

WARREN ZONING BOARD OF APPEALS  
REGULAR MEETING  
APRIL 23, 2025

A Regular Meeting of the Warren Zoning Board of Appeals was called on Wednesday, April 23, 2025 at 7:30 p.m. at the Warren Community Center Auditorium, 5460 Arden Avenue, Warren, Michigan 48092.

**Members of the Board present:**

David Sophiea, Chairman  
Paul Jerzy, Secretary  
Charles Perry, Assistant Secretary  
Roman Nestorowicz, Vice-Chairman  
William Cliff  
Shaun Lindsey  
Michael Assessor  
Garry Watts  
Jon Green

**Members of the Board absent:**

None

**Also present:**

Jennifer Pierce, City Attorney  
Steve Watripont, Zoning Inspector  
Nicole Jones, Council Office

**1. CALL TO ORDER**

Chairman Sophiea called the meeting to order at 7:30 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

A roll call was taken and all Board Members were present.

**4. ADOPTION OF THE AGENDA**

**Motion:**

Secretary Jerzy made a motion to adopt the agenda; Supported by Board Member Green.

**Voice Vote:**

A voice vote was taken. The motion carried (9 – 0).

**5. APPROVAL OF THE MINUTES of the Regular Meetings of March 12, 2025 and April 9, 2025.**

**Motion:**

Board Member Clift made a motion to table the minutes of March 12, 2025; Supported by Board Member Nestorowicz.

**Voice Vote:**

A voice vote was taken. The motion carried (9 – 0).

**Motion:**

Board Member Nestorowicz made a motion to table the minutes of April 9, 2025; Supported by Board Member Green.

**Voice Vote:**

A voice vote was taken. The motion carried (9 – 0).

6. PUBLIC HEARING:

**APPLICANT: Fouad Youkhanna**

(Rescheduled from 4/9/2025)

REPRESENTATIVE:

Same as above.

COMMON DESCRIPTION:

30823 Boewe

LEGAL DESCRIPTION:

13-08-128-014

ZONE:

R-1-C

**VARIANCES REQUESTED: Permission to**

Retain widened driveway 12' beyond edge of garage in the front yard.

**ORDINANCES and REQUIREMENTS:**

**Section 4.06 – Yard – USE:** No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

Fouad Youkhanna, 30823 Boewe, appeared before the board,

Chairman Sophiea thanked him and asked him to please tell the board about his request.

Fouad Youkhanna stated thanked the respected members of the board and their time, and willingness to hear him this evening. Now, here in front of them is another annoying agenda request widening the driveway, but he kindly asks of the board to look at the true reason he's asking for this. He'll explain right now. Basically, quick background on this. He purchased his house on 2014 and been living there for eleven (11) years. Shortly thereafter, within a year or two (2), he noticed an unusual flow of traffic. Basically what he's done is looked into it to see what was going on. He talked to a few neighbors. Then they found out, basically he found out from the papers he is presenting to them shows his house sits exactly on a ninety (90) degree radius on Boewe Drive that meets La Chene and Boewe Drive. That exists, Boewe, his house sits nine (9) houses south of Thirteen Mile. So, south of him there is about three quarter of a mile residence that live there. The only exit way out to that is going onto one exit that is on Cousino that goes out to Thirteen Mile. The biggest problem and hardship that he runs into after living there eleven (11)

years is basically some people figure out a shortcut. About twenty (20) to thirty (30) percent in the morning times when they're going to work and afternoons, evenings when they're coming back from work. Let a lone on a school pickup days which is winter times, whenever the school time, and he has right around his house a drop off and pick up with a big long extended school busses. On top of that on Friday's where there's waste truck pickup. It's chaos there. His driveway is only ten (10) feet. He has his retired dad, his car they have. He doesn't drive much, his car is in the garage. He has two (2) vehicles. If he parks any one of those next to each other he can't even get out of the driveway door over there. His issue, his agenda, really presents a significant safety issue. Now, through his eleven (11) years living there, eleven (11) years, three (3) times his car that he parked in front of the house was side swept. So, he lived with it, it's fine. One other time, three (3) incidents. The third incident two (2) years ago driver side mirror broken. He gave up that and said he's just going to park in the driveway. Really, if he knew this in the very beginning. It's his fault of course. If he knew that he was buying a home here that it's going to be with this trouble, he would've bought another house in Warren that doesn't have this situation. He really didn't realize. He loves his home, it's a beautiful kept everything, but he did one mistake of his because of his ignorance. He knows ignorance does not excuse him from anything, but he does his walking because the doctor recommends. He walks three (3) times a week and been doing that for about four (4) or five (5) years. He ran into somebody that was doing a driveway in his subdivisions there. He asked the fellow, he came over. He saw the job he did, he did a beautiful job. Then on this one he did a beautiful job, too. Like he said, again, this is his fault. If he knew that he had to come in front of a board and do this, he probably in all honesty, he would've chose the path of. Eleven (11) years, this summer he would be ready to sell his house and just find him a different home. Now, with this economic situations they're in it's not even appropriate. He bought it in 2014. This is his biggest trouble. If the board looks on the pictures there, he tried to do the best he can on those things. He presented sixteen (16) copies and has pictures and highlight how the people... You know, it's not against the law they're doing that, but there is no signs, no nothing. As a matter of fact, one time they thought to maybe ask the city to put some speed bumpers, because when they come in that radius they don't come slowly. They don't come five (5) miles an hour, they come higher than that. That's his agenda, so whatever the board decides he really appreciates it, but his biggest mistake that he went and invested into this and this is his fault. Totally his only and he wish he had not done that, because he would have rather of moved into a different home. He thanked the board for listening to him.

Chairman Sophiea thanked him for those comments. This is a public hearing. Is there anyone in the audience who wishes to speak on this item?

No response.

Chairman Sophiea stated they have a letter from the neighbor they will read into the record.

Secretary Jerzy thanked the Chair. It's from Emily and Jeffrey Bowman who reside at 4702 La Chene. He read:

"I'm writing to express support for the zoning variance request of Fouad

Youkhanna at 30823 Boewe Rd in Warren. As neighbors, we have no issue with the modification of his property and hope that the city will grant his request.”

Chairman Sophiea thanked him. At this time he closed the public portion of the meeting and turned it over to the board for discussion.

Board Member Watts has a question for the petitioner. He didn't check into this before he paved, right?

Fouad Youkhanna stated this was his ignorance, his fault. He admits this was his fault. He wishes he would have known that, because he would have never... he wouldn't be standing here today. He pays for it.

Board Member Watts said he's looking at some pictures here and he sees three (3) commercial vehicles parked across the front of his house.

Fouad Youkhanna asked in front of his house.

Board Member Watts replies yes. He sees three (3) white vans parked across the front of the house.

Fouad Youkhanna explained this was one (1) incident in the middle of January when they had a lot of snow. A friend of his was remodeling his home and those two (2) vans, he asked if he could keep them there for a couple weeks. That never ever happened.

Board Member Watts said the pictures are dated March the fifth.

Fouad Youkhanna said yeah. March the fifth.

Board Member Watts stated if he did this in his neighborhood, he'd be extremely upset. It looks like he's running a business out of his house.

Fouad Youkhanna said he really doesn't, honestly, sir. Let him explain one thing. It was there for one (1) week. This driveway, not that it's excusing anything, it's been there for almost a year and a half. No one complained. It was only that one (1) incident that he now know and learned that's never going to happen. He's not going to do a favor to nobody, because he did this for him. He agrees with him. He wouldn't want anybody. He's not running any business out of there. He's been living there for eleven (11) years. His house is well kept very good curb appearance. That is one (1) incident only. Otherwise, they would have complained on him. This there has been there a year, almost a year and six (6) months.

Board Member Watts said he sees these pictures, he sees how much concrete he has. With the pictures, it looks like he's turning his front yard into a parking lot.

Fouad Youkhanna said it's only going to take three (3) vehicles, not vans. One is his work van that is unmarked and he always keeps it inside the driveway. He has two (2) vehicles. One is a pickup and one is a four (4) door sedan. He gave up his parking spot in the front.

He agrees, that situation never going to happen where it's going to be three (3) vans. That was one (1) incident and he should've. He was being nice and did that, but he's not running no business out there. He's been there eleven (11) years, nobody ever complained.

Board Member Watts said looking at the pictures, sir, he's done it a while. The grass is all beat down to mud between the curb and the sidewalk where he's going across to get the vehicle in there.

Fouad Youkhanna thought that was in January, but he's mistaken on the date. Whenever they took that picture, that was the time. That was one (1) week. He agrees with him. He has a point. He wouldn't like it, but it was a one time thing, it's never going to happen. If it happens, it's never going to happen, because he doesn't need the complaints. He has a good relationship with all his neighbors. His three (3) neighbors on his side, on his side, on one side, and on his south and north side. His neighbors maybe in the front, maybe one of them did, he mentioned the address, he agrees, but it was a one (1) time incident. One (1) week only. It costed him this actually.

Chairman Sophiea asked Mr. Watts if he answered his question.

Board Member Watts replied yeah.

Chairman Sophiea thanked him.

