

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on March 25th, 2024, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, March 25th, 2024, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Claudette Robinson
Michelle Tutt
Delwar Ansar
Mahmuda Mouri – Secretary
Merle Boniecki – Vice Chair
Warren Smith – Chair
Henry Newnan – Ex-Officio
Melody Magee – Ex-Officio

Also present:

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

1. CALL TO ORDER:
Chair Smith - Calls the meeting to order at 7:01 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:

MOTION:

A motion was made by Commissioner Tutt to excuse Assistant Secretary Chowdhury, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

Commissioner Robinson.....	Yes
Commissioner Tutt.....	Yes
Commissioner Ansar.....	Yes
Secretary Mouri.....	Yes

Vice Chair Boniecki..... Yes
Chair Smith..... Yes

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES MARCH 11TH, 2024:

MOTION:

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

6. PUBLIC HEARING ITEMS:

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

A. SITE PLAN FOR OPEN STORAGE OF STACKED STEEL PLATES:

Located on the Northwest corner of Audrey and East Nine Mile Road; 4965 East Nine Mile Road; Section 29; Derrick Kemppainen/DJP Leasing, LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240005. **Postponed from March 11, 2024. The petitioner requests that this item be further postponed to May 6, 2024.**

MOTION:

A motion was made by Commissioner Robinson to postpone until May 6, 2024, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

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

- B. PROPOSED DRAFT FOR THE CITY OF WARREN VAN DYKE CORRIDOR PLAN; AN ADDENDUM TO THE CITY OF WARREN MASTER PLAN: A comprehensive initiative for a rigorous three year study encompassing resident and business surveys, as well as strategic engagements with key stakeholders, including City, County, and State officials. By February 2022, Beckett & Raeder, Inc. completed their preliminary study of the Van Dyke Corridor. This proposal is for a resolution to adopt and recommend to City Council and is an addendum to the 2021 City of Warren Master Plan; City of Warren; Tom Bommarito, DDA/TIFA Director (Beckett & Raeder, Inc., Planning Consultants).

PETITIONERS PORTION:

Mr. Tom Bommarito – Thank you Commissioners it's a pleasure to be here tonight, I am the City of Warren DDA and Tax Increment Finance Authority Director. We are very excited tonight to give you this plan, it's something we've been working on for about three years. You can see in the backup; I won't read all of the different things.

Brian from Beckett and Raeder has a great presentation tonight. I just thought we would talk about that the TIFA Board is excited to move forward. We've had meetings with MDOT and with the County and with SEMCOG about this plan. The next step would be with your adoption it would go to City Council with a formal resolution by City Council that would help us then apply for several State and Federal Grants to initiate this plan. Thank you for your time and I'd like to introduce Brian from Beckett and Raeder.

Mr. Brian Barrick – Good evening, Commissioners, again Brian Barrick partner with Beckett and Raeder. I'm here to give you a brief overview of the Van Dyke Corridor Plan, hopefully you've had a chance to look at the documents. We will give you a brief overview here tonight.

The study area ranges from Eight Mile on the south to Stephens Road at the Center Line border on the north. We looked at this area from several perspectives from an inventory perspective an assessment perspective and looking at both zoning ordinance and physical improvement recommendations.

As part of this progress, we've had a rigorous community engagement--

Chair Smith – Excuse me sir, we don't have anything on our screen to look at. One second, we have technical difficulties. We will take a 10 minute recess so we can figure out the technical difficulties because we want to be able to see the plan and all we are looking at is a blank screen. So just hold that thought.

At 7:07 p.m., meeting in recess.

At 7:15 p.m., the meeting continues.

Chair Smith – We have the technical difficulties resolved so we will get started with the meeting again.

CONTINUE PETITIONERS PORTION:

Mr. Brian Barrick – Picking up where we left off engagement methodology, we did have a rigorous community engagement process as part of this study. We had a series of State quarter engagement sessions in April of 2022, sessions involving business owners, city staff, TIFA Board Members, Beautification Commission Members as well as public school representatives. We had another series of sessions in July of 2022, and we also had continuous involvement with MDOT Department of Roads and SEMCOG throughout this process as they are also stakeholders in the Van Dyke Corridor.

