CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on January 13, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, January 13, 2025, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:
Delwar Ansar
Andrey Duzyj
Michael Holowaty
Sultana Chowdhury, Assistant Secretary
Mahmuda Mouri, Secretary
Merle Boniecki, Vice Chair
Warren Smith, Chair
Melody Magee, Ex-Officio

Also present:
Ron Wuerth – Planning Director
Michelle Katopodes – Planner III
David Crabtree – Assistant Planner
Melissa Maisano - Administrative Secretary
Laura Sullivan – Assistant City Attorney
Christie Laabs – Communication Department

1. CALL TO ORDER:
Chair Smith - Calls the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

MOTION:
A motion was made by Commissioner Duzyj to excuse Commissioner Hoque, supported by Commissioner Holowaty. 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 Assistant Secretary Chowdhury. A voice vote was taken and the motion carried unanimously.

5. APPROVAL OF MINUTES – DECEMBER 16, 2024:

APPROVED

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

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

SITE PLAN FOR NEW PARKING LOT AND OPEN STORAGE FOR REPAIR VEHICLES; located on the south side of Nine Mile Road, approximately 435 ft. west of Hoover Road; 11510 & 11514 Nine Mile Road; Section 34; David Dawod/Coyote Auto Repair and Collision; PSP240021. **Postponed from October 21, 2024, November 18, 2024, and December 16, 2024.**

PETITIONERS PORTION:
Mr. David Dawod – I'd like to start with my lawyer, she couldn't show up because she was sick, and my architect couldn't make it because she is in Ohio.

About this project, before I bought the building, I wanted to build this business because I knew the last owner and he didn't take care of it. We want to build it, expand it, and make it a collision.

The only thing that was stopping me was the parking lot so they gave me one year to finish it and what we are doing now is we have a little storage area and there's a side garage. We are parking cars on that storage and pulling it from the garage outside to the exit point. It's been working great; I came last time to the meeting, and it looks like that's all they wanted me to do because they couldn't back out cars onto the street. Hopefully whatever we had on the site plan could work out because that's the only parking I have.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

1. Site plan shall show the location of all existing/proposed underground utilities including their size, material type, and discharge point in the vicinity of the project.

APPROVED

2. All parking/outdoor parking spaces shall be hard surface (HMA or Concrete).
3. The out perimeter of all paved spaces shall be minimum 6" concrete curb and gutter.
4. Show how you intend to drain the parcels. Drainage onto adjacent parcels is not permitted.
5. Outdoor storage shall require a variance.
6. Show and dimension all parking space including the maneuver lane.

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

COMCAST: In response to your utility request for the above project, please refer to the attached map for the location of Comcast CATV/FIBER facilities. Aerial cables are highlighted in orange for fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable. If we can be of further assistance, please feel free to contact us by email at cccutilityrequests@teamsigma.com.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:
A motion was made by Commissioner Duzyj to deny based on the reasons stated in the recommendations and the fact that there's just not enough room, supported by Commissioner Holowaty.

COMMISSIONERS PORTION:
Commissioner Duzyj – Have you talked to the people on the west side?

Mr. David Dawod – I did but honestly whatever savings I had I dumped on this building and I'm just trying to make this work, this is my only option.

Commissioner Duzyj – I give you a lot of credit for going into business and doing this.

Mr. David Dawod – It's for the future of my kids.

Commissioner Duzyj – Believe me, I understand more than most. First of all, there's not enough room, and second of all once you put parked cars on the east side, I don't think there's room for a fire truck to get through between the cars and the building. I give you credit

APPROVED

for trying, but this is too much stuff and not enough room, that's the basis for my motion.

Mr. David Dawod – They don't take anybody that walks in they only do it through appointments. There are like a storage area, there's only two parking spots on the front and four on the back are only for storage. The two in the front are only by appointments they don't do walk-ins.

Commissioner Duzyj – I understand that but if one of the ones in the back storage starts burning, you're going to have a major problem with cars and buildings and everything else. I can't see how the fire department can get back there.

Mr. David Dawod – The two fronts are always going to be empty they are only going to be for customers and the four back are for storage.

