

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on July 8th, 2024, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, July 8th, 2024, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Sultana Chowdhury, Assistant Secretary
Claudette Robinson
Delwar Ansar
Mahmuda Mouri, Secretary
Warren Smith, Chair
Henry Newnan, Ex-Officio

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Planner II
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Administrative Secretary
Mary Michaels - Assistant City Attorney
Patrick Conlin - 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 Robinson to excuse Vice Chair Boniecki, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Chowdhury.....	Yes
Commissioner Robinson.....	Yes
Commissioner Ansar.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES JUNE 24TH, 2024:

MOTION:

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

6. PUBLIC HEARING ITEMS:

- A. REQUEST FOR PUBLIC ALLEY VACATION AND UTILITY EASEMENT; vacate the north half of the existing north/south eighteen (18) ft. alley on the rear lots 10, 11, 12 & 145 of Rivards Gardens Subdivision; located south of Jackson; approximately 154 feet west of Van Dyke; Section 33; 20843 Van Dyke Avenue; FMHH, Inc. (Hussen Charara); PAV240001. **Postponed from June 10, 2024. Petitioner requests that this item remain postponed indefinitely.**

Chair Smith – I know the petitioner is here this evening, so I'd like to have her come up. Good evening.

Ms. Caren Burdi – Good evening.

Chair Smith – This was supposed to be postponed indefinitely, I know there's probably been some issues with it and we talked about maybe trying to have a certain date that we can at least put our finger on to postpone it to so it's just not floating out there. Did you have a date that you'd like to postpone to?

Ms. Caren Burdi – Yes, I'm asking for October 7th of 2024. The reason I'm asking for that far out is the easement actually has a water pipe running through it. My client has met with the Chief Engineer, Ms. Gapshes, and is reviewing what alternatives are available and then review what those costs are and make a business decision on whether or not to proceed. I absolutely will, if the decision is made not to proceed, I will send a letter as soon as I

know that, and if the decision is to proceed, I can be here October 7th, 2024.

MOTION:

A motion was made by Assistant Secretary Chowdhury to postpone until October 7th, 2024, supported by Secretary Mouri.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Chowdhury.....	Yes
Secretary Mouri.....	Yes
Commissioner Ansar.....	Yes
Commissioner Robinson.....	Yes
Chair Smith.....	Yes

- B. SPECIAL LAND USE FOR AL SHAHI PALACE RESTAURANT WITH BANQUET FACILITIES; located on Twelve Mile Road; approximately 140 ft. east of Ryan Road; 4235 Twelve Mile Road; Section 8; Tom Hanawa, Affinity 4 Investments LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSLU240001. **Postponed from June 10, 2024. Petitioner requests that this item remain postponed to August 19, 2024.**

Ms. Caren Burdi – At this point we are having plans revised and I'm at the mercy of the Architect. I have conveyed to him how important it is for me to get these plans early enough for the Planning Staff to have an opportunity to review them. I am staying on top of this, that's why I asked for the August meeting, part is due to me having a vacation and also getting those plans and giving the Planning Department time to review them.

MOTION:

A motion was made by Commissioner Ansar to postpone until August 19th, 2024, supported by Commissioner Robinson.

ROLL CALL:

The motion carried as follows:

Commissioner Ansar.....	Yes
Commissioner Robinson.....	Yes
Assistant Secretary Chowdhury.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

- C. 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 May 20, 2024.**

PETITIONERS PORTION:

Ms. Caren Burdi – At this site my client uses laser cutters to cut parts for the auto industry out of steel plates. I went over to the site; I've been there two times when they've been active and working and the lasers are quiet, it's just a buzzing sound. All the manufacturing or prefabbing takes place within the building. The reason that this petition is here is we are asking for outdoor storage. He would like to store the steel plates outside no higher than I believe it was 36 inches.

I have read the recommendation from the Planning Department; my client and I agree with all of the items listed on there, except for item 1D. All of our trash is kept inside the building. We understand that we need to put a note on the plan that indicates that our trash is kept inside the building so that if they ever moved the trash outside the building they would understand that they need to build a trash enclosure according to the City of Warren ordinances.

Secretary Mouri reads the following correspondence:

TAXES: Current.

AT&T: AT&T does not object to this request.

DTE: No objections to this site plan, if you have any questions, please do not hesitate to contact me at 586-783-1978.

FIRE: 5/8/24 – In regards to the oxygen tank; I would like to thank everyone for putting in the time and effort to make sure this project is completed with life safety as a priority. With the code set that Caren Burdi provided, Fire will approve the site plan and you will not need to brick the window.