Secretary Jerzy said the way he sees it, a picture is worth a thousand words. Please don't interrupt when he's speaking, sir. So, it does look like he's running a business out of the house. To get a variance granted, he has to meet five (5) different requirements. To him he doesn't feel that this is a necessary thing for that property. First off, he has a two (2) car garage, which is only occupied by one (1) vehicle. He claims to have two (2) vehicles for the property, where three (3) or four (4) commercial vehicles just popped up. He doesn't feel the traffic flow on Boewe is to the point to where he needs a four (4) car wide driveway in front. Granted, he'll give the argument between the ingress and egress out of that neighborhood. He only has one (1) way in and one (1) way out. To have two (2) vehicles he claims to have for his property, he has a two (2) car garage. A normal drive way, ten (10) foot, he can fit one or two (2) cars in there. So, he doesn't see how this is necessary for that property. It is a complete detriment because it is not necessary. So, that's his argument and that's the way he sees it. He'll yield the floor.

Chairman Sophiea would like to add that the home is very attractive looking home. It blows his mind that he would want to park vehicles in the front yard. He doesn't have a problem with people wanting to extend their driveway, maybe four (4) feet, six (6) feet. Just enough where they can have two (2) cars in the driveway and in the wintertime can open car doors where you're not on the lawn, but this just seems excessive. It seems like the whole front yard. He asked if there are other comments from the board.

Board Member Green said this is a pretty good example for the board of a dilemma they have. So, they have ordinances in place that restrict and tell the residents what the restrictions are. As a community changes it seems to be, when he driveway around, he's seeing it more and more now that it's been brought to his attention is that people are

paving their front yards. If you start looking they're there. A lot of times it's for two (2) reasons, one is an economic reason to save money and run a business out of their home; he's not implying he does. The second one is they have areas where they have multiple families living in homes and it becomes a convenience for those people to have more places to park. So, they have two (2) choices. One is to go by what the ordinance says, or the other one is to change the ordinance. Because of that he's going to vote no on it tonight, too, for the same reason. It doesn't meet the hardship standards. The property can be used as zoned, it's not a unique property by any stretch of the imagination, it doesn't create an economic hardship for him, and he doesn't think it's necessary. Thank you.

Chairman Sophiea thanked Mr. Green.

Board Member Nestorowicz wanted to reiterate his agreement with the previous comments, because looking at the road Boewe it's no more busier than most other roads in the city. He knows at his house they have three (3) cars. One is in the garage, one is in the driveway and the third one is on the street. How many times he has seen cars coming down his street way over the speed limit, he's sure of. A house with a two (2) car garage, two (2) car driveway and a spot in front of the house, they can easily park five (5) cars there. Without having to enlarge and pave the front yard. By paving almost half the front yard, that's turning into a parking lot.

Chairman Sophiea included not to mention the detriment of the curb being a standard size and having it that wide over they're inherently driving over the corner of the lot.

Board Member Nestorowicz said exactly.

Secretary Jerzy said the one thing he also wanted to bring to the boards attention, with the master plan they're always looking for adding green space in this town. The lawn is green space, it's considered green space. When the board is making these decisions they kind of also have to take that into consideration with the master plan. How much of this do they grant? How much of this do they not grant based off of that as well? He just wanted to throw that two cents in to the argument.

Chairman Sophiea thanked him. Any further discussion or possible motions?

Board Member Watts is prepared to make a motion so work with him on his first one here.

Chairman Sophiea said please do.

**Motion:**

Board Member Watts made a motion to deny retaining a widened driveway 12' beyond edge of garage in the front yard.

Reasons being: Detriment to the neighborhood.

Board Member Perry supported the motion.

Chairman Sophiea said they have a motion by Mr. Watts, support by Mr. Perry to deny the petitioners request. Yes vote is to deny.

**Roll Call:**

A roll call was taken on the motion. The motion carried (9 – 0).

Board Member Watts	Yes to deny.
Board Member Perry	Yes to deny.
Board Member Clift	Yes to deny.
Board Member Assessor	Yes to deny.
Board Member Lindsey	Yes to deny.
Board Member Green	Yes to deny.
Board Member Nestorowicz	Yes to deny.
Secretary Jerzy	Yes to deny.
Chairman Nestorowicz	Yes to deny.

The petitioner’s request was **DENIED** as modified.

7. PUBLIC HEARING: **APPLICANT: MMC Real Estate Investments LLC**  
(Rescheduled from 1/8/2025)  
REPRESENTATIVE: Caren Burdi  
COMMON DESCRIPTION: 28661 Van Dyke  
LEGAL DESCRIPTION: 13-16-229-043  
ZONE: MZ, M-1, R-1-P

**VARIANCES REQUESTED: Permission to**

- 1) Construct an 8’ precast concrete wall along the west property line.
- 2) Operate 2 shifts.

**ORDINANCES and REQUIREMENTS:**

**Section 4D.36 – Obscuring Walls:** Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

**Section 4D.38 – Height:** Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

**Section 17.02 (r) – Industrial Standards:** Number of production work hours including Sunday and holidays 7:00 a.m. to 7:00 p.m. if nearest residence is less than two hundred (200) feet from industrial plant.

Caren Burdi appeared before the board stating she is on behalf of MMC Real Estate Investments.

Chairman Sophiea asked for her address.

Caren Burdi said 28225 Mound Road. This is an item that was previously tabled. She’s not going to bore the board with the whole presentation. She wanted to remind them that this is a manufacturing facility that was built in the forties. The houses surrounding it, many were built in the

forties. It was prior to the city actually having their zoning ordinance in place. Obviously, good planning wasn't in place in the forties in the Township of Warren as they were placing houses next to manufacturing facilities. At this point, it's neither the residents' fault or the builder of their manufacturing facility that they're now in this position. They need to find a way, hopefully, to solve it and to coexist peacefully and where everybody can enjoy their property. They want to thank the board for the adjournment. They did use it expeditiously. During that time period they did do a review internally of the facility. They did find some vents and fans and things they could repair. Those have been repaired. She contacted Dura-Crete, the company they're proposing to use. They are asking to use this company. The reason they're asking to use this company is this is the company that is used along express ways. They have, if you will, a texture on the wall that helps absorb sound. They are solid concrete, not brick block that has the hollow areas. They are confident with this company they can have success in trying to dampen and contain noise. She will say this, there have been other situations such as theirs in the city. Two (2) of them that she has been told about where this company was used to build a barrier and it was successful. She would like to try to absolutely use this company because she thinks that's their best chance for success. They also analyzed if there is anything else that they could do to help with the noise dampening. This is Van Dyke, this is their facility, this is the borderline between the residents'. As the board recalls, they're proposing an eight (8) foot wall. They would also like to add arborvitae all along the wall when they put it in. She thinks that the arborvitae will help absorb, if you will, sound and will also assist the wall in absorbing sound. They are asking for two (2) feet higher on the wall, as she thinks that will also assist. When they were here last the concern was that what if this didn't work. One of the suggestions that was coming from the board was if her client was to put up the wall, and obviously now they want to add putting in the arborvitae, although she doesn't think they need a variance for that, but they're thinking about wanting to plant the arborvitae to help with this. Then having a time period to see if it was successful. They would like to take advantage of that. They would agree to that condition that this would be reviewable and she would propose a year after being installed. Normally when going before the ZBA they get several years to comply, she doesn't think that in this situation is doable. They need to be faster than that. Their goal if they are granted to be able to put up the wall and the extra two (2) feet would be that it goes in this spring or summer. They don't have control necessarily over the company's time table, but they would be willing to guarantee that they would have the wall in with the extra two (2) feet by the end of October for sure. Sooner if they can do it. If they can get them to come in May or June that's what they would like to do. Then they would like to agree to give them, like she said she would propose a year, to see if it's effective. They agree to it like a review date where it's addressed and they can see if in fact that this has worked. In the meantime, as the board recalls, they employ sixty (60) employees, approximately. Give or take. Sixty (60) employees and her client is the only manufacturer of a shield for lithium batteries that are all in GM electric vehicles. They are the sole provider of that product. They would like to continue their two (2) shifts during the period when they install the wall and see if this works. On the review date if they have not been successful then that would be on the table that it would be restricted. So, that's what they're proposing. She thinks that's the best compromise they can do. As she said, they've looked at many different options and things they can do. This is what they've come up with that she thinks is going to be successful. If the board has any questions she is available to answer.

Chairman Sophia thanked her. This is a public hearing. Is there anyone in the audience who wishes to speak on this item? Good evening. Start with name and address please.

Hassan Musselmani, 7481 Gerald, appeared before the board stating he is about two (2) houses

from the factory. He was here last time. He has sent some emails. They adjourned this for a month and a half because somebody was here, they were going to look into dampening the sound better. They said they fixed some vents and thinking about putting some shrubs in. So, he doesn't know what they looked into. Couple facts of the matter, they were up here a month and a half ago said they don't operate on the weekends. They have been operating on the weekends since at least last spring. He doesn't understand how they can lie to the board about that. They're not supposed to operate passed seven (7) right now. It's supposed to be seven (7) to seven (7) operating. They've been doing it the whole time. They had the police come out. They have been in litigation with the city. He's already not listening about that. So, they've been dealing with him breaking the law, or whatever the zoning rules. They've already been dealing with that. So, he thinks it was the secretary that proposed maybe two (2) or three (3) months, build the wall, come back here. If they're happy with the sound in the houses they have no problem with them extending the time and hours. Right now, they couldn't even have a barbeque last night. It was 7:30 or 8:00 PM. He was barbequing, wanted to eat outside and they couldn't because the factory was so loud. They had to go inside and can still hear it. Couple weeks ago he had some pots in his house that were banging together as they heard the stamping plant going. He had to go in his kitchen and separate the pots. He just doesn't think it's fair that they would have to wait for a year and come back and say they can still hear it in their houses. It would be easier if it was two (2) or three (3) months and they come back and say they're happy with how it is, more than happy to extend the time. He thinks that's a compromise that he knows he's willing to do, his fiancé is willing to compromise on that. They've already been compromising dealing with him breaking the rules the whole time. So, he just thinks this needs to be fixed and he can't imagine hearing this another summer. He thanked the board for their time.

