

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on May 23<sup>rd</sup>, 2022, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, May 23<sup>rd</sup>, 2022, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Sultana Chowdhury  
Mahmuda Mouri  
Michelle Tutt  
Rustico Teodoro  
Jason McClanahan, Chair  
Merle Boniecki, Vice Chair  
Claudette Robinson, Assistant Secretary  
John Kupiec

Also present:

Jazmine Early - Planner Aide  
David Crabtree, Office Assistant  
Mary Michaels - Assistant City Attorney  
Patrick Conlin - Communications Department

1. CALL TO ORDER:  
Chair McClanahan calls the meeting to order at 7:01 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

Chair McClanahan - I did get a message from Secretary Smith that he's a little under the weather so if we can get a motion to excuse him. This is the first time that he has missed in over 10 years, he's a little upset about that.

MOTION:

A motion was made by Vice Chair Boniecki to excuse Secretary Smith, supported by Assistant Secretary Robinson. A voice vote was taken and the motion carried unanimously.

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES: May 9<sup>th</sup>, 2022

MOTION:

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

6. PUBLIC HEARING ITEMS:

- A. REQUEST FOR REZONING: Located on the west side of Ryan Road; approximately 120 ft. north of Dwight Drive; from present classification R-1-C, One Family Residential District to R-3, Multiple-Family Dwelling District; 27365 & 27389 Ryan Road; Section 18; Andy Salama (Amal Salama).

PETITIONERS PORTION:

Mr. Amal Salama - Good evening, we would like to table this until July 11<sup>th</sup>, 2023 we have applied for a rezoning with conditions to make some adjustments.

MOTION:

A motion was made by Vice Chair Boniecki to table until July 11<sup>th</sup>, 2022, supported by Commissioner Tutt.

ROLL CALL:

The motion carried as follows:

Vice Chair Boniecki.....	Yes
Chair McClanahan.....	Yes
Commissioner Chowdhury.....	Yes
Commissioner Mouri.....	Yes
Commissioner Tutt.....	Yes
Commissioner Teodoro.....	Yes
Commissioner Kupiec.....	Yes
Assistant Secretary Robinson.....	Yes

Chair McClanahan - The item is tabled until July 11<sup>th</sup>, 2022 and there will be a public hearing and we would love to have everybody come out on July 11<sup>th</sup> to hear their comments on this item.

- B. SITE PLAN FOR BUILDING ADDITION FOR AUTO REPAIR FACILITY: Located on the north side of Nine Mile Road, approximately 334.85 ft. east of Warner Avenue; 3229 Nine Mile

Road; Section 30 Mediroutes LLC (Amel Softic). **TABLED FROM 4-25-22.**

MOTION:

A motion was made by Assistant Secretary Robinson to remove from the table, supported by Commissioner Tutt.

Assistant Secretary Robinson reads the following correspondence:

**TAXES:** No Delinquent Taxes.

**ENGINEERING:** Preliminary review of this site indicates that Planning Commission approval should be contingent upon the petitioner’s compliance with the following conditions:

1. Site plan shall show and identify 9 Mile Road and Warner Avenue including the right of way parcel(s).
2. Show the location of all existing/proposed underground utilities including their connections in the vicinity of the project.

**FIRE:** Approved.

**AT&T:** No objection. AT&T has facilities in the easement behind the building. Unless the building addition is encroaching.

Chair McClanahan reads the recommendation of the Staff:

PETITIONERS PORTION:

Mr. Amel Softic - We are building a repair facility for our personal vehicles, minor repairs, brakes, oil changes and things like that.

MOTION:

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

ROLL CALL:

The motion carried as follows:

Chair McClanahan.....	Yes
Vice Chair Boniecki.....	Yes
Assistant Secretary Robinson.....	Yes
Commissioner Kupiec.....	Yes
Commissioner Chowdhury.....	Yes
Commissioner Mouri.....	Yes
Commissioner Tutt.....	Yes
Commissioner Teodoro.....	Yes

7. CORRESPONDENCE:

SITE PLAN FOR MANUFACTURED HOUSING REDEVELOPMENT PLAN FOR WARREN ESTATES: Located on the northside of Ten Mile Road and the south side of Frazho Road, along Doncea Drive and NU Way Avenue; 3051 & 3193 Ten Mile; Section 19; MC Warren Estates Property LLC (Jeff Davidson). **APPROVED with conditions by the Planning Commission on May 9, 2022. On May 10, 2022, the Planning Staff received comments from the Warren Fire Marshal pertaining to fire hydrant requirements.**

MOTION:

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

8. OLD BUSINESS:

- A. MINOR AMENDMENT FOR ADDITIONAL PARKING AREA AND TRASH ENCLOSURE: Located on the east side of Bunert Road, approximately 724.18 ft. north of 10 Mile Road; 25185 Easy Street; Section 24; Great Lakes Development Ventures (Nicholas Plomaritis).