We also developed an online community survey, I shouldn't say online, we developed a community survey to gauge current and future preferences regarding land use, business preferences mobility infrastructure improvements and redevelopment opportunities. That survey was hosted online as well as paper copies of that survey provided at the public libraries. We received 199 online responses and 4 paper responses to that survey. Of the responses we received 86% of them were fully completed, which is a good rate, so we are pretty happy with that.

There are a few slides here that show some graphics and some charts, if you want to flip forward to the slide that is titled with takeaways. All of that data boils down to a few simple points, one is that people felt that the existing corridor is uncomfortable and had safety concerns related to the balance of vehicular traffic versus pedestrian bicycles and other modes of transportation. Also the land uses within the corridor there was not the level of business mix that the community felt would best serve them. So generally, it's an uncomfortable place to walk, bike, or be present so those are the items that we thought to address.

We did a historic structure survey inventory and assessment as part of this study. There is a historic building stock within the corridor and tin structures that we felt were appropriate for adaptive reuse. In developing land use strategies, we sought to develop ordinance suggestions for ordinance revisions that would support mixed use and housing. The current ordinance has some deficiencies that discourage those uses. Looking at tools for historic redevelopment of the structures that I mentioned and then developing a business mix in particular zones of the district to highlight particular interests by the community. A bike hub with

connection and prominence on the Iron Belle Trail, entertainment district, and a youth zone. On this side there's a chart that shows different categories of businesses and it lists the amount of dollars that is needed versus what is provided and you can see that the categories towards are business types which could lead to greater success within the corridor namely general merchandising, clothing, etc.

On the next slide we looked at mobility strategies for recommendations looking at complete street concept to rebalance the use of the corridor in an appropriate way for all transportation modes and users. The diagram on the top of the slide indicates additional crosswalk locations, mid walk crossings and improved safety at existing cross walks. Increasing the permeability of the Van Dyke Corridor crossing from east to west as well as introducing pedestrian refuge areas protected by plants and transit user amenities. The cross section on the bottom portion of the slide indicates a cross section that we are proposing. Looking at median plantings and portions of what is the center left turn lane today. Introducing the protected landscape islands protecting the bike lanes on the outer curbs and then introducing pedestrian improvements on the sidewalks with lighting, plantings, etc.

On the next slide this illustrates some of those mobility strategies. The center top photo is protected landscape island protecting the bike lane. Introducing our RFB signals and other safety improvements like cross walks again increasing the permeability of the Van Dyke Corridor from east to west from the neighborhoods to critical goods and services. Also looking at increasing the comfort and useability of transit through the corridor providing shelters, seating, information, live bus routing etc., at bus stop locations.

And then moving on to design and activation strategies, looking at opportunities to introduce green infrastructure within the corridor creating a diversity of landscaping elements, tree canopy and then screening of parking lots to increase the sustainability as well as the pedestrian comfort within the corridor.

Related to that, looking at opportunities to introduce public sculpture, murals, branding, outdoor dining again these community amenities that help increase the comfort of the corridor and improve the business environment. The vacant lots that are present looking at ways to activate those until such time as a redevelopment opportunity comes along using temporary improvements and activations such as community gardens, markets, working with public art installations, working with those landowners to develop those temporary activation strategies until permanent redevelopment can occur.

And on the final slide here is the summary of implementation strategies where we have grouped improvements into different cost tiers indicating that incremental steps can be made based upon funding that is available. As Tom mentions the goal is to seek grant opportunities and the desire of the TIFA Board is to really pursue the tier three improvements that have the most impact and the most benefit to the corridor and the community. With that being said there are opportunities to take incremental steps towards that using the lower cost to your improvements until such time as funding is available for the tier three improvements.

So we do have some phasing strategies and funding opportunities included within the overall report draft for adoption. Tom and I are happy to address any questions that you might have.

Secretary Mouri – There is no correspondence.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Robinson – How soon would the grant writing proposals be started?

