if anything will be accomplished or not, and if nothing gets accomplished in that time period then I suggest that you withdraw the project until everything gets settled. Then come back with a new site plan with what the property is going to be used for so we know exactly what's going on.

MOTION:

A motion was made by Commissioner Duzyj to deny the 3rd extension.

Secretary Mouri – Doesn't the tabling get the motion first?

Chair Smith – I don't know if it was tabling or postponing?

Secretary Mouri – Yes, postponing it, so which motion would get addressed first.

Chair Smith – Well he was just saying he wanted to deny the extension, but we can still postpone it.

Commissioner Duzyj – My motion can fail.

MOTION:

A motion was made by Commissioner Duzyj to deny the 3rd extension, supported by Commissioner Ansar.

Ms. Laura Sullivan – You vote on it and if it doesn't pass then you can make another motion.

Chair Smith – Commissioner Duzyj has a motion on the table to deny the 3rd extension and have no postponement and Commissioner Ansar supported it.

Ms. Laura Sullivan – Now they can have a discussion on the motion and then a vote.

Commissioner Duzyj – My point after it's all been said and done, this was approved in 2020, then an extension in 2023, another one in 2024, now this is going to 2025. If anybody up here sincerely believes that this is going to be taken care of by 2025 then I think you're fooling yourself. I don't think it's going to happen first of all, and second of all, the description of the site plan does not fit with what they are trying to do here. So if you're going to do it start anew and be done with this.

Chair Smith – We have a motion by Commissioner Duzyj to deny the extension, supported by Commissioner Ansar. So we won't postpone it, we won't table it, we won't deny the extension for now and if something happens and he wants to bring it back then he can bring it back.

Commissioner Duzyj – He's good until December 7th. Voting yes means to deny.

Secretary Mouri – I'd like to clarify one thing for myself. So let's say I vote yes but I still want to put another motion out there to postpone it, is that a possibility?

Commissioner Duzyj – Then you vote no.

Secretary Mouri – So vote no?

Ms. Laura Sullivan – That’s correct.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Commissioner Ansar.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes
Assistant Secretary Chowdhury.....	Yes
Secretary Mouri.....	No
Vice Chair Boniecki.....	No
Chair Smith.....	Yes

Chair Smith - I think things have taken too long already and I just don’t feel that a couple of weeks will make a difference. I’m sorry the motion has been denied for the extension.

9. BOND RELEASE:
None at this time.

10. NEW BUSINESS:
None at this time.

11. CITIZEN PARTICIPATION:
None at this time.

12. PLANNING COMMISSION BUSINESS:

A) Planning Director’s Report:

Mr. Ron Wuerth – This report is from October 21st; mostly this is meetings I’ve attended. There was the Van Dyke Corridor Meeting. Another meeting on SLC who takes care of a lot of things down on Eight Mile Road, that’s not so great frankly. I attended a tree ordinance meeting in the Mayor’s Office with the Mayor we are trying to work that out. We had our 2nd staff review of the Planning Commission Budget. We’ll be going into our third and last one here pretty soon and we’ll get that to the Planning Commission so they can review it on one meeting date, then make changes, approve, deny on the second meeting date, both in December. We’ve been working on our Active Mobility Plan that’s basically a bicycle, walking and rolling sort of speak plans.

We had a meeting today. We are talking to General Motors about what to do with bike paths around their perimeter and what they felt about that, it was an interesting discussion. We'll have some other meetings coming up, public ones, that we will let you know about.

We had a meeting with Mike Tobin, he owns Frazho Plaza on the corner of Frazho Road and Groesbeck. He's considering selling that to another group, it's a gasoline station. We don't have a name on who is behind it yet, they are looking to totally redevelop that corner.

We had a meeting on 20780 Mound, it's an auto repair shop, they've got a large parking area in the back that actually backs up to Albany. We've been going round and round with the development of that parking lot, I think we are finally getting to the point where we can agree after several years of this. Drainage is mostly the problem, there's an alley that's a concern.

Next, we call it a Triplex Meeting at Blackmar and Eleven Mile. They want to build three-dwelling units on the south and east corner. The issue is, it's zoned commercial, but that area hasn't developed for any commercial in years and these people want to put in a combination three-dwelling unit on that corner. They tried it with four, went to Zoning Board, and it failed, so now they are coming back with three and they have to go back to the Zoning Board one more time. We are in support of it, by the way, and we were in support of the first one.

Another location for redevelopment for multi-family is at 11701 Twelve Mile, the north side of Twelve Mile across from the hospital, it's the Peace Lutheran Church. They are wanting to sell part of the property to a group who want to rezone that part of the property to a multi-family development. So again, that's something we would support, we are trying to get more dwellings, more options to people in town, we just don't have those options, we have to keep trying. We hope once it goes to City Council it will be approved.

I attended a Zoom Meeting having to do with the Downtown Center, we've got that back on the table, and we are going to keep it on the table. We are in talks with City Council so we are hoping that will continue to move forward. On the 12th of November, I attended a City Council Meeting with some items that were on there. That's about all, there's more but I'm not going to bore you.

B) Planning Commission Discussion and Concerns:

Mary Clark CER-6819
November 18th, 2024

Ms. Michelle Katopodes – In your packet we provided an Active Mobility Plan handout. I just want to make a brief announcement. The Warren Active Mobility Plan has an upcoming open house the Consultant is going to put out. I'll just read one of their summaries on what's coming up.

The City of Warren is excited to present the preliminary plans for the Active Mobility Plan which aims to improve accessibility and connectivity for everybody who walks, bikes and rolls. This plan focuses on enhancing daily transportation and recreation through better non-motorized and micro mobility options. So the open house details is going to be on Wednesday, December 11th, from 6 pm to 8 pm, and it's going to be at the Burnette Library, that's at 23345 Van Dyke Avenue. You can stop in any time between 6 pm and 8 pm to review the plans, provide your input and hear a brief presentation. There will be two short presentations, one at 6 pm and one at 7 pm. It's basically an informal opportunity to ask questions, discuss ideas, and help shape the future of transportation and recreation in Warren. If you want to see information about what we've done so far there's a website and that's walkbike.info/warren. Thank you.

Chair Smith – In our packet we got a couple things from Governor Whitmore, signed bills protecting homeowners, advancing housing needs, and supporting public health and more. Then there was also a letter from Andrea Brown who is the MAP Director responding to a bill that was voted on in the State House that dealt with our Master Plan trying to get more housing, do you want to elaborate on that just a little bit.

Ms. Michelle Katopodes – Yes, that was a letter in support of the updates to the Planning Enabling Act, so we gave you a copy of the updates which talks about when a Master Plan is updated you have to include housing and look at different things related to housing, which wasn't something that was presently required. This is from the press release, it says, by requiring Planning Commissions to consider local housing needs when developing or revising a Master Plan land use. The bill also requires Commissions to reflect the local government housing interest ensuring residents' concerns are incorporated into the decision-making processes. Then it goes on to say affordable housing options are a necessity to attract people and improve the vitality of our businesses, corridors and increase the livability of our communities. That's all part of the press release and that's what's incorporated into the Planning Enabling Act. So our update of the Master Plan will have to include different housing, almost like a housing study really, and look at the different types of housing to increase housing options.

Chair Smith – Thank you.

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

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 8:52 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

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