Chairman Sophia thanked him for those comments. This is a public hearing. Good evening.

Rose Cannon, 7463 Gerald, appeared before the board stating she is four (4) houses from the factory. She wanted to say she agrees with what was just presented. She doesn't know what's different now than was presented at the last meeting. She was under the impression the plan was for them to consult with some company that had other ideas about how to manage the noise. That's why they postponed the decision because they were going to consult with them and come back with a new plan. She really isn't hearing anything new. So, maybe that can be clarified. She's in agreement that she doesn't think they should make a decision about a second shift if they don't know what the noise and impact is going to be like. If they could stick with one (1) shift, put the wall up, see how it goes, and then make a decision at that point. That would work for her. Thank you.

Chairman Sophia thanked her. Is there anyone else in the audience that would like to speak?

Hassan Musselmani wanted to confirm. He sent an email last week. The front of the building is literally crumbling into the sidewalk and their window seals on Gerald Avenue have also fallen off. He sent an email to the same person he emailed when he emailed a couple months ago. He said in the email he wanted to show that he's not even willing to clean up around his building or his falling apart building. He has the pictures right here still. They can see from a distance plain as day that the building is falling apart right onto Van Dyke. The Building Department went there two (2) days ago. He spoke with them. They were sending something, but this has been like this for three (3) months. They don't care about the residents, they don't care about the community, and he can send this email again. He's more than happy to with the pictures. Thank you, again.

Chairman Sophiea thanked him. Is there anyone else in the audience who would like to speak on this item?

No response.

Chairman Sophiea closed the public portion of the meeting. He would like to turn it over to Secretary Jerzy to review the Planning impact statement.

Secretary Jerzy thanked him. From Mr. Wuerth at the Planning Department:

“After reviewing the request, issues were found to impact the abutting, local or general public.

The Planning Department makes the following recommendations regarding the proposed wall:

The wall shall be constructed of eight (8) ft. high brick embossed poured concrete with a 45° angle cap. Masonry block and precast concrete shall not be used as construction material.

To preserve the setbacks along Anna and Gerald Avenues, the wall shall begin 25 ft. south of the northwest corner of lot 56; continuing south along the west line of lot 56 for 119 ft.; then continuing east along the south line of lot 56 for 40 ft.; then south along the west line of lot 76 for 119 ft; ending 25 ft. north of the southwest corner of lot 76.

It is indicated in the application that the petitioner is requesting a variance for (2) two shifts. The proposed hours of these shifts should be specified by the petitioner. The current hours allowed under the Zoning Ordinance are 7:00 am to 7:00 pm. During the review of this variance request, open storage of materials was observed on the site in the areas designated for vehicle parking. The petitioner does not currently have site plan approval for open storage on this property. Therefore, the petitioner shall be required to apply for site plan approval through the Planning Commission to bring the site into compliance.”

Chairman Sophiea thanked him. At this time he'll turn it over to the board for discussion.

Board Member Green asked Ms. Burdi that they're dealing with the sound after the sound is made. So, in the ordinance 17.02 (h) he thinks it is. There was some discussion, maybe she can help clarify this for him. It appears by ordinance that these machines, stamping machines, they have to be on shock absorbing mountings and there has to be suitable reinforced concrete flooring. No machine shall be loaded beyond the capacity as described by the manufacturer. So, in the previous discussion and backup there was some indication that they were looking into. It surprises him that if it is an ordinance why wasn't it done in the first place?

Caren Burdi explained originally Mr. Murphy of the Building Department indicated that there was a problem with the shock absorbers, etc. They provided him with the information, he came into the facility, he inspected. They have the proper shock absorbers and support for that machine. He is now satisfied that it is in compliance.

Board Member Green asked that he's satisfied that these machines comply with the ordinance in the City of Warren.

Caren Burdi said the part that he discussed. The shock absorbers or reinforced concrete. These machines are in compliance. He had originally questioned her client on that. Her client gave him the documentation for that and then invited him in to inspect. He looked at what was there and indicated that they do have the proper shock absorber and reinforced concrete.

Chairman Sophiea asked what time period that inspection might have taken place.

Ryan Hernden appeared before the board informing approximately a year ago.

Chairman Sophiea asked him to state his name and address since he spoke.  
Ryan Hernden stated his name and address, 28661 Van Dyke.

Chairman Sophiea thanked him. He's just trying to locate that in the enforcement file here.

Caren Burdi asked if she can address one other thing about the front of the building.

Chairman Sophiea said he'll allow it.

Caren Burdi said that was a car accident. That has gone through insurance and now ready to be repaired. The implications in the statements that they just don't care isn't really fair. You can't, if you will, without the insurance having inspected it, seen it, and them adjusting it change the front and make the repairs. You have to go through insurance.

Chairman Sophie asked when was the accident and damage to the building.

Ryan Hernden informed approximately a month ago. They had estimates.

Chairman Sophiea said that's reasonable. He does have a question for Mr. Watriont. He apologized and said Mr. Green still had the floor.

Board Member Green said again, they're in the same dilemma. The site plan on the outside storage is a problem and it hasn't been remedied yet. So, in his mind until those things are remedied, he's not sure he can support this.

Caren Burdi explained with regard to the outside storage, her client is having drawings made to present to the Planning Department. Unfortunately, they're at the mercy of the architect who does the drawings. They have contracted for those drawings to be done through Chem Tech over in Eastpoint. In addition to that, he has retained her to get that process through the Planning Department. There is no question that that has to be addressed and they're already getting the drawings to be able to do that.

Board Member Green explained the only reason he asked because in the backup its stated that he can't function without storage.

Caren Burdi said that's why they're getting the plans drawn. They are absolutely getting the plans drawn. With regard to the shifts, she has documentation that shows back to the 1980's two (2) shifts were run. She hasn't been able to go back farther than the 1980's but she's gotten back as far as the 1980's. Two (2) shifts have always been run at this plant. When her client purchased this

property, two (2) shifts were running by Center Line Tool and Dye. They have a letter from Center Line Tool and Dye that they were running two (2) shifts at this. So, with regard to that, this is not a sinister thing where her client buys this property and then goes rogue. This is a situation where two (2) shifts were being run. He thought he could run two (2) shifts. He's been running two (2) shifts there since he purchased it quite some time ago.

Ryan Hernden said 2022.

Caren Burdi said about three (3) years.

Secretary Jerzy said he's going to hold her thought for a second. They've been here two (2) times talking about two (2) shifts. They have not heard a single hours of operation of what these shifts are.

Caren Burdi said he gave them last night and asked him to give them again.

Ryan Hernden said the hours of operation are Monday through Friday, 5:30 AM to 11:30 PM. To address the previous comment, this year to date he has only worked two (2) Saturday's and they have never worked two (2) shifts on a Saturday.

Secretary Jerzy asked what hours were those.

Ryan Hernden said seven (7) to 3:30.

Secretary Jerzy asked 7:00 AM to 3:30 PM.

Ryan Hernden explained in the history of his ownership there worked a second shift on Saturday.

Secretary Jerzy asked about Sunday.

Ryan Hernden said no Sunday's.

Secretary Jerzy asked no Sunday's ever.

Caren Burdi explained if the two (2) shifts aren't granted, she doesn't want there to be any confusion. If the two (2) shifts aren't granted, the only way he can meet his contracts with GM is he will have to run Monday through Sunday, seven (7) to seven (7). That's the only way he'll be able to make it.

Secretary Jerzy explained the one thing he's puzzled about this whole project is if he knew storage was going to be an issue, knew he wanted to run a second shift. He had the back parking lot to work with. How come there is no site plan at that point.

Caren Burdi stated this crept up on him. He was not.

Secretary Jerzy asked how this creeps up on you.

Caren Burdi explained when he moved he was not the sole provider of this part. He didn't have all

these contracts with GM that he had when he moved in.

Secretary Jerzy said that he's too big for this space then, Ms. Burdi. It sounds like he's currently too big for his space.

Caren Burdi said actually...

Secretary Jerzy said with the way she's describing it. If he's going to run two (2) shifts and still need the whole back of the parking lot for mainly outdoor storage, where is he going to park these people? They can't continue parking people up and down the street. That's impacting the neighborhood.

Ryan Hernden said understood. When he purchased the facility it was a dirt and gravel throughout the entire back. So, they've paved over half of that and then ran into an issue where customers didn't pick the parts up outside that caused the parking issue. If they can get this organized and under control with the site plan and some outdoor storage, they can go coexist here. They have spent a lot of money on the building. The previous owners recently made a comment that the building looks better than it ever did when he owned it. They are investing money. The narrative that they are there...

Secretary Jerzy is not discrediting that at all, but he's just pointing out the elephant in the room. He'll yield the floor.