Mr. Tom Bommarito – We've technically already begun some of those. You may have heard we have a new building going up on Continental and Van Dyke, Urgent Care Building, apartments above, that was part of a 1.8 million dollar grant we got from the State of Michigan. So we are constantly looking for those, but specifically as you saw in the presentation this calls for a greening of that area and there's a lot of those grants available right now so with your approval and then Council's we will go after those infrastructure grants as soon as we get the final approval from Council.

Commissioner Robinson – Okay great.

Chair Smith – On page 67 it showed Civic Center South and next to it showed a bike hub, right now that's where the new fire department is going to be going. I guess the Urgent Care is going to be next to that, so that might be something that needs to be added to it also.

The other thing is we have noticed in our neighborhood, I don't know how far it's extending out but they have license plate readers scattered

throughout the neighborhood. I have an idea why but I was trying to figure out how they set up and where to put them.

Mr. Tom Bommarito – Along the corridor you're speaking of?

Chair Smith – No, outside of the corridor.

Mr. Tom Bommarito – Those I'm not sure what they are, I'm not sure they are license plate readers. In the neighborhoods with the little solar thing and the purple light?

Chair Smith – Right.

Mr. Tom Bommarito – I'm not sure what those are, that's not part of this. On the TIFA Corridor we did install about 12 cameras they are not license plate readers but they are taking photos of the cars going up and down Van Dyke and it's more of an investigative tool for the police department if something happens on the corridor they will have some cameras. That's the only thing that we've set up.

Chair Smith – So they really wouldn't have to contact TIFA to put these in the neighborhood, right?

Mr. Tom Bommarito – Again the TIFA district on that little booklet the red outline along Van Dyke is the entire district. So our district is the business along the Van Dyke corridor and it only goes maybe 50 to 100 feet off of Van Dyke in both directions. So this is taking a little bit of tax dollars from the businesses on the corridor and then reinvesting it into the corridor to keep it vibrant is what we are hoping to do.

Chair Smith – Okay, because it does extend further than that in my neighborhood and I was just trying to figure out where the funding was as far as putting those in.

Mr. Tom Bommarito – That might be a police department thing.

Chair Smith – Okay, it's not a problem but I was just concerned because I didn't really know and I kind of understand what they are trying to do and it's a good thing. Thank you, sir.

ROLL CALL:

The motion carried as follows:

Vice Chair Boniecki..... Yes

Commissioner Ansar..... Yes

Commissioner Robinson..... Yes

Commissioner Tutt..... Yes
Secretary Mouri..... Yes
Chair Smith..... Yes

7. CORRESPONDENCE:

A. SITE PLAN FOR NEW MEDICAL OFFICE BUILDING AND ADITION TO EXISTING SURGICAL HOSPITAL: Located on the east side of Dequindre Road approximately 427.83 ft. north of John B Avenue; 21230 Dequindre Road; Section 31; John Vitale (Adam Roberts). **Approved on June 21st, 2021. Never finished expired.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

B. SITE PLAN FOR BUILDING ADDITION FOR INDUSTRIAL STORAGE: Located on the east side of Groesbeck Highway, approximately 917.08 ft. north of Stephens Road; 24358 Groesbeck Highway; Section 25; Great White Dort Inc. (Ed Cutlip, AGS Automotive System). **Approved on August 9th, 2021. Never finished expired.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR PARKING LOT: Located on the east side of Amber Avenue, approximately 249.2 ft. south of Timken Avenue; 23364 Amber; Section 26; 2S Realty LLC (Martin Nicaj). **Approved on August 23rd, 2021. Never finished expired.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- D. SITE PLAN FOR MOBILE MRI TRAILER PAD: Located on the east side of Hoover Road; approximately 260 ft. north of 13 Mile Road; Section 2; 31150 Hoover Road; Rajeev Jolly/Maxim MRI LLC (Dr. Narayan Verman/Hoover Real Estate): PSP210001. **Approved on March 22nd, 2021. Never finished expired.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

8. OLD BUSINESS:

SUBDIVISION LOT SPLIT (REVISED PLAN): Located on the southeast corner of Twelve Mile Road and Adler Drive; 12980 Twelve Mile Road; Section 14; Osama Razooq (Warren C. Avey/Urban Land Consultants); PSLS230003. **Recommended for approval by the Planning Commission on September 11th, 2023. The petitioner submitted an**

updated survey for a new configuration of the proposed subdivision lot split.

