

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on October 7<sup>th</sup>, 2024, at 7:00 p.m.,

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

Commissioners Present:

Delwar Ansar  
Andrey Duzyj  
Michael Holowaty  
Syed Hoque  
Mahmuda Mouri, Secretary  
Merle Boniecki, Vice Chair  
Warren Smith, Chair  
Henry Newnan, Ex-Officio  
Melody Magee, Ex-Officio

Also present:

Michelle Katopodes – Planner III  
Amanda Mika – Assistant Planner  
Melissa Maisano – Administrative Secretary  
Mary Michaels – Assistant City Attorney  
Christy Labbs - Communications 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 Holowaty to excuse Assistant Secretary Chowdhury, supported by Commissioner Ansar. A voice vote was taken and the motion carried unanimously.

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES SEPTEMBER 23<sup>rd</sup>, 2024:

MOTION:

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

6. PUBLIC HEARING ITEMS:

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

- A. REQUEST FOR PUBLIC ALLEY VACATION AND UTILITY EASEMENT; vacate the north half of the existing north/south eighteen (18) ft. alley on the rear Lots 10, 11, 12 & 145 of Rivards Gardens Subdivision; located south of Jackson; approximately 154 ft. west of Van Dyke; Section 33; 20843 Van Dyke Avenue; FMHH, Inc. (Hussen Charara); PAV240001. **Postponed from June 10, 2024 and July 8, 2024. Planning Staff recommends this item be postponed indefinitely. Should this item be brought back before the Planning Commission, new public notices shall be sent.**

MOTION:

A motion was made by Commissioner Holowaty to postpone indefinitely, supported by Commissioner Ansar.

COMMISSIONERS PORTION:

Commissioner Duzyj – Why is this getting postponed does anybody know?

Ms. Mary Michaels – I believe Michelle can address that reason.

Ms. Michelle Katopodes – There is a letter in the packet, the petitioner is still looking into the feasibility of the project and there is an easement vacation that is part of this that would require the relocation of potentially utility and sewer. So they are looking into the feasibility and whether or not they are going to come back after meeting with Engineering and determining what they would want to do.

Commissioner Duzyj – So this is more involved than the petitioner originally realized?

Ms. Michelle Katopodes – Yes.

Commissioner Duzyj – That’s what I wanted to know, thank you very much.

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty.....	Yes
Commissioner Ansar.....	Yes
Commissioner Duzyj.....	Yes
Commissioner Hoque.....	Yes
Secretary Mouri.....	Yes
Vice Chair Boniecki.....	Yes
Chair Smith.....	Yes

- B. SITE PLAN FOR EXPANSION OF EXISTING CAR WASH AND RELOCATION OF SINGLE FAMILY DWELLING; located at the southwest corner of Van Dyke and Jackson Avenues; 20843 Van Dyke Avenue and 7644 Jackson Avenue (Lots 7-12 and 143-145 of Rivards Gardens Subdivision); Section 33; Hassen Charara/FMHH, Inc. and Charara Holdings LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240012. **Postponed from June 10, 2024 and July 8, 2024. Planning Staff recommends this item be postponed indefinitely. Should this item be brought back before the Planning Commission, new public notices shall be sent.**

MOTION:

A motion was made by Commissioner Duzyj to postpone indefinitely, supported by Commissioner Hoque.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Commissioner Hoque.....	Yes
Commissioner Ansar.....	Yes
Commissioner Holowaty.....	Yes
Secretary Mouri.....	Yes
Vice Chair Boniecki.....	Yes
Chair Smith.....	Yes

- C. REQUEST FOR STANDARD REZONING; located north of Eight Mile Road, between Warner and Bach Avenues; from the present Zoning Classifications of “R-1-C”, One-Family Residential District, “R-1-P”, One-Family Residential & Parking District, and “R-4”, Mobile Home District, to “R-3”, Multiple-Family Dwelling District; Section 31; 3127 Maple/13-31-452-029 and Parcels 13-31-453-001, 13-31-453-005, 13-31-454-001 through -004, 13-31-454-010, & 13-31-477-022; Robert J. Schmier/Continental Bridge Communities LLC (Tom Kalas, Esquire/Kalas Kadian PLC); PR240001.