Chairman Sophiea wants to wrangle the board in here. They are here for just the two (2) items. The concrete wall and the two (2) shifts. It sounds like they're going to go through Planning for the open storage and they're likely going to have to come back for a variance for that. So, that's going to be evaluated at a later time with different criteria. His question for Mr. Watriont if he could approach. He thinks he knows the answer to this and it's just to kind of further put them between a rock and a hard place. There is several notes in the zoning enforcement file where zoning official comes out to do an official decibel reading. To his knowledge here, he hasn't seen a decibel reading over the allowed level. He sees readings fifty-six (56) decibels, seventy-two (72) at one time, sixty-two (62). He's not seeing what the decibel limit is and if there's a different rating at different times. Could he provide some insight?

Steve Watriont stated he can't speak as far as the inspections, he wasn't out there and he doesn't see what he's reading right now. He's been trying to read through the inspection reports. The ordinance for M-1 properties is, and he doesn't have his ordinance here either, he'll have to get back to him on that. There is certain limits that are allowed. He wants to research that on his phone and he'll get back to him on what those limits are.

Chairman Sophiea was just curious because in the enforcement file when the reading was taking place it makes mention of the number. For example, a reading of .72, he thinks that was the highest one he's seen. Then there is a note underneath the allowed limit. He was just curious how high is the limit.

Caren Burdi thinks it's eighty (80) but she's not positive.

Steve Watriont said for M-1 he's not sure. He can have it in five (5) minutes.

Chairman Sophiea said ok, great.

Board Member Green asked if he can piggy back real quick. He asked Mr. Watripont what MZ is.

Steve Watripont answered multiple zoning.

Chairman Sophiea said zoning designation.

Steve Watripont said this property actually has M-1 and R-1-P on it. So, that is what the MZ stands for. It has two (2) or more zones on that property.

Board Member Green thanked him.

Steve Watripont asked for any other questions while he researches.

Chairman Sophiea stated if eighty (80) decibel is the limit he would be curious if there's different limit based on a cut off time in the evening or weekend if the ordinance is that.

Steve Watripont doesn't believe there is, but he'll look at that as well.

Chairman Sophiea thanked him.

Board Member Cliff spoke about the problem is ambient noise. Listening to what the gentleman, the homeowner said about his pans banging together in his house. They're dealing with a resonance issue, a vibration issue that causes noises in other places. Not necessarily where they're emanating from, which is the plant. It's traveling through the ground and it's hitting something else causing the reaction somewhere. He's a little disappointed after mentioning that, that they didn't maybe bring in a resonance expert and have a resonance study done on his property while it was running a full boar to see what the effects are of that resonance noise to an adjoining property. Apparently, there is a problem.

Caren Burdi didn't even know that there was an expert in resonance noise.

Board Member Cliff said jump in line Ms. Burdi, there is a number of them right here in Michigan that deal with that kind of thing.

Caren Burdi said she is just being on honest with him. She wishes would have given her that information at the last hearing. He would have followed through, but at this point she didn't know there was a resonance noise expert.

Board Member Cliff said there's resonance noise experts throughout the state. There are several of them. He won't be comfortable supporting anything to do with any of this until he gets to review a report from a resonance expert when they go and visit. These neighbors who are reporting the problems and they do a resonance study. He thinks she's going to be surprised to find that the corrective action they're likely to have to take to resolve that is going to be far greater than planting some arborvitaes and putting up an eight (8) foot wall.

Caren Burdi said when the door is down, the neighbors have seemed to indicate in the past that

they're satisfied and that there isn't a noise problem. So, she wasn't thinking about, and she doesn't know if she's using the right term when he's saying resonance noise.

Board Member Clift said resonance noise, resonance effect.

Caren Burdi explained her understanding was when the door was down, that the residents felt that the noise was fine and manageable. She understands that the wall and extra two (2) feet and the arborvitaes can do no harm but only improve.

Board Member Clift is not disputing that. It's not going to solve these propels problems with pots and pans rattling on their shelves or in their basement or in their crawl spaces.

Caren Burdi explained that's one of the reasons why they're asking for putting in the wall, putting in the arborvitaes and then seeing how they do so that they can take even more corrective action. She will say this, during this time period, they did look into other things within the plant. This was not a time of just docileness. They looked into what they could do within the plant, had they done everything they could within the plant. Found a couple things they could fix. They talked...

Board Member Clift asked working with an engineering firm to identify all these deficiencies.

Caren Burdi said they had them...

Board Member Clift asked if they are working with an engineering firm to identify these deficiencies.

Caren Burdi replied they have not hired an engineering firm, but they do talk to experts in the different fields with regard to the vents they repaired, with regard to the insulation they installed and things along those lines.

Board Member Clift said experts that were doing this work for the plant.

Caren Burdi said the people that do the different work.

Board Member Clift explained if you bring an engineering expert in and he doesn't profit from the work, he just finds the problems. Then they have to figure out how to solve them or he makes recommendations. They need a resonance sound engineer to resolve these peoples problems. He'll lay dollars to doughnuts on it. He's been through this before. He's got a little bit experience. He's not an expert but he has some experience in resonance noise. He had to address it in his line of work in his previous life, but that's what these people are experiencing. It's not noise traveling through the air so much, it's traveling through the ground. It's vibrations traveling through the ground, it hits a pipe going into his house, in his basement, it's hitting his foundation and causing vibrations. Resonance noise is vibrations caused... Noise and issues caused by vibrations that travel. Might not even hear it at the point of origin, but will hear it away from the point of origin when those waves travel through. He just doesn't think that this property was engineered to be a stamping plant in the first place. When he said they were running two (2) shifts there, what were they doing there? Were they doing turning and machining or where they running stamping machines.

Ryan Hernden replied they were a large tool and dye. Since the beginning it was Center Line Tool

and Dye Engineering. They ran presses up to 2,000 tons. Body size dyes their largest press in the whole facility is one hundred tons.

Board Member Cliff understands it was there before the homes were even built, but whatever is going on there isn't working.

Ryan Hernden went down this route because the feedback that they received was when the garage door is lowered, the sound is manageable. They can't hear it or it's minimal, they can't keep the garage door shut because it's their only point of ingress to the building for shipping and receiving. The Dura-Crete was a solution to replicate what they're seeing with the garage door at all times. It's not an end all be all, but it's a very large investment on the business and having to go to one (1) shift would be a very large hardship. So, they comprised instead of leaving this open ended where the variance would follow the land. They are asking that they just have an opportunity to put the wall in, solicit feedback from the neighbors, take additional corrective actions and be back here in a year to address it. If at that point it hasn't solved it, the walls still in and the hours are gone. Board Member Cliff is not comfortable voting yes for any of this until he sees a report from a bonified resonance engineer and what they recommend. They may be surprised. They might not have to go through as much as what they're going through now. He would just like to see that because that's how it worked out with the other issue he dealt with. They had all these big plans and ideas and they didn't have to do a quarter of them. It didn't cost them as much money. Not to say that's going to be his case, but he thinks it's worth a shot to make that investment as opposed to him voting yes on something that is a maybe and he has to hear from these folks again in a year and then what's the recourse. It's not like they can make him take it out.

Caren Burdi said the wall is not going to do any harm. If the wall stays, the wall can only be a benefit. The arborvitae can only be a benefit.

Board Member Cliff asked if her position is that the wall is going to solve the noise problem.

Caren Burdi said it's a huge step. It claims to take away thirty-one (31) to thirty-two (32) points off of the detector. If they're at fifty-two (52), take away thirty-one (31) or thirty-two (32).

Board Member Cliff understands, but it may not effect the...

Caren Burdi said they're doing a good thing. If they install it. Say they get it installed by August and they install and running the two (2) shifts and hear from the people. They're saying this isn't working, then they know they're coming back here. At that point, they need to take the next step. Now, he's telling them the step to take, that would be the next step. They would find somebody who is an expert in this resonance noise and they would take the next step because he wants to be able to continue doing his business there. His only other option is, he's got sixty (60) employees now. He's going to have to let some of them go and he's going to have to go Monday through Sunday, seven (7) to seven (7). That's what he's going to have to do if he can't solve this. It is in his best interest to solve this.

Board Member Cliff personally believes it's in his best interest to consult a resonance engineer and move forward from there.

Caren Burdi hears him, but she didn't understand that there was a resonance engineer or that was

something she could have done.

Board Member Cliff said they're big in the automotive industry. They're the people that detect all the little weird stuff going on inside new car models and blah, blah, blah. They come up with a plan to reduce or eliminate those noises. They also do it in industrial settings. There are people out there that may potentially help him. He would just feel better as that as a starting point as opposed to going through all the expense of what they're talking about doing only for it to not do anything. That's just him. He's only one of a bunch of people up here. That's just him.

Caren Burdi asked if they want to table them and they get a resonance noise expert.

Board Member Cliff can get behind tabling this.

Caren Burdi is trying to solve the problem.

Chairman Sophiae wants to review here for the board about what's going on.  
Board Member Cliff yields the floor.

Chairman Sophiae explained if they don't hear this and vote and pass something tonight the gentleman is just going to run seven (7) days a week, seven (7) to seven (7). That's not going to solve anything. On the flip side, if the board allows them to put this wall in and the arbs, they're agreeing to a one (1) year time limitation, which he would caution. If it doesn't work, they've obviously heard the board so far, they're going to revoke that second shift.

Caren Burdi understands.