Commissioner Duzyj – Fair enough, my suggestion to you is see if you can find some place that's a little bit bigger for you to do this, if you have a lot of repeat customers and so on. I commend you for it, but this is 10 pounds of stuff in a 5 pound can. Thank you.

Assistant Secretary Chowdhury – I noticed that this is an older picture that was taken in the summertime when you submitted it, so right now is that the same situation with parking?

Mr. David Dawod – Right now they are just doing it by appointment, the front parking is always empty they only have four storage cars on the back. By the front to the garage area it's always empty, that's the only thing I can say.

Assistant Secretary Chowdhury – Thank you.

Secretary Mouri – How long have you been in business with Coyote Auto Repair?

Mr. David Dawod – They are my buddies, before I bought the building it needed a lot of work, and I took a lot of permits and contractors came out and fixed everything, but this was the last step that I have to finish. I wanted to make it concrete so we could park out there, so when it snows, they don't have to get stuck. That's why we started the site plan so we could either do concrete so they can have storage, one for emergency and one for customer parking.

Secretary Mouri – How long have you been running it.

APPROVED

Mr. David Dawod – I don't work there, two of my buddies run it. They have ran it since last year, I think it was August or September.

Secretary Mouri – Were they open before that?

Mr. David Dawod – No, it was closed until they got the certificate to open.

Secretary Mouri – When I looked at the COC, the Certificate of Compliance was issued on August 12, 2024, and that was, I believe, after you signed another letter mentioning the fact that you're going to install a new parking lot.

Mr. David Dawod – Yes, after they gave me approval to open that's when I started on the parking lot, they gave me until June of 2025 to complete it.

Secretary Mouri – If this doesn't get approved today and gets denied you're not able to open a new parking lot, so that means your Certificate of Compliance is also going to be withdrawn because you cannot have open storage back there. What type of impact is that going to have on your business?

Mr. David Dawod – I was thinking about doing a parking spot inside the shop, having one or two since they are only appointments, and the rest we will keep as open storage, storage for the vehicles.

Secretary Mouri – Thank you.

Chair Smith – Good evening, sir, when I first went by and looked at the job my concern was the vehicles in the back next to the building you have to squeeze between them to get past there to get to the back to see the other spaces you had in the back. Because there's just not enough room for all the additional cars and storage that's the reason we were denying it. I know you tried talking to the property owner on the east to see if you could get some space over there and they probably didn't want to agree with you. I don't know if you talked to the one on the west or not, but right now there's just not enough room to do what you need to do over there properly. You're doing things now but to properly do what needs to be done there's just not enough room to do that.

Mr. David Dawod – Okay, I'll just have my lawyer tell us what to do next. She's doing all my paperwork; she just couldn't make it because she was sick, so I'll see what the next step is to do.

APPROVED

Chair Smith – Whatever you decide to do, we are probably going to have to have a revised site plan because the site plan you're showing us right now is not going to be acceptable.

Mr. David Dawod – Okay, sounds good.

ROLL CALL:
The motion carried as follows:

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

Chair Smith – Sorry sir, hopefully you can get things worked out and be able to move forward in the future. Thank you, have a good evening.

7. CORRESPONDENCE:
None at this time.

8. OLD BUSINESS:

MINOR AMENDMENT TO SITE PLAN FOR WARREN HMONG ALLIANCE CHURCH; located on the west side of Gloede, approximately 751.1 ft. north of Common Road; Section 12; 30301 Gloede; Ron Her/Warren Hmong Alliance Church; PMA240008. The Minor Amendment is for the addition of a 30 ft. x 50 ft. shed.

PETITIONERS PORTION:
Mr. Isaak Xiong – Good evening, so basically, we are trying to add a storage shed next to our church, it will be used to store the essentials. My lawn equipment, church equipment like tables, chairs and things like that.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

APPROVED

COMCAST: We have no conflict with the proposal; however, we do have facilities in the area.

Mr. Ron Wuerth reads the recommendations of the Staff:

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

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

COMMISSIONERS PORTION:
Commissioner Holowaty – Good evening, it looks like everything is fine. Do you agree with all the recommendations? There were quite a few including the enclosure of the dumpster.