PETITIONERS PORTION:

Mr. Tom Kalas – Good evening members of the Planning Commission my name is Tom Kalas, my address is 31350 Telegraph Road, Suite 201, Bingham Farms, Michigan. I’m here this evening on behalf of the owner and the petitioner Continental Bridge Communities LLC.

We are seeking to rezone the property as indicated in the public hearing notice to a R-3 multi-family residential district. What this will allow us to do is take the existing manufactured home community known as Continental Bridge and repurpose it and redevelop it for residential multi-family apartments. The development currently consists of 265 mobile home sites of which 112 are currently vacant. There are approximately 18 or 19 occupied units four or five of the units of which my client owns and 134 of the sites have mobile homes that are dilapidated in bad condition, they literally have to be removed from the site.

What we are proposing with our development is that we will have 12 buildings. We will also be seeking a variance for three-story buildings, which your zoning ordinance currently has a provision for, but we will be seeking a variance to allow that. The buildings will have 24 units in each building for a total of 288 rental apartments. These will be one, two, and three bedroom units; they will have a kitchen, a laundry area, and family room area. They will cater to the general market, they will not be age restricted. This project will clean up this entire site and repurpose it. It’s consistent with your 2021 Master Land Use Plan, which categorizes this site as a redevelopment site, that’s what we are seeking to do here. We feel the product will be actually very aesthetically pleasing, you’ll have new landscaping.

The project consists of approximately 17.1 acres and 7 acres of that will be open space, pocket park areas. So you'll get a whole new site, new landscaping, new development, it's going to be a very nice community, something that is desirable, something that's warranted in the market, and something that's in demand.

I do have here with me this evening a representative from the development side and also our Engineer, in the event you have any questions. With that being said, we are here to answer any questions, and we would ask for a favorable recommendation for the rezoning. I don't know if the Planning Commission makes a recommendation on the variance request but again, we will be seeking a variance to go from two-story buildings to three stories. Thank you.

Secretary Mouri – There are no correspondence:

Ms. Michelle Katopodes reads the recommendation of the Staff:  
Just a note on the variance that was mentioned, that is not something that gets approved tonight. The rezoning would go through first and then if approved there would be site plan approval and then there would be potentially variances that would be needed as part of that application.

PUBLIC HEARING:

Ms. Pamela Rogers – I'm one of the residences there and I would like to know where do we go? I don't have the layout of what we are supposed to do, are we supposed to be moving our stuff in storage units. My question is are these homes that are coming fixed income or are these people just going to tell us to move. I don't know the situation because this is last minute to everyone. Most of us are on fixed incomes, that's why I'm asking.

How long is this project, because I don't know. I would also like to know if they are going to offer us a place once these are done. I would like to know the outcome for the residents that are here now, I think there are 19 of us. Thank you.

Mr. David Matta – I live in the park currently. My concerns are like hers; I'm retired, I'm on a fixed income, I have a disabled wife. It took me 10 years to pay my mortgage off and now what am I supposed to do. You're going to have another apartment complex like Warren Manor that's on Dequindre which our police department spends a lot of time there. What are we supposed to do, I don't

have the money to move. Have you seen the current housing market? The block over from us, the houses are \$169,000. I don't have that kind of money.

We've lived there all these years and because of bad management and everything else and the city let it get that far rundown. I've lived there for a long time, it used to be a gorgeous park. Look at what Sun Communities did with Lafayette, they fixed it up and it's a gorgeous place to raise kids. Apartments are no place to raise children in my opinion.

Ms. Delphine Roland – I live in the park, I've been there 26 years. Like the previous people before me, it's all about bad management, bad managers, bad maintenance, the people above them aren't doing anything. The homeowners, we are trying we keep up as best as we can for these older trailers, and we are going to be homeless because we are low income.

Mr. Gary Riviera – I'm a resident there, I've been there 27 years. As everybody knows that lives there still, I have one of the best places in there, I've kept it up, I've built stuff on it, the landscaping is nice. If we have to move, are we going to get some kind of supplement for our trailers or some kind of money? None of us have money to move out. Where are we going to go for the rent that we are paying right now? There is none. We all figured we were going to stay here until we passed away.

We hoped it was going to get turned around and put back into another trailer park which that's what it started to be. They put new pipelines, they cleaned it up a little bit and then it stopped, and now it sounds like everybody wants us to get thrown out of there. We are going to lose our homes. What happens to our trailers? Are you going to trash them and tear them down? We can't pull them out because they are older. That's all.