Chairman Sophiae said really it's kind of a good deal for the board in the sense that he's going to go through the expense and trouble of putting the wall up and the arbs, and if it doesn't work he loses the second shift, he's back to where he is. The neighbors are still better than they were because there is a nice wall and shrubs, which is better than nothing. How is that not a reasonable request?

Board Member Cliff said because it's already been pointed out that he hasn't been following the rules up till now when it comes to shift and work hours.

Chairman Sophiae said the problem he has with that, and he's going to hear from Mr. Watrion to confirm in a second. How the ordinance is written with the decibel reading.

Board Member Cliff discounts any of that. In his professional opinion, it is not a decibel issue as a resonance issue.

Chairman Sophiae said lets assume for the purpose of this discussion that he's correct, and he probably is correct, by being inactive how does that address the...

Board Member Cliff doesn't think they're being inactive, sir. Just saying they're willing to table until they come back with a resonance report and maybe they have something different to share with the board at that time.

Chairman Sophiea can understand. At the same time, if they want to put up a wall and shrubs as the first step, he thinks that would be a nice.

Secretary Jerzy said the one thing he was thinking about, he hates to say this, but put the wall up and the trees up. Suspend the two (2) shifts until they get feedback for a year on whether or not this works. They run one (1) shift for a year, he knows it's going to impact his business, but here they are. To be honest, with all the members of the board, anywhere between, he knows it's a mixed zone, but anywhere between a business and residents they have walls up. Anywhere and everywhere. It's not going to hurt the property going forward, in his opinion. The only thing is it's precast, but it's not poured concrete like Planning wants. He thinks to kind of get that site somewhat to get started in compliance a wall is a great start. The two (2) shifts. He would like to maybe see if they did grant the two (2) shifts, put some kind of limitation on the hours on Saturday. Definitely no Sunday. If the board wants to go that route.

Caren Burdi said they could do that.

Secretary Jerzy stated to him, personally, he thinks Mr. Clift is spot on with the resonance issue with the stamping aspect of it. So, to get more information on that maybe a year down the road if this doesn't work, but he doesn't see a problem granting the wall and arborvitaes as is. If they're going to grant the second shift, he thinks they should kind of hone in on what they can and can't do on the weekends and maybe shave an hour on the weekday or something. That's his thoughts on the whole thing. He'll yield the floor.

Board Member Watts has a couple questions. He asked if he moved to this location from another location?

Caren Burdi replied yes.

Ryan Hernden explained they did. He's owned the business for ten (10) years. He purchased it and it was in Warren. They relocated twice and stayed within Warren.

Board Member Watts asked if they always had stamping.

Ryan Hernden answered yes, same line of business throughout.

Board Member Watts said obviously they're aware of the vibrations that it causes.

Ryan Hernden answered yes.

Board Member Watts asked if he was aware of the ordinance.

Ryan Hernden was not aware of the ordinance because the previous owner of the building was in heavy stamping. They have owned the business for it's always been a stamping facility.

Board Member Watts knows. He's lived here all his life. He's been by that place a gazillion times. He looked at it as Tool and Dye, didn't look at it as a stamping plant. So, that's news to him what he did in there. No big deal. He agrees. He's driven by it since he was a little kid and when he became old enough to realize, who put that there? He gets it. He's hearing the noise, he's hearing

all this stuff going on, operating these other shifts. When his pots and pans are rattling, he's looking at it as that's a vibration coming through the ground. He's not sure what a wall or arborvitaes going to do for that.

Caren Burdi explained what they're saying is a wall can't hurt. Their understanding up till very recently has been when those doors are down that the sound was manageable. The idea they have to open that door to bring supplies in, take parts out, etc. They thought they would put up this wall and the wall then acts as the door. Then they thought about the arborvitaes absorbing noise. If they install this and there still continues to be a problem then the next step, based on what Mr. Cliff has indicated, is they'll hire a resonance noise expert with regard to that. The no lose situation is if they're unable to solve the problem within the year, then his client has to go down to one (1) shift. When he goes down to one (1) shift it'll be seven (7) to seven (7) according to the ordinance. In the meantime right now, he's got sixty (60) employees counting on him and he has contracts with GM that he needs to fulfill. They need to continue the two (2) shifts to even justify putting up the wall, making all the plantings and possibly hiring this resonance noise expert if they're unsuccessful with that case. If the two (2) things aren't tied together for the year period, she thinks they're just going to have to look into going to the one (1) shift and looking at other options. Unfortunately, they don't know how they're going to meet their contracts and also make the improvements.

Board Member Watts gets all that. Having a lot of business and having extra shifts, that's a great problem today. He gets that. He also understands these residents. They've been there and they haven't had the problem until this came along. Now, they can't go outside and do the things they want to do. That's a problem for him.

Caren Burdi is trying to fix it and work with resolving the problem.

Board Member Watts said the other problem he has is voting for this variance when they have a potential other variance coming for the storage and stuff. They could piece meal this to death and then at the end of the road when he spent, he doesn't know how much he's going to spend. He doesn't remember him mentioning numbers on the wall and stuff, but lets just say for whatever, he spends \$100,000 it doesn't work out, it could become a public nuisance and then he's out all that money. He's trying to look out for him, too. He wants things right for the neighbors, he wants things right for them, and he want the taxes from both places coming to the city, he wants everybody happy. At this point in time, until they come to some solutions on some of this stuff he's not sure if he can be a yes vote at this point.

Board Member Green said he made some good points that he agrees with. Maybe now would be a good time to get a motion on the floor. He's just speaking aloud.

Chairman Sophiae thinks they should have a motion on the floor here soon. He did want to hear from Mr. Watripont if he had a moment to research that ordinance.

Steve Watripont thanked him for giving him more than five (5) minutes. The ordinance as far as the noise decibels is seventy-five (75) for M-1, eighty (80) for M-2, eighty-five (85) for M-3 and ninety (90) for M-4. The hours of operation for production are that seven (7) to seven (7) if it's less than 200. If it's more than 200 feet for the M-1 zone it has a different hours. He has to scroll to that. That would be six (6) to eleven (11) is the standard for M-1 that's further than 200 feet from residential. To point out something else, Mr. Watts mentioned there's nuisance things. There are also in the regulatory there are nuisance issues that could be enforced, too, if this didn't work out. So, it could

possibly not even bother with the zoning ordinances and go from there, too.

Chairman Sophiaea thanked him for the insight.

Board Member Clift said he hates to do it to him Steve. He kind of breezed through this. He saw that number. He probably can't answer it anyway. Under what condition was the test made. Was everything running in that plant all at the same time? Was the door open? Which would be the way he would conduct a noise check. He would conduct that noise check in a manner of possibility where whatever is going to escape out of that building has the potential to escape out of that building. So, was the measurement taken with the door closed? Was the measurement taken with the door open?

Steve Watripont said he is correct. He cannot answer that. He was not taking it. He doesn't know when it was happening, what was happening. He knows that they try to come check it unannounced to them, so surprise checks to try to get natural situations. Not anything staged. He's not sure what the actual conditions are.

Board Member Clift said that's fair. That's a fair answer. He didn't expect, and he didn't see it in the backup.

Steve Watripont knows if it was requested they can try to find out or go additional test. They could set up a schedule.

Board Member Clift explained when he did them he would do them in the worst possible condition.

Steve Watripont knows they try to do that based on the complaints and times of the complaints, and stuff like that. They try to go out a week later and everything else.

Board Member Clift was just curious. He thanked him and appreciates it. He yields the floor.

Board Member Nestorowicz has a couple questions he wanted to ask to see if the petitioner would be open for it. He knows they talked about a year, but how would they feel about a review shorter than a year once the wall and trees are installed. He feels that's a lot of time for the entire year before they get back together to talk about it.

(Inaudible)

Caren Burdi was getting some wise information. So, yes. What Mr. Watripont was indicating was, if they went ahead and installed a wall and the arborvitaes and once it's installed they let the city know. If they want to do a time period from then. So, they would table tonight. This is a suggestion, not telling. Table tonight the two (2) shifts so they could address it at whatever time period they wanted in the future. She would say this, based on what Mr. Clift is saying, they are looking to get this installed, see how it goes, etc. Then they do want to react with a resonance noise expert if this doesn't do the trick. They do want to explore than. She will tell them quite frankly their plan if this doesn't work enough.

Chairman Sophiaea said in other words, two (2) shifts would not happen until the wall is up.

Caren Burdi said the two (2) shifts would continue until it's revisited. Until the tabling of the two (2)

shifts is revisited. In other words, whenever in the city someone has a matter before the ZBA enforcement freezes while that's conducting. So, they would continue the two (2) shifts. They would agree not to do two (2) on Saturday.

Board Member Nestorowicz asked what the hours of the shifts would be again. From what time to what time would those shifts fall under.

Ryan Hernden explained same as current. 5:30 to 11:30.

Chairman Sophiea asked 5:30 AM to 11:30 PM.

Ryan Hernden said correct.

Caren Burdi would agree to no second shift on Saturday or Sunday.

Board Member Nestorowicz asked if there is anyway that shift can get end faster than 11:30. If he was a resident, that seems awfully later.

Caren Burdi explained the ordinance says 11:00.

Ryan Hernden said if they aligned it to the normal.

(Inaudible)

Ryan Hernden said no, if you're within one hundred (100) feet for the normal zoning he said. It's to eleven (11).

Board Member Nestorowicz said they're within 200 feet, so that's why.