PETITIONERS PORTION:

Mr. Andrew Danaher - I'm representing Nick tonight. My client is looking to create a new establishment on an existing industrial site to construct a dumpster enclosure at the lot line, which is in conformance with the neighboring properties but there's no enclosure today. That's the main reason we are here today.

MOTION:

A motion was made by Assistant Secretary to recognize as a minor amendment, supported by Commissioner Kupiec. A voice vote was taken and the motion carried unanimously.

Assistant Secretary Robinson reads the following correspondence:

**TAXES:** No Delinquent Taxes.

**ENGINEERING:** Engineering has no conditions to approve the plan as proposed.

**FIRE:** Approved.

**DTE:** DTE Electric Company has reviewed the site plan for minor amendment for additional parking area and trash enclosure. DTE has no objection to the above request.

Chair McClanahan reads the recommendation of the Staff:

MOTION:

A motion was made by Assistant Secretary Robinson to approve, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

- Chair McClanahan..... Yes
- Commissioner Kupiec..... Yes
- Commissioner Chowdhury..... Yes
- Vice Chair Boniecki..... Yes
- Commissioner Tutt..... Yes
- Commissioner Mouri..... Yes
- Commissioner Teodoro..... Yes
- Assistant Secretary Robinson..... Yes

- B. SITE PLAN FOR OPEN STORAGE OF EQUIPMENT, TRUCK PARKING AND SCRAPPING: Located on the north side of Eight Mile Road; approximately 300 ft. west of Mullin Avenue; Section 34; 11177 Eight Mile; Najib Atisha. **Approved on January 7, 2019; Requesting a one (1) year extension. TABLED FROM 3-14-22.**

MOTION:

A motion was made by Commissioner Tutt to remove from table, supported by Assistant Secretary Robinson. A voice vote was taken and the motion carried as follows:

MOTION:

A motion was made by Assistant Secretary Robinson to extend to December 5<sup>th</sup>, 2023, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

- Chair McClanahan..... Yes
- Commissioner Kupiec..... Yes
- Commissioner Chowdhury..... Yes
- Vice Chair Boniecki..... Yes
- Commissioner Tutt..... Yes
- Commissioner Mouri..... No

When I was looking at the recommendation it looks like the Planning Staff did not recommend the one year extension and they have been working on this since February 8<sup>th</sup>, 2010. I just want to make sure on the correct item. My opinion for this would be denied and I'd like to know the reason why we are extending for a year and half.

Chair McClanahan reads the recommendation of the Staff:

MOTION:

A motion was made by Commissioner Kupiec to deny, supported by Assistant Secretary Robinson.

ROLL CALL:

The motion carried as follows:

Secretary McClanahan.....	Yes
Commissioner Kupiec.....	Yes
Commissioner Chowdhury.....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Tutt.....	Yes
Commissioner Mouri.....	Yes
Commissioner Teodoro.....	Yes
Assistant Secretary Robinson.....	Yes

- C. 4<sup>th</sup> MINOR AMENDMENT TO SITE PLAN FOR PERMANENT OUTDOOR SALES AREA TO HOME DEPOT: Located on the northwest corner of Hoover Road and Engleman Avenue; Section 22; 25879 Hoover; Christopher Gabridge (Kimley Horn & Associates). Minor amendment is for permanent outdoor sales. **Approved on June 1, 2020; One (1) year extension to June 1, 2023.**

MOTION:

A motion was made by Vice Chair Boniecki to recognize as a minor amendment, supported by Assistant Secretary Robinson. A voice vote was taken and the motion carried unanimously.