Mr. Madhav Ambekar – I've lived in the park for the last 32 years and I maintain my place really well. We don't know if this is going on because of bad management, we have no idea. They should have been more open to us and tell us what is going on, but it never happened. When we would talk to the manager, she would say I don't know anything, get lost basically.

What is going to happen to us? I'm retired and on a very low income, I just barely get by every month. This new owner wants to build these buildings there, it will be crowded around Eight Mile

Road. He should have put a new mobile home there, that would have been a lot better, rather than building all these giant buildings there. They need to be clearer and more open to us so that we can get a better idea of what is going on. Are they going to throw us out in the middle of the winter? I'm an old age and on a low income. I tried to go look at some places and there's a wait almost up to two years or 18 months and the rates are skyrocketed, that I can't afford.

What are these guys plans? Are they going to throw us people out? A lot of them are retired and disabled people. They need to make some arrangements in writing that they will pay for something or move us someplace where we can afford it. They need to give us some idea, I'm confused about what is going on here. That's all I want to say.

Ms. Tina Kanou – I actually own a home right on the border on Bach which is 20758. I'm more concerned, if it's three-stories, people are going to be looking down in my home, in my windows, in my yard. I will not have privacy. On top of that, my street alone floods constantly. What about the plumbing situation with the city? There's no water drainage because it's always coming back to my house.

Are they going to open up my street now because it is a dead end? The lighting was another issue, on where the lighting is, how much lighting, how is it going to affect my home? I like what it is, it's quiet it's a community. Yes, I'm all for investing in the property, I understand that they sold it for over 11 million dollars, which I don't understand, but okay. What's the property value going to change on my home which is not in that structure but right there on the border? My fence is right there next to Gary's house. I have kids, I don't want people looking in my window all day and night long.

My first concern was these people, where are they going to go? They are not going to be able to go anywhere, who is going to help them out? And what is the rent going to be over there for two and three bedrooms? The little two-family next door to me is a two bedroom and one home is over \$1,100.00 dollars on the lower half, and the other two bedrooms is \$1,050.00. Our community can't afford that amount of money for rent, I'm just speaking for other people.

As far as property value for my home, I want to know what the difference is with that change and zoning because it is going to affect us in the end. The plumbing and sewage situation is not feasible for what they are trying to put in, it's basically going to be

shit in my basement and I'm not going to deal with that. I really hope this gets rethought if they want to build something. Build smaller homes, or condos. Thank you.

Mr. Matthew Jostock – I'm a homeowner of four years now, first home here in Warren, it is on Alvina Avenue, which sits on the backside of the proposed site. My first concern is the three-story building looking into my backyard, this plan could have the parking lot back behind them so the parking lot is on the fence and we don't have them staring into our backyards.

I don't see you guys not approving this, it's for our community, but I really hope you take into consideration those that own their place. You can't sell your mobile home, how are you going to sell, that I don't see them getting their money. I'm a new homeowner, I know we lose power throughout there because that powerline that runs through there, the utility lines, between my property and the proposed site. There are old growth trees, there's a lot of work that needs to be done there and that leads me to when are they going to do the work.

Is it going to start at 7:00 am on Saturday's, I mean this is going to be a lot of construction. You have to take out all that existing infrastructure and that brings me to the current management of this site. They don't do anything until they get in trouble by the city and I'm lucky to get the city out there to do something about it.

There is a 100-year old tree that fell on my neighbor's house in the park. Somebody handwrote me a letter from the management company telling me it was my fault and I needed to get it removed. We all know how that works, the tree was a healthy tree, it fell, it was natural causes or an act of God if you want to call it. That sat there, they didn't do anything. There's other dilapidated houses that trees have fallen on, they don't do anything about it.

They won't mow the grass. There's been a couple of times when the police have looked for people and they have to close down that whole section because there's dilapidated trailers, so they have to make sure it's secure. It's poor management as it exists as it is.

I can see the development of the community but not with this site or with these plans. You have one entrance on the side street so you're going to have everybody come up Ryan Road and fly down Alvina Avenue, as they already do, to come get into their entrance down there. I can tell you from working eight years in property

management you're not going to have a management company that's going to manage it in a decent manner that's going to keep the property clean all the time, there's so many units.