Caren Burdi is saying if they want the two (2) shifts during this time period reduced to under the ordinance they're in agreement with that. So, that would be six (6) to eleven (11) is what the two (2) shifts are. Then they would agree no second shift on Saturday's, no second shifts on Sunday's. They would continue that until the wall gets in and the arborvitaes gets in and they have a period of time to see.

Board Member Nestorowicz asked if they did something that's 5:30 to 10:00.

Ryan Hernden said the only issue he'll run into is that he can't give someone a full workday. On top of that, the other thing he wanted to note, during that period of 5:30 to 11:30 between breaks and lunches there are two (2) hours that they are not operating and it's completely shut down and noise free. So, by the time they take the breaks and the lunch out of that, 5:30 to say 10:30 it ends up only being a seven (7) hour paid day for the employees. So they can't even be a full time work week for them.

Chairman Sophiea asked if there's no way to shave that two (2) hour window down an hour.

(Inaudible)

Caren Burdi said the middle of the day. Instead of having the two (2) hours down time, could he make it an hour down time so the workers get a full week.

Ryan Hernden explained each shift would get a half hour lunch and two (2) fifteen minute breaks. That adds up between the two (2) shifts the two (2) hours.

Chairman Sophiea said it's not just two (2) down.

Ryan Hernden said 7:00 PM to 7:30. No activity. Then break later on in the evening. He is definitely flexible to the hours, been flexible on every aspect of this to try to make a fair compromise.

Secretary Jerzy asked if they stipulated they don't work on Sunday's, right?

Ryan Hernden replied since he has owned the facility there, since he's been there, they have never worked a second shift on Saturday or Sunday. This year they have worked two (2) Saturday's from 7:00 AM to 3:30 PM.

Secretary Jerzy asked no Sunday's.

Ryan Hernden answered last year they might have worked a handful of Sunday's, but they have not worked any Sunday's this year.

Chairman Sophiea asked just a single shift.

Ryan Hernden said single shift. They have never worked two (2) shifts. 7:00 to 3:30 are the hours.

Secretary Jerzy asked a typical shift would be 7:00 to 3:00, one single shift.

Ryan Hernden repeated 7:00 to 3:30 results an eight (8) hour of paid time for the employee.

Board Member Nestorowicz would like to try to make a motion unless there's other discussion or anything. As he makes this motion, feel free to assist.

**Motion:**

Board Member Nestorowicz made a motion to grant the petitioners request to:

- 1) Construct an 8' precast concrete wall, **per Planning recommendations with the measurements and setbacks**, along the west property line. **Installed no later than 10/31/2025. Have a review 120 days after the installation of the walls and trees. Petitioner notify ZBA when the completion date is. Petitioner obtain a resonance engineering report on or before the review date. That way they can abide by all recommendations.**
- 2) Operate 2 shifts. **Monday through Friday, 5:30 AM to 11:30 PM. Saturday 7:00 AM to 3:30 PM. No Sunday's and no holidays.**

Reasons being: Size and shape of the lot; Economical hardship; Reason for review of 120 days after is because if there are still unreasonable impacts to the residents. These individuals are the key ones they need to satisfy. This will be reviewed and could be revoked. Second shift could be revoked. Have a good communication with the individuals in the audience here. He would like them to come back after that time and be happy and

give a thumbs up.

Board Member Perry supported the motion.

Chairman Soophiea stated they have a motion by Mr. Nestorowicz, support by Mr. Perry to approve the modified request as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (5 – 4).

Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Perry	Yes, for the reasons stated in the motion.
Board Member Clift	No.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	No.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Lindsey	No, self-imposed and detriment to the area.
Secretary Jerzy	No, still believes it's a detriment to the area because there's no compliance on the site.
Chairman Soophiea	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as modified.

- 8. PUBLIC HEARING: **APPLICANT: Dale Smith**
- REPRESENTATIVE: Same as above.
- COMMON DESCRIPTION: 14566 Stephens
- LEGAL DESCRIPTION: 13-25-405-060
- ZONE: R-1-C

**VARIANCES REQUESTED: Permission to**

Construct a horseshoe shaped driveway 12' in width and 69' across in the front yard.

**ORDINANCES and REQUIREMENTS:** No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

Dale Smith, 14566 Stephens, appeared before the board.

Chairman Soophiea thanked him and asked him to please tell the board about his request.

Dale Smith thinks the city already knows he is handicapped and been up there a couple of times about things. Privacy fences and such. He took advantage of the dollar purchase of an empty lot when the other mayor, won't say his name, was in office. Some people don't like him and some people do. He's not going to articulate his words for him. He's just going to put it out there the way it is. He's handicapped, he got crushed by his vehicle in his driveway last year and went to the hospital. His shoulder is popped up and it won't go back down. He's not a football player so they wouldn't fix him, they just left him this way. So, now he can't take his arm and swing his neck around to look over his shoulder to back out of his driveway while people are flying down

this Stephens Road. They're doing ninety (90) miles per hour at some times. You can ask any resident in that neighborhood they're not burning tires over there, they're revving their engines and riding mini bikes, motor bikes all through there. He's almost got hit. He followed a guy. He asked if he saw him, he almost killed him. The guy told him he didn't see him. Come on, man. He's too old for this. He has all this property. All he's asking for is a horseshoe driveway. Is that too much to ask? He doesn't think there should be a problem. He's got two (2) entry ways when he bought the other property. He has the entry over there and he's got an entry on his property. He has one driveway that's real narrow. It's very confining, it's not working. He's actually been thinking about moving because it's an option. It really is. He's been a resident, paying his taxes, never behind on his bills. Everybody is getting their money. He hopes everybody is satisfied. Everybody is getting their money, right? Ok, that's all he's saying and that's about it. He's not going to add anything to it and sugar coat it. That's just the way it is. There's other residents around his house that got horseshoe driveways and they're not even handicapped. That's that.

Chairman Sophia thanked him for those comments. This is a public hearing. Is there anyone in the audience who wishes to speak on this item?

No response.

Chairman Sophia closed the public portion of the meeting and turned it over to the board for discussion.

Board Member Watts explained he drove by the other day and noticed there is a for sale sign in the front yard.

Dale Smith replied yes. That's his option. He's thinking about that right now. Whether he's going to move or not. If he gets the right offer he might move. If he doesn't, he might not move.

Board Member Watts said his other question is to Mr. Watriont. He sees there are some violations issued here. Does he know if they have been taken care of?

Steve Watriont does not know if they have been taken care of. He doesn't know when he was out there if a reinspection has happened yet or not. He doesn't believe they all have been. He was on vacation for two (2) weeks otherwise he might have tried to follow up on stuff coming up before.

Board Member Watts explained it doesn't say it was completed. He's ok with that. He asked the petitioner if he could answer.

Dale Smith would love to respond to that. They came out to actually, the guy came out to inspect whether or not he had the proper amount of space to do this horseshoe driveway. Instead, it's not even code season for him to start looking around for things. He jumps out with a satellite photo talking about if he minded looking in the backyard. He gave him the courtesy of that. Asked if it's going to having bearing on his request. No, sir. But he just brought it up so it does have a bearing on his request. Furthermore, he was out of line to even come back in his yard and start poking his nose around, because it's not even code season. He has a privacy fence up for a reason, he wants privacy. If he had a little mess back there, he'll clean it up before code season gets here. He has been cleaning it up. His truck broke down, he couldn't take care of it. Yes,

he's upset. Wouldn't he be? You got someone poking their nose around without having to be there and it's not even code season time.

Board Member Watts wanted to address that. You know what code season time is?

Dale Smith said yeah, in the paper it said...

Board Member Watts said it's all year, sir. Anytime they get a complaint, it's all year long.

Dale Smith explained it says when they come during the beginning, April comes.

Board Member Watts stated stuff can be enforced any time of the year.

Dale Smith expressed April and May they start.

Chairman Sophiea said Mr. Smith.

Board Member Watts is not going to debate it with him. He drove by there and seen the trailer sitting there.

Dale Smith stopped him. Right now he doesn't even care anymore what he's got to say.

Chairman Sophiea said Mr. Smith, so far he's doing ok. Lets not get into an argument here.

Dale Smith asked why he's got to keep bringing that up.

Chairman Sophiea told Mr. Watts he has the floor.

Board Member Watts drove by there and saw problems from the street. He didn't have to go in his backyard, didn't have to ask him to go in the backyard. The privacy fence looked dilapidated. He saw the trailer from the front. He's seen a for sale sign. He's questioning what's going on there. He's already looked at the packet and seen the violation history here. Quite frankly, he has a problem with blight issues in this city. When coming to the board and asking the board to get a variance to get a driveway and maybe the driveway would be a great idea. He sees them around. He heard them tonight, they deny. Guy wanted to make a parking lot in the front yard. No, they're not going to stand for that. Maybe in his case it might work. He does have a double lot, but other issues have to be taken care of before they move forward with something else. Otherwise, they're just going to wind up with more problems.

(Inaudible)

Dale Smith went right up into the office and said he is really tired of someone poking sticks at him. He had a privacy fenced his whole yard and they're still driving by his house and pointing things out. It's getting annoying. Why is it every month, every week he's getting another write up.

Chairman Sophiea said Mr. Smith.

Board Member Watts said he's all set.

Dale Smith continued that's all he's saying...