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

1. Variance shall be required for the proposed outdoor storage.

Mary Clark CER-6819
July 8th, 2024

2. The outside perimeter of all paved/parking spaces shall be minimum 6" concrete curb and gutter.
3. All pave/parking spaces shall be hard surfaces (HMA or concrete).

Mr. Ron Wuerth reads the recommendation of the Staff:

Item 1D – That's where the petitioner mentioned the issue of the trash and how it's going to be retained inside the building and there will be a note provided on the site plan in place of an outdoor trash enclosure.

Add 1F – The hours of operation shall be indicated on the site plan as being from 7:00 a.m., until 7:00 p.m., and again that note shall be placed on the site plan.

Add 1G – To provide 8 arborvitae shrubs instead of evergreen trees and that would be between the sidewalk and the fence along the front property line and indicated on the plan.

Eliminate Evergreen Trees, it will be the arborvitae that are going to be planted out there.

Just a correction on when the Fire Department statement was being read, it's brick the window, not break the window.

PUBLIC HEARING:

Mr. Ronald Ledford – Good evening, I live at 23124 Beierman, I'm representing 15 voting residents that strongly oppose this. A couple of things that I would like to mention, this has not been postponed since May this has been postponed since January or February of this year. This business first started operating without the proper paperwork to even operate so they have demonstrated that they are not going to follow the city ordinances. They operate a hi-low, the lady who spoke before the gentleman said that it's a very quiet business, that is very misleading there's nothing quiet about this business.

This business operates hi-lows and large trucks as early as 6:30 and 7:00 a.m. in the morning, it has disturbed our neighborhood. This business has no history of having any type of fire protection. City records indicate that there hasn't been a water bill paid there in many, many years and I would ask that this be looked into.

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I've lived at this home for 30 years and the city did not protect us when there was a chemical spill from this business. It's a different business now but the city did not protect us, the Planning Commission did not protect us. Sure that is for mixed use but there are people that live in the neighborhood that vote and supported the Mayor, the person that appointed everyone on this committee and I just feel like we are not having a voice in this. Businesses in the area have been allowed to do whatever they want, and the neighborhood is going down.

The mayor said she would appoint people that would clean up the city, opening a virtual junkyard is not cleaning up the city. To allow them to operate at 7:00 a.m. in the morning, is that acceptable? I work, I'm a first responder, I'm at work right now and I work until late in the evening. At 7:00 a.m., I can hear them on the other side of the wall, they have hi-lows where they push, I don't know if it's a trash can or something, but it's extremely loud and it's disturbing. They're operating using space heaters and radiant heat and we don't even know if they have adequate fire protection. As I said, it's our city records that indicate that there hasn't been a water bill paid there in years. To allow this to move forward would depreciate our property value. All 15 residents are going to put in an appeal to have our properties reassessed by the city. We just got notices that our property values went up and you're trying to open a junkyard in our backyard. We are strongly urging that this is not approved.

He has property on Ryan just around the corner that is an industrial area let him store that stuff there.

Chair Smith – Could you wrap up your comments, your three minutes are almost up.

Mr. Ronald Ledford – I'm done, I thank you for your time. We respectfully ask that it be not approved.

MOTION:

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

COMMISSIONERS PORTION:

Assistant Secretary Chowdhury – Was any of these topics discussed with the residents around the area?

Ms. Caren Burdi – I have a habit of doing a freedom of information request to the different departments to see if there are complaints, or to see if there are problems. There was not a single complaint for this address during the time period that my client purchased it and has been there. When I filed with the Planning Department and the notices went out one person called and complained that at 7:00 in the morning a hi-low was running, and it would beep. Now that we got that complaint, we do not run the hi-low at all until 8:00 a.m. There has not been a recurring complaint because we addressed it when it was brought up after we filed. There are not complaints at the city about this property prior to that.

In addition to that, I assure you that we are paying water bills. I assure you that we have the proper heating, mechanical, etc. And as you are well aware a certificate of compliance has to be obtained and all of the plumbing, electrical, and heating and cooling will come through the building, and we will make sure it's up to standards and what isn't up to standards has to be corrected. So concerns about water bills and things along those lines, I assure you there are no water bills that aren't paid or we wouldn't be able to be before you tonight because we would be owing the city money.