Chair Smith – Could you please wrap up your comments, sir.

Mr. Matthew Jostock – You don't hire a management company that's going to do super well to handle that type of income housing. Please take all those things into consideration, thank you.

Mr. Dane Dillon – I live on Alvina Avenue, and I also, just like the last person, am a first-time homebuyer and I've been living there for six years. When I first got there, I was just driving around the community realizing that this area needs some help. I realized, as a first-time homebuyer, Warren itself has been very spot on with trash pickup and those items on my avenue and I wondered with the management of our city, why is this area not being managed the same way? I remember cutting down a tree leaving the leaves and branches, I was told very quickly that I needed to pick it up, which I did that.

If we continue down Warner Avenue there is a mobile home section and if you continue past Nine Mile, there's another mobile area where those are well maintained. I would like us to consider not displacing the family but also seeing how we can better manage the situation at this area right here, I would like to see this improved. Thank you.

Mr. Anthony Jordan – Me and my girlfriend stay on Maple and my question is, while I realize that change is inevitable, and something really needed to be done to that property, what I haven't really seen addressed is what's going to happen to those people who already reside there? You mentioned you're going to be building this and building that, will it incorporate the people that are already residents there.

Are you going to buy their mobile homes? Would you section off part of the property for low income because everybody that's in the park is either low income or disabled? That has not been addressed and it needs to be. These people need a place to move to, and you haven't said anything about that. You're leaving people thinking that they are going to be homeless living in a shelter with no place to go, this needs to be addressed.

We need to know what's going to happen. And the mobile homes that people own, how will they be compensated? Are you going to set up a Section 8 low income in some of the buildings that you're putting up? I haven't heard nothing mentioned about that. These people are very low income or disable or on fixed income. You need to address the real issues, don't talk about what you're going to do for all these other people, talk about the people who are residing there now. They stayed there through thick and thin, in a dilapidated place, because they really have no place else to go. You need to give them options, not just we are going to build this and that. What about the people who are there? Address that issue, tell them how they are going to be compensated, let them have a place to move to.

As I said, change is inevitable and sometimes change can be painful, but you do not make people homeless in order to make changes. Address the real issue, what's going to happen to those people? That's all I have to say.

Ms. Delphine Roland – Can I say something again?

Chair Smith – The public hearing was closed ma'am; go ahead I'll allow you this one time.

Ms. Delphine Roland – I sat with a 20-foot branch on my roof for six months, these are hazardous trees all through that park, they are falling on our homes. When it fell on my home, they took a tree down from a manager's house who wasn't having no problems with the tree branches. I have cats, racoons, possums, gophers scratching at my floorboard because of the manager of my park and the maintenance man feeding them 14 plates a day three times, we need something done in that park. I've been calling the city, I've been reporting it to the park, and they do nothing.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening, sir. As you heard from a lot of the residents who are currently living there, has any consideration been done as far as compensating them in any way?

Mr. Mark Kassab – Thank you, Mr. Chairman. If I may, my name is Mark Kassab with Continental Bridge Communities, 31550 Northwestern Highway. I work with the development side as well as the management side so I can answer a lot of the questions that were brought up this evening.

Certainly, as we would all agree a lot of this park has become functionally obsolete. What I mean by that, this park was built I guess 50 years ago, so the type of parks that were built 50 or 60 years ago is not like what is built today. If you look at the Sun Community that's up the road that's more of the traditional style, the deeper size lot that can accommodate a new home that would allow for today's day and age.

All very good questions by these residents so let me clear up a few things. There is 14 owner occupied homes there, four or five are rental, but there is 14 owner occupied homes and based on the State of Michigan laws that are out there today we must provide a 1-year notice upon a change of use to vacate the park. To ease everybody's concerns, this isn't going to be happening this year. Upon approvals from the municipality, then the ownership will go ahead and enact that 1-year time frame, but there's a lot of work to do prior to that time frame. So just to give everybody a little ease on the timing.

We've been in touch with a few different mobile home park communities to see if there would be some availability to take some of these residences, and again we've got some time, and we have some opportunities to work with these residents when we get there. To answer your question, Mr. Commissioner, at this point we don't have any dollar amounts, quite frankly there isn't a dollar amount that's required, but certainly we'll work with the residents. This is going to be an affordable attainable community, these aren't going to be high-end apartments that we are looking to rent like downtown Detroit. This is something we want for everybody.