Chairman Sophiea told Mr. Smith there hasn't been a question asked to him now. He's on a double lot. From a birds eye view of the property, is there already a curb cut on the second property?

Dale Smith answered yes, sir.

Chairman Sophiea asked if that's what he's tying into.

Dale Smith replied yes. He's been moving and cleaning his yard. He's gotten rid of a lot of stuff already, but he hasn't completed it. He's not really worried whether the board grants it or not, because he might just move anyway. That's where he's going with this. He's not going to bed and plead for it. If the board gives it to him, they give it to him. If they don't, they don't.

Secretary Jerzy said to the petitioner real quick. So, both those properties are combined into one (1) parcel now?

Dale Smith answered yes, sir.

Secretary Jerzy has a question for Steve. His concern is if the lot got... Say they grant the variance for the horseshoe driveway, he sells the house anyway. Would a developer be able to come in and put two (2) houses on that property? So it's all still one parcel.

Steve Watripont doesn't know the size of the lots. He can't really answer that specifically, but they are combined right now. They would have to be separated and go through the planning process.

Secretary Jerzy asked if it would have to go through a whole process.

Steve Watripont replied yes.

Secretary Jerzy thanked him.

Steve Watripont included that it being residential, it doesn't need a site plan, but it needs building codes and everything else, and need the lot split from Planning.

Secretary Jerzy understands and thanks him. It does look like he does have two (2) approaches already there to sustain a horseshoe driveway. That was his concern if the property got sold. They would have a horseshoe driveway now and half of a different lot.

Dale Smith asked if they minded him speak on that again.

Secretary Jerzy said it was just a statement, wasn't a question.

Dale Smith continued explaining when he combined the property they told him no building can be erected over there. No...

Secretary Jerzy repeated he didn't have a question. He answered his question, so they're ok. Thank you.

Chairman Sophia asked if there's any other discussion from the board. He personally doesn't have a problem with the horseshoe driveway. He knows the petitioner mentioned it would help with his disability. On the same token, he's going to sell the house. Not the best argument to make in the world.

Dale Smith apologized for getting loud, too.

Chairman Sophia continued saying it's already combined and the approach is there so it makes sense.

Dale Smith continued saying he wasn't trying to get loud.

Chairman Sophia asked for any other comments from the board.

Board Member Cliff said looking at BS&A it shows that those are combined into one (1) parcel. The parcel ending in 002, which he thinks is the north parcel, is listed on BS&A online with the county taxes as being inactive.

Board Member Watts asked Mr. Cliff if it has back taxes. That's what he's saying?

Board Member Cliff said no. He's saying he's confirming it's one (1) parcel now.

Board Member Watts thanked him.

Board Member Cliff explained it looks like the north parcel is inactive, which usually is an indicator that both of those parcels are combined.

Board Member Watts thanked him.

Board Member Lindsey said if there are no other comments, he would like to make a motion.

No response.

**Motion:**

Board Member Lindsey made a motion to grant permission to construct a horseshoe shape driveway 12' in width and 69' across in the front yard.

Reasons being: Not a detriment to the area; Size and shape of the lot.

Board Member Nestorowicz supported the motion.

Chairman Sophia said they have a motion by Mr. Lindsey, support by Mr. Nestorowicz to approve the request as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (6 – 3).

Board Member Lindsey	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Perry	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Green	No, not unique and not necessary.
Board Member Clift	No.
Board Member Watts	No, too many property maintenance issues.
Secretary Jerzy	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner’s request was **APPROVED** as written.

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| <p>9. PUBLIC HEARING:<br/>REPRESENTATIVE:<br/>COMMON DESCRIPTION:<br/>LEGAL DESCRIPTION:<br/>ZONE:</p> | <p><b>APPLICANT: Warren Lions Club</b><br/>Al Lindsey<br/>3001 Thirteen Mile<br/>13-06-402-002<br/>R-1-A</p> |
|--|--|

**VARIANCES REQUESTED: Permission to**

Conduct the Warren Lions Club City Fair as follows:

Wednesday	June 11 <sup>th</sup>	3:00 pm to 11:00 pm
Thursday	June 12 <sup>th</sup>	3:00 pm to 11:00 pm
Friday	June 13 <sup>th</sup>	3:00 pm to 11:00 pm
Saturday	June 14 <sup>th</sup>	12:00 pm to 11:00 pm
Sunday	June 15 <sup>th</sup>	12:00 pm to 10:00 pm

**ORDINANCES and REQUIREMENTS:**

**Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses:** Permit circuses, fairs, carnivals and similar uses in any District after approval by the Board of Appeals under the following conditions:

- (1) When engaged in by schools, churches, fraternal societies and similar non-profit organizations as an accessory use for the sole purpose of raising money for the financial support of such institutions in pursuit of their natural functions; provided, that such uses are confined to the land and buildings normally used and occupied by such institutions.
- (2) A permit is obtained from the City of Warren Police Department.
- (3) Such use and occupancy is not disturbing to the public peace and tranquility.
- (4) Such use and occupancy will not create undue traffic hazard and congestion.
- (5) Permits for such uses shall be valid for a total of sixteen (16) consecutive or nonconsecutive days; however, the permit expires thirty (30) days from the date of issue.

Al Lindsey, 3642 Wakefield Drive, appeared before the board stating he is the Chairman of the Warren City Fair and he is here on behalf of the Warren’s Lion Club. They’re asking for permission to have their fair again this year. They also want to make note that even though the hours they just mentioned are eleven (11) o’clock and ten (10) o’clock on Sunday, they make sure all the music from the carnival and from all of the entertainment is shut off at ten (10) o’clock every night. It’s the same setup they have had for that last sixty-five (65) years. Their hardship is that they need ZBA

approval to have the fair.

Chairman Sophiea thanked him for those comments. This is a public hearing. Is there anyone in the audience who wishes to speak on this item?

No response.

Chairman Sophiea closed the public portion of the meeting and turned it over to the board for discussion.

Secretary Jerzy has a quick comment to the petitioner. He knows the music is shut off at ten, but Sunday they have a few rental tents. When they make a motion can they just say an hour before closing each day?

Al Lindsey answered yep.

Chairman Sophiea has no problem with this. This is routine and always do a wonderful job.

Board Member Nestorowicz said if nobody has any discussion, he would like to make a motion.

Chairman Sophiea said please do.

**Motion:**

Board Member Nestorowicz made a motion to approve the petitioners request to conduct the Warren Lions Club City Fair as follows:

Wednesday	June 11 <sup>th</sup>	3:00 pm to 11:00 pm
Thursday	June 12 <sup>th</sup>	3:00 pm to 11:00 pm
Friday	June 13 <sup>th</sup>	3:00 pm to 11:00 pm
Saturday	June 14 <sup>th</sup>	12:00 pm to 11:00 pm
Sunday	June 15 <sup>th</sup>	12:00 pm to 10:00 pm

**With the music being shut off one (1) hour before the closing of the fair each day.**

Reasons being: Not a detriment; Requiring approval of the board.

Secretary Jerzy supported the motion.

Chairman Sophiea said they have a motion by Mr. Nestorowicz, support by Secretary Jerzy to approve the request as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (9 – 0).

Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Perry	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Lindsey	Yes, for the reasons stated in the motion.

Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes, for the reasons stated in the motion.

The petitioner's request was **APPROVED** as written.

10. PUBLIC HEARING: **APPLICANT: Paslin**  
REPRESENTATIVE: Bryan Duquet / William Lince  
COMMON DESCRIPTION: 25411 Ryan  
LEGAL DESCRIPTION: 13-19-478-013  
ZONE: MZ, R-1-P, M-2

**VARIANCES REQUESTED: Permission to**

Install a 15' high x 45' wide (675 square ft.) wall sign on the east elevation of the building in addition to an existing wall sign that is approximately 32 square ft.

**ORDINANCES and REQUIREMENTS:**

**Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2):** c) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

Steve Watriont explained they noticed that the size of that sign was greater than thirty-two (32) square feet. They reached out to the sign company. The person that was supposed to be here from the sign company was on vacation. He doesn't know if it was communicated properly to them that it had to be reposted. He asked this to be rescheduled to whenever the posting can happen.

Secretary Jerzy asked if May 14<sup>th</sup> would be ok.

Chairman Sophia asked if they're picking a date or postponing.

**Motion:**

Secretary Jerzy made a motion to move item 10 to the May 14<sup>th</sup> meeting; Supported by Board Member Assessor.

**Voice Vote:**

A voice vote was taken. The motion carried (9 – 0).

The petitioner's request was **RESCHEDULED** to May 14, 2025.

11. PUBLIC HEARING: **APPLICANT: Andrew Moiseev-MGA Architects-USE-**  
REPRESENTATIVE: Same as above.  
COMMON DESCRIPTION: 26160 Groesbeck  
LEGAL DESCRIPTION: 13-24-253-005  
ZONE: MZ, C-3, P

**VARIANCES REQUESTED: Permission to -USE-**

Allow an area of 75' x 85' (6,375 square ft.) in C-3 District for the open storage of trucks/trailers

for overnight parking where the primary structure on the site will be 4,008 square ft. **USE** Petitioner to relinquish variance granted 9/8/2021 if this variance is granted.

**ORDINANCES and REQUIREMENTS:**

**Section 15.01 – Uses Permitted:** Open storage not a permitted use in a C-3 District.

**Section 17.02 (S) – Industrial Standards:** Open storage other than junk... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

Chairman Sophia asked them to start with name and address, please.