I don't know where the term junkyard is coming from, this is not a junkyard this isn't even proposed to be anything close to a junkyard. The site will be clear of everything except for the three foot stack of steel plates. Besides that, the site will have nothing else out in the parking lot except for cars. Where he's claiming that space heaters are being used I have no idea. I've been to the site twice inside and there are no space heaters that I saw at all. Again with the certificate of compliance they are not going to allow them to run a business with space heaters. He says there's a history of no fire protection, I don't know what that means. We are complying, obviously fire comes through the building for the C of C and they take a look at everything.

I know that in a lot of ways change can be somewhat apprehensive for the residents around there. My client has absolutely no problem giving his name and number, if an issue comes up he will address it, he is responsive like that. They'll be able to address any types of concerns that they have, he is a decent gentleman he will address them, I'm confident of that.

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This building is built as an industrial building and it's existed since the 1940's, that's before we even had zoning ordinances here in the City of Warren, it was built that long ago. It is, inside, extremely tall. It has the high beams that run in it for industrial type of work when they used to have cranes and things along those lines. What I liked about this, and the reason that I took this matter, a lot of times I turn down matters if I don't think they are a good fit for the neighborhood, I took this matter because when I went there it is a quiet use. The use of the cutting torches, the machines, it's almost like it has a computer and the part is designed, they put the plate down and the machine quietly moves and cuts the parts. It's a very quiet process, and I thought, for a building that is this industrial, to have a quiet use is important because before the rezoning ordinances either the neighborhood was put behind the building or the building was put on Nine Mile when the residents were there, I don't know which came first, but this is what we have right now. Anyone who would own this building would have to have a quiet use for that neighborhood, and I assure you it is a quiet use. And we have changed our behavior with the hi-low. It doesn't run there until later in the morning, they are not running it first thing in the morning anymore.

Assistant Secretary Chowdhury – What are your hours of operation?

Ms. Caren Burdi – I didn't ask him that, but I believe that the zoning allows from 7 to 7 and we would agree with that, I'm not even sure if they even go to 7, I'll be honest with you, they may quit earlier.

Assistant Secretary Chowdhury – Do they have different shifts, how many shifts do they have?

Ms. Caren Burdi – I didn't ask him that, the 7 to 7 was brought up tonight, but I will say this I believe that came from the ordinance and since it's in the ordinance that's what we will comply with. I'm not even sure that they work until seven at night, they may quit earlier.

Assistant Secretary Chowdhury – Thank you.

Commissioner Ansar – I think our director mentioned that 7:00 a.m., to 7:00 p.m., is in the recommendation do you agree with that?

Ms. Caren Burdi – Yes, it was brought up just now tonight and we will agree with it.

Chair Smith – On the evergreens that they were going to put in front of the fence I wanted to specify what kind of evergreens but when I was talking with the Planning Director today, he suggested arborvitae. The space between the sidewalk and the building is probably about 5 feet, that's why the other evergreens wouldn't fit there. But if you pull up the first drawing it shows the layout plan where it shows the trees, if you look at the position of the four green trees that they've got out front and look at where the sidewalk is at, they are actually between the sidewalk and the street, which is a wider area.

Ms. Caren Burdi – I believe that the four green trees you're seeing that are between the building and the street I think they are called redbud trees. Those will be a deciduous tree that will look nice, they stay kind of small for a while which is kind of nice because it will be the right height. In front of the fence, where he's got the circles with the slashes through it, is where he meant for the evergreen trees to be and I'm understanding from Planning that he's correct, evergreen trees can be wide and maybe too wide for that area, and so the arborvitae of course are a slim evergreen tree that grows up and are thin. So that would be a better fit there and we would agree with that recommendation.

Chair Smith – The other question I have is, we are calling for a 6 foot high masonry wall and the wall right now is 5'8" tall, but there is a cyclone fence on the backside that goes up about a foot and a half higher than the wall, which has a lot of vegetation growing on it at this particular time that I didn't remember seeing last time I saw the plan. To make it 6 feet you can probably get an 8 x 16 x 4 solid block and put it on top of that which would give it the extra 4 inches that it would need to be 6 feet. That may be something you want to consider, if you need the extra 4 inches that would be one way to get it.

Ms. Caren Burdi – Is with a block?

Chair Smith – Like a cap.

Ms. Caren Burdi – Yes.

Chair Smith – They can mort it right in on top of the wall it would be a masonry block just like the wall, that would be one way to accommodate the extra 4 inches.

Ms. Caren Burdi – That’s a very good suggestion. We have no problem talking to the homeowners and getting their opinion on whether they’d like to keep the vegetation and then I ask ZBA to waive or absolutely we will make it 6 feet tall if that’s what they want for sure.