PETITIONERS PORTION:

Mr. Osama Razooq – Good evening and thank you for having me here today again. We've revised the drawing regarding the three lot widths to be 60 x 65 x 60 you approved all the plans September 11, which was 75 x 55 x 55 and we revised it now for lot C.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

AT&T: AT&T does not object to this parcel split.

MCPW: Please be advised that this letter is for comment in relation to right of way and county drain easements only. It appears there will be no work within or near a county drain or easement, therefore this office would have no objection to this request. Prior to site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County Public Works Office design standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Secretary Mouri – What's the reason for the change?

Mr. Osama Razooq – The original plan needed a variance and ZBA didn't approve it in December it need a variance so they didn't approve it.

Secretary Mouri – Okay thank you.

Commissioner Ansar – You had a chance to review all those recommendations?

Mr. Osama Razooq – Yes, I did.

Commissioner Ansar – Are you okay with them?

Mr. Osama Razooq – Yes.

Chair Smith – In parcel B the driveway comes out to Twelve Mile and it seems kind of close to the driveway coming in for parcel C. It’s like a sharp turn there so I don’t know if it would be better to widen the driveway or if you’re using it as a dual driveway. It looks kind of strange like there might be some interference being close to the second driveway. Do you see how it’s coming out and it’s going to Twelve Mile where the other one is wide and is coming into parcel C, it just seems kind of awkward there.

Mr. Osama Razooq – Just off of Twelve Mile Road, the driveway just between the Twelve Mile Road and the front porch or the whole driveway?

Chair Smith – No just at the approach coming in.

Mr. Osama Razooq – Yes, that’s fine we can make it wider.

Chair Smith – It just seems like it would be a little bit more convenient or designed a little bit different if we had easier access coming through there, what do you think?

Mr. Osama Razooq – Yes, I agree.

Chair Smith – I’d like to make that change then if it’s possible. Mr. Wuerth, do you have something you’d like to say?

Mr. Ron Wuerth – I do, the driveway itself remember, it’s the Road Commission’s jurisdiction, it’s their design of the roadway and the driveways that come out.

That driveway as I see it was designed by the surveyor not necessarily by the road authority, they will tell them how that should really look. I don’t know about widening it but the flares that come out to the roadway may change to some degree but that’s out of our purview, we don’t have much of a right to dictate that.

Chair Smith – Thank you for that clarification.

ROLL CALL:

The motion carried as follows:

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

9. BOND RELEASE:

- A. SITE PLAN FOR PARKING LOT: Located on the east side of Amber Avenue, approximately 249.2 ft. south of Timken Avenue; 23364 Amber; Section 26; 2S Realty LLC (Martin Nicaj). **Site plan approved on August 23, 2021. Cash bond in the amount of \$900.00 posted on December 22, 2021. Site plan expired on August 23, 2023. Release the bond.**

MOTION:

A motion was made by Commissioner Tutt to release the bond, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR NEW PARKING LOT AND TWO NEW OVERHEAD DOORS TO THE WEST ELEVATION OF THE BUILDING: Located on the northwest corner of Cadillac Avenue and Hoover Road; 22705 Hoover; Section 34; Golden Gayte Engineering LLC (South Macomb Motors Inc.). **Site plan was approved on July 10, 2017. Cash bond in the amount of \$600 posted on August 29, 2017. Site plan expired on July 10, 2019. Release the bond.**

MOTION:

A motion was made by Commissioner Tutt to release the bond, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

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

10. NEW BUSINESS:

None at this time.