MOTION:

A motion was made by Assistant Secretary Robinson to extend to June 1<sup>st</sup>, 2023, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

Chair McClanahan.....	Yes
Commissioner Kupiec.....	Yes
Commissioner Chowdhury.....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Tutt.....	Yes
Commissioner Mouri.....	Yes
Commissioner Teodoro.....	Yes

Assistant Secretary Robinson..... Yes

9. BOND RELEASE:

- A. SITE PLAN FOR NEW KROGER FUEL STATION: Located on the northwest corner of Engleman and Hoover Roads; 11555 Engleman Road; Section 22; Matthew Pisko (Timonty Kratz). **Surety Bond in the amount of \$33,000. Project completed, release bond.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

- Chair McClanahan..... Yes
- Commissioner Kupiec..... Yes
- Assistant Secretary Robinson..... Yes
- Commissioner Chowdhury..... Yes
- Vice Chair Boniecki..... Yes
- Commissioner Tutt..... Yes
- Commissioner Mouri..... Yes
- Commissioner Teodoro..... Yes

- B. MINOR AMENDMENT TO SITE PLAN FOR NEW KROGER FUEL STATION: Located on the northwest corner of Engleman and Hoover Roads; 11555 Engleman Road; Section 22;p Matthew Pisko (Kroger Co. of Michigan); Minor Amendment is for outdoor sales kiosks. **Cash Bond in the amount of \$225. Project completed, release bond.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

- Chair McClanahan..... Yes
- Commissioner Kupiec..... Yes
- Assistant Secretary Robinson..... Yes
- Commissioner Chowdhury..... Yes
- Vice Chair Boniecki..... Yes
- Commissioner Tutt..... Yes
- Commissioner Mouri..... Yes

Commissioner Teodoro..... Yes

- C. 2<sup>ND</sup> MINOR AMENDMENT TO APPROVED SITE PLAN FOR NEW KROGER MARKETPLACE, GAS STATION AND CONVENIENCE STORE: Located on the northeast corner of Scheonherr and Thirteen Mile Roads; Section 1; 31200 Schoenherr; David Koppenhaffer (Michael McPherson). Reduction changes to building footprint and adjustments to parking spaces north of the building and near the Kroger Fuel Station. **Surety Bond in the amount of \$225,000 was continued form Site Plan and 1<sup>st</sup> Minor Amendment. Project completed, release bond.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

Chair McClanahan..... Yes  
 Commissioner Kupiec..... Yes  
 Assistant Secretary Robinson..... Yes  
 Commissioner Chowdhury..... Yes  
 Vice Chair Boniecki..... Yes  
 Commissioner Tutt..... Yes  
 Commissioner Mouri..... Yes  
 Commissioner Teodoro..... Yes

10. NEW BUSINESS:  
 None at this time.

11. CITIZEN PARTICIPATION:  
 Mr. Eddie Kabacinski - Eddie Kabacinski 8679 Hudson Avenue, Warren, Michigan. I'd like to thank the Planning Commission for finally getting rid of this eyesore and blight at 11177 Eight Mile Road. I've heard constant complaints about the neighbors that have had to deal with the rodents that harbor over in that area and then go into the neighborhood. I constantly hear about this on the south end and I'm glad this is finally taken care of. Thank you for denying it I really appreciate it.

The other items is I'd like to thank the Planning Commission for any role that you might have had in bringing the New Harbor Freight to the 11 Mile and 696 Hoover Eleven Center, it's nice to see that area being redeveloped again and we finally have a tenant for the old Marshall's being filed by Harbor Freight. So thank you to the

Planning Commission for any role you might have had in that. Thank you very much, I appreciate it. Good night.

Mr. Gary Osolinski - I live at 27407 Ryan Road. I was looking forward to the public hearing regarding item 6A on the agenda today that got tabled. I did not hear the reasoning by the petitioner but I know this has been going on. The signs went up on the property and received your notice of public hearing but we are talking since approximately April 28<sup>th</sup> since this began. I feel this is a bit disingenuous to have this tabled because the neighbors were here for the public hearing because of the request to R-3 rezoning. When you get to be my age time is of the essence, we were ready and prepared to talk this evening. I just want to say I'm disappointed it went this way, I look forward to being here the next time and hope it will not be tabled again, I don't know how many times you can table something. We want to have our voices heard. I thank you ladies and gentlemen for hearing me. This is something the petitioner wants to do but he's notorious for dragging his feet. Thank you.

Chair McClanahan - I'd like to use my citizen moment to pray for the people that are sick our fellow Commissioners, our Court Recorders mother and also a couple of petitioner's family members. I want to send my prayers.

12. PLANNING DIRECTOR'S REPORT:  
None at this time.

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

14. ADJOURNMENT:

MOTION:

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

The meeting adjourned at 7:30 p.m.

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Jason McClanahan, Chair

Mary Clark CER-6819  
May 23<sup>rd</sup>, 2022

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Claudette Robinson, Assistant Secretary

Meeting recorded and transcribed by  
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DRAFT

Mary Clark CER-6819  
May 23<sup>rd</sup>, 2022