Mr. Isaak Xiong – I don't think that's an issue we will have to address it with the board, and we will take care of it to meet the ordinance requirements.

Commissioner Holowaty – Okay thank you.

Chair Smith – Good evening, sir, I went by and looked at the site. I like the idea that the Planning Commission is recommending putting the dumpster over by the shed and I like the design of the shed. There is a lot of screening that they are requesting along the south, west, north and east sides of the property. So you can either go with what their suggestion is or you can go to ZBA for a variance to maybe modify the screening. It says one side of the shed is open so if you're going to be storing equipment stuff in there is there going to be some sort of door in there you can secure to keep people from going in there and taking things?

Mr. Isaak Xiong – I believe by open we mean the side is open but there will be a door, yes.

Chair Smith – There will be a door on the front side that's open?

Mr. Isaak Xiong – I believe so, yea.

Mr. Ron Her – There will be a rolling door 12 x 12 and a main door to the side of it too.

APPROVED

Chair Smith – So there will be a main door and a rolling door on it?

Mr. Ron Her – Yes.

Chair Smith – I was just concerned because number one, I didn't know exactly what you were storing in there but you did state you were storing lawn equipment and stuff like that, but it didn't say there was going to be any type of door on it, that was one of the concerns we had. You don't want to put stuff in there and then people walk back there and take it out.

Mr. Ron Her – Yes.

Chair Smith – Okay.

ROLL CALL:
The motion carried as follows:

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

Chair Smith – Thank you sir, have a good evening. Good luck with your project, hope it all goes well.

Mr. Isaak Xiong – Thank you.

Mr. Ron Her – Thank you.

9. BOND RELEASE:
None at this time.

10. NEW BUSINESS:
None at this time.

11. CITIZEN PARTICIPATION:
None at this time.

12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

APPROVED

Mr. Ron Wuerth – This is from December through the first part of January. On the 16th, I attended the Mayor's Staff Meeting to start things out that particular week. I'll just head into some things that I might consider important. I did attend a training through Human Resources, it's what everyone in the City Hall and the City of Warren is going to be required to attend, and it's Harassment Training, so I spent two hours learning about that.

On the 17th, I attended a City Council Meeting and in that meeting that's where there was the approval of the Village Historic District Zoning Ordinance Amendments. Also, what was approved was an RFP Climate Action Plan. What I wanted to say also with this, and I did mention this to the Chair today, we need a member of the Planning Commission to serve on that RFP Committee. To join with the group to determine how the RFP should be worded and that type of thing. The Climate Action Plan is a pretty important issue to the Mayor. This will be this week, Thursday, on the 16th, and it will take place at 9:00 am, and I know somebody can make that. Hopefully one of you will get involved in this.

On the 18th, I went through our Active Mobility Plan, there was a meeting at City Hall from 10:00 am to 12:00 and then from 6:00 pm to 8:00 pm at Burnette Library. Two meetings that day to have an open forum for the general public to attend. I attended both of those.

Also on the 18th, had an internal discussion with those people concerned, most internally, about Body by Bruce. Bruce is looking to get site plan approval, the reason for that is he's had so many concerns that did not go quite right, sort of speak with what the requirements are of the city.

I had a meeting with the people who are going to build a new library I believe it's on Sidonie, east of Schoenherr, that went well they are talking to us about planning issues.

I was off in between for about two weeks and started up on the 6th of January and we attended a meeting with the Wastewater Treatment Plant Staff. We are discussing a new incinerator building, this is pretty major, and a storage building that will sit next to it. They need site plan approval so that will come before this Board when they are ready. It's obviously a city-type site plan.