11. CITIZEN PARTICIPATION:
None at this time.
12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

Mr. Ron Wuerth – This is what I've been doing for the last week because the week before that I was on vacation. While I was on vacation on the 14th that was a Thursday, I tapped into a Zoom Meeting, it was a webinar all about nonconformities. This was put on by MAP, Michigan Association of Planning. It impressed me. It was 2 ½ hours of taking notes and listening to things about nonconformities that are extremely difficult to deal with from a Planning point of view, this is a real teaching moment. So when I got back the following week that's when I sent out the power point and I sent out the 2 ½ hour webinar with contact information to my staff, zoning section that includes Everett Murphy, all City Council Members, all Zoning Board of Appeals Members and all Planning Commission Members it's that important. Pay attention to it read it and make an effort to understand it. This is something that you can read and sort of start that process of training, that's what it's about. It's the beginning of information sharing regarding the zoning ordinance.

Here's a little update on the zoning ordinance that I don't think most people have. Zoning ordinance has been under review and revised since the final approval of the Master Plan, it has taken three years to go through that process. The City Council has fully funded this project just like they fully funded the Master Plan, it was sort of a part one and part two. City Council has known about this and known that it's been going on for this length of time. It's also been handled if you will by the Planning Department our responsibility to have meetings and we had meetings after meetings after meetings with the Administration, with Zoning, with Building and others trying to go through and detail with that document.

Beckett and Raeder by the way is the Consultant, that person you saw here tonight Brian is part of that group. Leah DuMouchel who still works for Beckett and Raeder on a part time basis was the leader of the zoning ordinance push. The good news is that this particular revision should be available to us in the next few weeks, it's that close. The City Council and the Zoning Board of Appeals have been working together to discuss many concerns that they have regarding the zoning ordinance and upon review of the new proposed zoning ordinance it is suggested that the City Council, Zoning Board of Appeals and the Planning Commission, that includes the Planning Department, all join together and review this document for final approval and that's going to take some meetings. It's

going to take discussion and communication between City Council and the Administration, that I'm sure is going to happen.

This is what their discussions have been and discussions about certain issues especially the Zoning Board of Appeals is concerned about and I think all this is going to be addressed in this new document. The document is coming, and we'll start this process and I'd like to finish it. If Tom Bommarito was here he would say hooray because once this gets finished, it completes one of those boxes that need to be checked from the redevelopment ready communities. Where we get this under our wings it's going to get us that much closer to certification and that much closer to being able to obtain grants that much easier from the State of Michigan. So that's how important this particular thing is.

As you know I have numerous meetings that I attend here and there, item 6A is one of them. I had about a 2 hour meeting with Karen Burdi to discuss everything that happens with this open storage of stacked steel plates. For your information that whole site is a lawful nonconforming use in a C1 District, that will be explained more to you all when that comes up in May. That's why the attorney needed a little extra time because we brought up some issues that she wasn't aware of when it comes to nonconformities.

I did attend a meeting where we did discuss Body By Bruce, the automotive repair business over on Eleven Mile, it's been kind of a problem for a long time and Bruce wants to get back into business and he's been told clearly that the site plan has to change to be in compliance with what's going on over there, we'll see how that all works out.

That same evening, I think you got the flyer, that Madison Heights was having a meeting for them to present their zoning ordinance. What they do is have a combined meeting with the Planning Commission and City Council and the public comes in and makes comments on it just like they would here. I attended that meeting I wanted to see exactly what they were doing, I had downloaded their zoning ordinance and reviewed it myself and listened to their presentation. Their presentation was by McKenna, they are very good consultants when it comes to zoning. What did I see is it's a very well organized document when it comes to describing uses and cross referencing uses and what zones they can be in, they have a lot like that. I know that Beckett and Raeder have similar charts like that so we will see how that works out.

It was very well organized; I'd have to say they are a little short on definitions because there were some that we're constantly working on like the most recent one was basements. Things like that are unusual, they need more definitions if they were to ask me. By the way I did not speak I

didn't think it was fair to do that, I was there to observe. Signs are a big issue there; they are not done yet, this was the first screening sort of speak and they'll have it before the public a couple more times before they make a final decision. I found it interesting, I've never done that before. All this talk about zoning ordinances and what we are doing here I thought I've got to get over there and see what they are doing.