Andrew Moiseev, 4351 Delemere Court, appeared before the board stating he's with MGA Architects. As the secretary stated, they're looking for... they received site plan approval for this project and they need a variance to store overnight truck storage for delivery trucks. These are not refrigerated trucks. They will not be running all night. This is just for the use of the owner for making deliveries during the daytime and night he'll park the trucks. The owner is also here if the board has any other questions. Thank you.

Chairman Sophia thanked him for those comments. This is a public hearing. Is there anyone in the audience who wishes to speak on this item?

No response.

Chairman Sophia closed the public portion of the meeting and turned it over to the board for discussion. There is a Planning impact statement that they'll summarize into the record.

Secretary Jerzy thanked the chair and read the impact statement from Mr. Wuerth.

“After review of the request, no issues were found to impact the abutting, local or general public.”

Chairman Sophia thanked him. At this time he turned it over to the board for discussion.

Board Member Green has one quick question. He asked what this property was previously. Was it storage for towed cars or something. Does anybody know? His question is wondering if this requires baseline environmental study. The property itself. He's just curious.

Andrew Moiseev said a mortgage company may require it. He doesn't know who else would be requiring it.

Board Member Green doesn't know what the procedure is, he just wondered.

Chairman Sophia thinks the bank will usually require it if you're financing.

Board Member Green said thank you.

Chairman Sophia doesn't think it's a city requirement, to his knowledge.

Andrew Moiseev informed one was done.

Board Member Watts has a question to the petitioner. He asked if they're going to be paving this lot.

Andrew Moiseev answered yes.

Board Member Watts asked if the whole storage area will be concrete.

Andrew Moiseev answered concrete or asphalt, yes.

Board Member Watts thanked him.

Chairman Sophia is not a huge fan of the outdoor storage, but given it's location he thinks it's ok. He also prefers the outdoor storage to be on a hard surface like Mr. Watts pointed out, rather than gravel with dust and water problems. Are there other comments from the board tonight?

Secretary Jerzy has a real quick question to the petitioner. Since it's a use variance, how many truck trailers will be stored approximately on the site?

Paul Ezenwa appeared before the board stating approximately six (6). Most times they will be on the road.

Chairman Sophia said since he spoke, please state name and address for the record.

Paul Ezenwa, 26160 Groesbeck Highway.

Chairman Sophia thanked him.

Secretary Jerzy asked what his business is. What does he do? Is it a trucking business? What kind of business does he run? Just curious.

Paul Ezenwa answered trucking and warehousing. He'll have semi-trucks and box trucks. Most times they go out of state and box trucks for local.

Secretary Jerzy asked for normal hours of operation. Twenty-four (24) hour operation?

Paul Ezenwa answered no. They're not twenty-four (24) hour operation. Most times the trucks are... they just do (inaudible) from the office and the trucks on the road.

Secretary Jerzy was just trying to get an idea of a visual of what he has going on over there. He appreciates that and thanked him for indulging him. Personally, he doesn't see any issues with this. Everything seems to be lined up. Site plan approval and all that. He'll yield the floor.

Board Member Watts has another question. He said warehousing. Is he planning on building a warehouse on the property at some point or just truck parking?

Paul Ezenwa explained the part of the building has storage inside.

Board Member Watts thanked him.

Secretary Jerzy said if nobody else has anything to add he would like to make a motion.

**Motion:**

Secretary Jerzy made a motion to grant the petitioner to allow an area of 75' x 85' (6,375 square ft.) in C-3 District for the open storage of trucks/trailers for overnight parking where the primary structure on the site will be 4,008 square ft. **USE**  
Petitioner to relinquish variance granted 9/8/2021 if this variance is granted.

Reasons being: Size and shape of the lot; Not a detriment to the area.

Board Member Perry supported the motion.

Chairman Sophia said they have a motion by Secretary Jerzy, support by Mr. Perry to approve the request as read.

**Roll Call:**

A roll call was taken on the motion. The motion carried (8 – 1).

Secretary Jerzy	Yes, for the reasons stated in the motion.
Board Member Perry	Yes, for the reasons stated in the motion.
Board Member Nestorowicz	Yes, for the reasons stated in the motion.
Board Member Assessor	Yes, for the reasons stated in the motion.
Board Member Clift	Yes, for the reasons stated in the motion.
Board Member Green	Yes, for the reasons stated in the motion.
Board Member Watts	No.
Board Member Lindsey	Yes, for the reasons stated in the motion.
Chairman Sophia	Yes to table for the reasons stated.

The petitioner's request was **APPROVED** as written.

**14. NEW BUSINESS**

Board Member Green stated he had inquired about the Lowe's property on Thirteen Mile.

Steve Watriont did hear that he did. He really didn't look into in full detail as he got back from vacation this week and he's been extremely busy. He does know they do have site plan approval for permanent outdoor storage in certain areas. He doesn't know if they're in compliance with that. That's what he'll look at.

Board Member Green appreciates it.

Board Member Nestorowicz said that was the question.

Steve Watriont said he was told. Brian told him.

Board Member Nestorowicz stated their sales area has been getting larger it seems. He doesn't

even remember what their original approved area.

Steve Watripont doesn't recall either, and he knows he's been doing it longer.

Chairman Sophiea asked for any other new business.

Board Member Watts has a question. So, the Boewe Street property with the driveway. Do they now send them enforcement to remove the concrete?

Steve Watripont explains they wait until after the appeal process is done and then they will send it out thirty (30) days to get it into compliance.

Board Member Watts thanked him.

Board Member Lindsey had one other question. Last time they also talked about the flower shop on Thirteen and Mound. They haven't seen anything come across the board for that. They're open for business. He's assuming without permit.

Steve Watripont asked the outdoor sales. They might have permanent outdoor sales there. He'll have to look at that.

Secretary Jerzy thinks it went through site plan, went through Planning. Kind of avoided them, he believes. That's what he heard.

Steve Watripont believes it may have.

Board Member Nestorowicz thought the argument they always had is they once had a small amount of permanent outdoor at the corner, but there is now a strip mall. So, when the strip mall got built, anything they had at that corner should not be valid anymore. It doesn't move back just because they build a strip mall there.

Steve Watripont believes they went back to Planning.

Secretary Jerzy thinks that too.

Board Member Watts looked that up earlier today before he left just in case it came up. It says under BS&A that earlier this month it was sent to Planning for a review. There is no certificate of compliance.

Board Member Green said the other question was the temporary sign that is put on the Mound sign covering the new landscaping with the bottom so they don't touch the sidewalk and covering two (2) of the bottom signs of the existing brick and mortar sign.

Steve Watripont asked at Thirteen and Mound.

Board Member Green said yep.

Chairman Sophiea asked what business is it.

Board Member Green said when they talked about it last week somebody had mentioned that they could have one (1) sign. He doesn't know that to be true. So, Thirteen and Mound. He has to imagine that particular property. Take a look at it, he'll see.

Steve Watripont asked the ground sign.

Board Member Green said no it's a giant yellow sign.

Steve Watripont asked giant yellow sign for...?

Board Member Green explained it has nothing on it.

Chairman Sopheia asked what corner of Thirteen and Mound.

Steve Watripont asked for the flower sales.

Board Member Green is assuming that's what it's for. Everybody else has their stuff in a brick and mortar sign.

Steve Watripont knows that Mr. Kanakry was in this week. He believes he did pull a temporary sign permit. He doesn't know if that's what it was for. He did not review it.

Board Member Green said to take a look at that, because if that sign meets the review it's covering two (2) other signs on the other brick and mortar and they actually had to bend the mounts to make it fit in the little piece of grass where somebody spent a bunch of money putting landscaping in. Take a look at it, he'll see.

Steve Watripont said he'll drive by there.

Chairman Sophia asked for any other comments or new business.

No response.

Chairman Sophia asked for a motion to adjourn.

Board Member Cliff said Council of Commissions appreciation dinner Monday, May 19<sup>th</sup> at the Gazebo. They are requested to RSVP no later than Tuesday, May 13<sup>th</sup> to Mr. Cutter, Chairman of the Council of Commissions. Commissioners and board members are free. Their plus one, two, three, whatever are \$30 a piece. He thinks he covered everything.

Chairman Sophia thanked him. Jennifer was one step ahead of him. She has the flyer and the email is on there. Thanks for the reminder.

Secretary Jerzy expressed thanks to Ms. Pierce for putting together this nice packet for the board to review and go over with rules and regulations and things of that nature, and ordinances.

Jennifer Pierce said they were out of the big book, which they update with amendments, there

are numerous pages missing. If they'd like, take them out and throw them in the recycling and she'll fix it.

Secretary Jerzy thanked her for the step in the right direction at least.

Jennifer Pierce said it's something. Her pleasure.

Board Member Perry said he will be out of town on May 14<sup>th</sup>.

Chairman Sophia hopes he's going somewhere warm and relaxing.

Board Member Perry said unfortunately no.

Chairman Sophia is sorry to hear that. Thanks for letting the board know.

## 15. ADJOURNMENT

**Motion:**

Board Member Cliff made the motion to adjourn the meeting, Supported by Board Member Perry.

**Voice Vote:**

A voice vote was taken. The motion carried (9 – 0).

The meeting adjourned at 9:16 p.m.

Paul Jerzy  
Secretary of the Board