On the 7th, I attended a meeting with the City Engineer and three members of the Macomb County Road Commission. We had a discussion about widening Schoenherr Road in front of Meijer's,

APPROVED

which is north of Ten Mile. There are four lanes down through there and it's tight, they've had accidents. What really brought it on is that the City Council approved a multi-family rezoning of 20 dwellings right across the street to the east of Meijer's. During the discussion City Council Members were concerned about safety and about the fact that they only have four lanes there there's no middle turn lane to accommodate people who want to make turns. It seems that the Road Commission, it's the County's roadway to begin with, it's their responsibility. They admitted that there certainly were problems there and I spoke up and asked nicely to build it for a whole mile, and that's from expressway I-696 down to 10 Mile. There is a lot of traffic and it services so many things down, are down, that way. I gave them a number of different planning thoughts on why we think it's important to do that. They agreed and they are going to put it on the list for construction. Don't ask me when, maybe the longest time period three years from now, but they indicated that they would put it on the list and then they will evaluate it more. As they said in their words, it's not as difficult as it looks to widen that road to five lanes.

On the 8th, there was another Active Mobility Zoom Meeting, that's what we have every two weeks to stay in touch with the consultants who are working on this.

And finally, today was the Mayor's Staff Meeting that we always have prior to a City Council Meeting. So with that said I'll leave it to Michelle to make an announcement.

Ms. Michelle Katopodes – Just a brief announcement about the Active Mobility Plan. The City of Warren is excited to present the preliminary plans for the Active Mobility Plan, which aims for accessibility and connectivity for everybody who walks, bikes, and rolls. The plan focuses on enhancing daily transportation and recreation through better non-motorized and micro-mobility options.
While the in-person open house has concluded, that took place on December 11th at the Burnette Library. The City is still gathering public input through the project website. We encourage community members to visit the website to view the open house presentation, review the preliminary plan and share feedback via the online survey. So you can visit the website, walkbike.info/warren and provide feedback. As you walked in this evening some of the boards are outside that were at that open house. So you can take a look at them and scan the QR code and give feedback that way too. Thank you.

Commissioner Duzyj – Was Brian Santo there from the Road Commission?

APPROVED

Mr. Ron Wuerth – No he wasn't, there was the Engineer.

Commissioner Duzyj – Okay fair enough. What was this harassment business?

Mr. Ron Wuerth – It's about harassment in general, people might harass each other, so we have to deal with that and how to. It's very simple but no one wants to be a part of it. It was a very good program I took notes and there were handouts. There are still 300 more people still have to attend seminars, the mayor wants 100% attendance on this.

Commissioner Duzyj – Thank you.

B) Planning Commission Discussion and Concerns:

Mr. Ron Wuerth – You'll have to discuss the RFP person who will attend and be on the committee from the Planning Commission.

Chair Smith – Is there anyone here who will volunteer to be on the committee. The first meeting is on the 17th.

Ms. Michelle Katopodes – The first meeting on the 16th is virtual, at 9:00 am. I don't know if the others will be virtual, this is the first meeting to look over the documents for the RFP looking at the items that would go into the RFP document before it goes out to bid.

Commissioner Holowaty – Do you know how many more meetings there would be after that?

Ms. Michelle Katopodes – I would anticipate a few at least. If there's additional items that need to be added maybe there could be another meeting then there will be people who bid on it, I can't say for sure, at least a few. It goes out to bid for several weeks so that would be determined I'd have to find out exactly when the next one would be, I don't know at this time.

Commissioner Holowaty – I'll volunteer to be on this committee.

Chair Smith – Thank you, you can keep us informed on how it's going.

Commissioner Holowaty – Yes, I'll take good notes.

APPROVED

Ms. Michelle Katopodes – I'll forward you the email tomorrow, it's for the RFP Climate Action Plan.

Secretary Mouri – Do you mind sending it to everyone?

Ms. Michelle Katopodes – We are only looking for one Planning Commissioner to serve on this RFP committee.

Secretary Mouri – So if others want to join the meeting they can't?

Ms. Michelle Katopodes – It's meant for one Commissioner to attend, are you just wanting to listen in?

Secretary Mouri – Okay.

Chair Smith – Commissioner Holowaty will be our sponsor. I hope everybody had a happy new year and holiday, hopefully this year will be a good one.

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

14. ADJOURNMENT:

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

The meeting was adjourned at 7:55 p.m.

_____
Warren Smith, Chair

_____
Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

Mary Clark CER-6819
January 13th, 2025

APPROVED

E-mail: maryclark130@gmail.com

APPROVED