On the 20th I was working on the fire stations number 1 and number 5. There's alleys and easements that have to be vacated so those are going to come up before the Planning Commission here in a reasonable amount of time. Also I was asked by Green Macomb and Tiffany of our Administration and Tom Bommarito to look for locations to plant trees in this town, maybe up to 10,000 trees or more, it just depends on how much room we have and some matching funds for planting trees. It hasn't been done since the middle 90's when they went through and all those crabapple trees you see planted in the right of ways were planted then it's amazing what they did years ago at that time.

I did take the time to listen to an audio version of the City Council and the Zoning Board of Appeals discussing all of the zoning concerns that they have. I'm very interested in what their observations are so that we can begin the process of remedying those problems right through this Planning Commission and onto City Council, so they need to talk to us and me so we can get this process going a little quicker than it has been.

With that if you have any questions for me about what I've been doing, also it was nice up north there was no snow.

Commissioner Robinson – One thing I noticed is there are several trees in Warren that are hovering over the street and all it takes is just a strong wind to cause some havoc. One is on Twelve Mile between Ryan and Mound and then there's another one that's on Ryan between Fourteen and Thirteen Mile Roads where the trunk is hovering right over the street. Every time I pass by these areas I say let me hurry up and get past here because if a strong wind comes there's going to be some damage. So how aggressive is Warren at this time in cutting some of these trees that present a hazard to the general public because they are hovering over the street.

Mr. Ron Wuerth – The past administration was aggressive to take care of many of those trees like that, the ones that you mentioned at that time they didn't believe that they were a real hazard. Now the new Administration may look at those trees and think differently and request that they be cut. When they are reported they will evaluate the trees, any trees that appear to be like that they are going to cut.

Commissioner Robinson – So is that something I should call and pinpoint these streets where the trees are hovering over the street.

Mr. Ron Wuerth – Yes, as far as I know the Mayor’s office takes the call and they will write it down and move it to the Public Service Director.

Commissioner Robinson – Okay I’m going to do that.

Mr. Ron Wuerth – That’s good, it’s the way to move those types of things on. Like I said before we want to plant a few thousand trees now because we’ve had quite a few cut in the past years and we’d like to replenish what we have here in Warren, increase that tree canopy that was mentioned in that corridor plan. Old trees provide oxygen and it helps clean our air, there’s a number of things to say about that I’m not going to go any further with it but it’s all inclusive and important. Call them and someone will look at those, I think I know of the one on Twelve Mile, it’s a bit of an illusion it kind of goes out and most of it seems like it’s leaning over the road, I agree.

Commissioner Robinson – There’s several more like that throughout the city, so I think before we start planting maybe we need to reduce the hazard to the public with those trees with their thick trunks over the street.

Mr. Ron Wuerth – Report those and we’ll see what happens.

B) Planning Commission Discussion and Concerns:

Secretary Mouri – I would like to invite the Commission and the Department on behalf of MBCH, Michigan Bond Issue Community Help Organization that is hosting an evening dinner where all the Muslims in the community will be breaking their fast together. I know that Commissioner Ansar is in the Admin group so he can speak after me. It’s on March 28th, at 6 pm, I’ll send an email out to everyone so please try to attend, you’ll get a chance to see how everyone breaks their fast. It will be an Islamic cultural evening with the Warren Muslim Organization.

Commissioner Robinson – Where is it going to be located?

Secretary Mouri – Ryan and Twelve by the CVS, it’s Al Shashi, I’ll make sure to send an email of the flyer so everyone has the details and the date, if you have the time do attend.

Commissioner Ansar – For this scheduled event can all the Commissioners attend this public event? I invited our Planner Michelle and she said we have to ask this question to our Attorney if all of the Commissioners can attend this public event.

Ms. Caitlin Murphy – Are you talking like an open meetings act violation?

Commissioner Ansar – Yes.

Ms. Caitlin Murphy – No, as long as you're not discussing anything related to any agenda items or anything like that, if it's just a cultural event it's not a violation of the open meetings act.

Commissioner Ansar – Okay, we are hosting this event for all the community people and also we invited our Mayor and hope she will be there also. We will be happy to see all of you there.

Chair Smith – I'd like to thank Attorney Murphy for joining us this evening.

Ms. Caitlin Murphy – Thank you for having me.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 8:08 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

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