Chair Smith – That answers all my questions, the only other thing was about the vegetation, which you are going to address.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Chowdhury.....	Yes
Secretary Mouri.....	Yes
Commissioner Ansar.....	Yes
Commissioner Robinson.....	Yes
Chair Smith.....	Yes

- D. SITE PLAN FOR BUILDING ADDITION, NEW ACCESSORY BUILDING, AND OPEN STORAGE OF VEHICLES; located on the west side of Groesbeck Highway in the area of Prospect Avenue and Toepfer Road; 21311 Groesbeck Highway and parcels north of Prospect Avenue (13-35-326-001 through 13-35-326-009, 13-35-327-001 through 13-35-327-018, 13-35-327-020 through 13-35-327-026, and the north 523.67 feet of parcel 13-35-352-015) along with parcels south of Prospect Avenue (13-35-331-001, 13-35-331-002, and 13-35-331-006); Section 35; Kalven Hermiz/Brays Investments LLC & Edom Properties LLC (Caren Burdi/Earl, Earl & Rose, PLLC); PSP240006. **Postponed from May 20, 2024.**

PETITIONERS PORTION:

Ms. Caren Burdi – My client has a building here located along Groesbeck, and then back here in this industrial area he’s got this piece of property right here. What he runs there is a true salvage yard. When a vehicle comes in, the liquids are taken out of it and stored in barrels that get picked up regularly. The vehicles are then stripped down for parts that can be used and then the carcasses are then recycled and taken away. So it is a process of vehicles coming in, being recycled, and the carcasses going out. The parts are then sold out of the building off of Groesbeck, it’s called I Drive Auto Parts, he has a state license to do this recycling. We had adjourned the last time because we have several easements that run through the property and they were where we wanted to build (inaudible). There’s an easement that runs here, we wanted the building there,

there's an easement that runs this way, and we wanted to build further out here. I had wanted to have a meeting with the City Attorney to address how we could move faster with that, and I've had that meeting and I think that's been helpful.

I also used this time period in between, if you will, to take care of many things that were on the list. We have organized by getting the records from the Register of Deeds in Macomb County. I've organized all of the easements, alleys, and utility easements that are located on my client's property, and I have submitted applications to vacate those, so those applications have been done. There was also a request for a cross-access easement for our entrance into our property right here because this part of Edom was partially vacated. It was vacated through the city, however, it has not been vacated through the county. The information has been organized and all of those applications are filed and will go through the process of vacating all those alleys and easements. Once all those alleys are vacated through the entire process, through the city and then through the county, at that point I'll be able to combine all of this into one parcel and all of this into one parcel.

I've had an opportunity to review the recommendations, I've reviewed them with my client we are in agreement with all of them I only have two comments. The first comment is on item K the trash enclosure.

Chair Smith – Ms. Burdi can we handle the correspondence and the recommendation and then you can comment on the recommendation.

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.

AT&T: AT&T does not object to this petition. We have facilities in the Groesbeck, Prospect and Helle Rd. ROWs but our facilities should not be affected by this petition. Should conflicts arise, please contact Joe Sikorski, JS3649@att.com, 586-764-8261, to discuss options.

COMCAST: Comcast has facilities in the area, but there does not appear to be any conflicts with the site plans consisting of building addition, new accessory building, and open storage of vehicles. Please let us know if we can be of any further assistance.

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

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

Chair Smith – I know that Ms. Burdi had some questions or things she wanted to talk about so you have the floor ma'am.

Ms. Caren Burdi – Very briefly. We agree with the recommendations put forth by the Planning Commission. As to item K, all of our trash is located inside the building, and we will put that note on the plan. With regard to some of the variances, many of them have already been granted by the ZBA. I have been before them on this matter, and those that I have not obtained I will go and request.

Lastly I want to point out this is Toepfer that dead ends at the Grand Trunk Railroad. In the past when we've had this item before the Planning Commission my client did have items in this area in fenced, that is not the case now. So that's item number C and the Planning Director, Mr. Wuerth, said 557.73 feet it's 157.73 feet, this area here we are not in that area. So I guess it doesn't matter if it's a condition because we've already complied with it. We do have a gate right here where we are able to enter and exit using Toepfer Road. I did want to let the Board know that was remedied the last time it was brought up, it's totally vacated. With that we are in agreement with all of the conditions that are proposed.

Chair Smith – Thank you Ms. Burdi.

ROLL CALL:

The motion carried as follows:

Secretary Mouri.....	Yes
Commissioner Robinson.....	Yes
Commissioner Ansar.....	Yes
Assistant Secretary Chowdhury.....	Yes
Chair Smith.....	Yes

- E. SITE PLAN FOR EXPANSION OF EXISTING CAR WASH AND RELOCATION OF SINGLE FAMILY DWELLING; located at the southwest corner of Van Dyke and Jackson Avenues; 20843 Van Dyke Avenue and 7644 Jackson Avenue (Lots 7-12 and 143-145 of Rivards Gardens Subdivision); Section 33; Hassen Charara/FMHH, Inc. and Charara Holdings LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240012. **Postponed from June 10, 2024. Petitioner requests that this item remain postponed indefinitely.**

Chair Smith – After speaking with the petitioner, Ms. Burdi, because this item connects to item 6A we will use the October 7th, 2024 date as the reference date for both items.

Ms. Caren Burdi – Thank you.

MOTION:

A motion was made by Commissioner Ansar to postpone until October 7th, 2024, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried unanimously.

Commissioner Ansar.....	Yes
Assistant Secretary Chowdhury.....	Yes
Commissioner Robinson.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

- 7. CORRESPONDENCE:

None at this time.

- 8. OLD BUSINESS:

None at this time.

9. BOND RELEASE:

MINOR AMENDMENT TO THE APPROVED SITE PLAN FOR NEW APARTMENT BUILDING ADDITION TO REGENCY CLUB APARTMENTS; located on the Northwest corner of Hayes and Frazho Roads; 26160 Regency Club Drive; Section 24; Michael Tobin (James Barnwell) the minor amendment is to expand building #20 from 10 units to 16 units and provide access to individual garages for each unit in buildings #20 and 21; PMA180010. **Approved on November 19, 2018. Cash bond posted in the amount of \$14,550. Project complete. Release the bond.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Robinson.....	Yes
Assistant Secretary Chowdhury.....	Yes
Commissioner Ansar.....	Yes
Secretary Mouri.....	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 just the last couple weeks, there was a holiday there also. On the 24th, of course that was our last Planning Commission Meeting, and at that time we started to look at the Bylaws and that was received and filed, we will see that in the future. There was also a meeting with Councilman Newnan, Jerry Hasspacher, our Acting City Attorney, Michelle, and myself, we were talking about the Bylaws at that particular meeting and also the Climate Action Plan. That was a pretty good discussion. These are highlights by the way for the last couple weeks.

I attended the department heads Mayor's Meeting. We attended a Zoom meeting with our Greenway Collaborative for the Active Mobility Plan and we do that every week or every two weeks it seems. We had a meeting on the 27th with Michael Wiegand he owns this PUD Development right off of Chicago Road and Thirteen where it bends right in there, we were looking at a couple of properties. He's bought some properties adjacent to the site and he's looking to try to develop them to different uses that are more attractive at that particular location.

On July 1st we spoke to representatives of a trucking outfit on Frazho Road east of Schoenherr, they came to us for a rezoning. There's an Elks Club on that corner, I don't know if you recall exactly, but between the Elks Club and the trucking outfit there's an open piece of land, they wanted to rezone it for the purpose of truck parking and it was ultimately recommended for denial. We felt that it should go residential, the Planning Commission agreed to recommend it be denied, and finally City Council denied it. It came back and they feel that it's been sometime, they are allowed to try again, this time they are going to try again with the mechanism of rezoning with conditions. They'll have a number of conditions to try to improve the site. When they wanted to approve this from R-1-C to M-2 they gave us a plan that showed a parking area. The bottom line is, and part of our argument was, anything could have been constructed there and industrial business anything that's in an M-2 zone and we didn't feel that was a good use for that and the Master Plan didn't say that either. They are going to try it again with rezoning with conditions and their agreement. That's about all I need to mention at this point if you have any questions.

B) Planning Commission Discussion and Concerns:

Secretary Mouri – A quick question for our Attorney, I was wondering is there any timeframe when we will get an updated Bylaws to review?

Ms. Mary Michaels – The plan is for the next meeting.

Secretary Mouri – We'll get it at the next meeting and we don't have to approve it right away?

Ms. Mary Michaels – No actually we can't, if it's in the form that the Board likes, then it would just be deferred to the next meeting for adoption. It will be discussed and reviewed, then adopted at the following meeting.

Secretary Mouri – Okay thank you.

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

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 8:09 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

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