We are working with the State Agencies to see what we can do to offering the folks that live there first rights. There are some legalities with that, so I'm not prepared to make that commitment at this point, but we'd like to, I think they deserve it. Some of these residents have been there 32 years I wrote down, that's a long time, God Bless them. We are looking to make this into a better community. There were some comments from the neighbors, we have Mr. Wison here with AEW that can talk about the drainage and the lighting, at

the right time we will submit a photometric plan and submit a full landscaping plan being very sensitive to the screening to the neighbors to the north. The drainage sewer, I can tell you because I live in Macomb County as well, and the drainage requirements in Macomb County are probably one of the strictest in all of southeast Michigan. From a new development standpoint with the parameters that they have between stormwater and sanitary sewer. The park will have four access points that are shown on the plan at this point.

We took a look at this and said can we make this into a revitalized manufactured housing community because certainly the demand is there. The reality is based on the road pattern, the depth of the lots, the setbacks that are there today and more importantly the new homes that are out there today is just functionally obsolete. All these homes that are there today, 134 that need to be demoed, and I couldn't agree more, they do need to be demoed. We will be working with the community upon approvals to get this park cleaned up from a demolition standpoint, tree removal standpoint and get it ready for development. I hope that answers your questions.

Commissioner Holowaty – There was a question brought up about it being a three-story apartment, can any modification be done to the ones that will be facing the residents so they can still have their privacy?

Mr. Mark Kassab – That's a good question, Mr. Commissioner, at this point we are going to have to go back, as any plan, it's based on density and based on economic density to make this viable for not only the community but for the developer as well. The three-story product, and again this is just a concept plan at this point, we will take it to full engineering, it will be well screened between the residents. We've developed projects that are adjacent to a sewage treatment plant, to be very candid with you, and you wouldn't know it's there based on the way that we screened it with 25 or 30 foot arborvitae that we have between the neighbors and us.

Quite frankly, I don't think the neighbors want to see the community nor does the community want to see the neighbors if they are living there and paying rent. So it's going to be the onus of the developer to not only screen it properly from a photometrics standpoint, minimize any lights that are coming onto the neighbors. I think when it's all said and done this will be an asset to neighbors, to the community, and hopefully the residents that are living here today if we can get them into this place. This was not sold for 11 million dollars this was given back to the lender.

Commissioner Holowaty – Thank you.

Vice Chair Boniecki – Would you consider or have anything in your plans for one of the units a single dwelling for seniors, veterans, and disability?

Mr. Mark Kassab – Certainly we can take that into consideration, I think it's a great idea. And again when you get into affordable there's laws and rules on who you select and who can be in there, so prior to making that commitment we want to reach out to our specialist to see if that's allowed, but I'd have no issues with that.

Vice Chair Boniecki – I think that would be a help because I think some of the people in there fall into those categories. I was also concerned about the three stories and also the time frame.

Mr. Mark Kassab – The time frame again, it's a one year by legislation and certainly we are going to work with the neighbors that are living there today to be sure that everybody has proper planning, and we will do what we can to assist.

Vice Chair Boniecki – Thank you.

Commissioner Duzyj – I'm feeling a little better that you're thinking about the residents that are there and how you can address what their situation is and what their problems are going into it. I think this is a good idea. The original drawings are interesting to put it mildly, but I think a lot of changes are going to end up being done on these drawings. That's one.

Two, there was a young lady asked about her street being a thru street or not, by the look of it so far, it's not going to be a thru street. This is going to have to go before the Fire Department, the Police Department, every other department in the city. I think it's a good idea to clean it up. I like the idea that you're having a retention pond for the problems with some of the flooding and so on. If it's done properly, I don't think it will be a problem, even with the three stories. If there are 14 homes, there are 14 families that are going to need some serious help, and I except, I'm not asking, I'm expecting you and the corporation to step up to the plate and help these people. If they've lived there for as long as some of these people have said that they live there, I really think you ought to think about getting together with them and going over some of your plans. Have you had a meeting with the residents yet?

Mr. Mark Kassab – We haven't, Mr. Commissioner. Without concerning the residents, the notification of change of use would only go out upon a change of use. As opposed to concern them, we've been working with the city on this for months on getting to this point. If the change of use did occur, quite frankly, they have nothing to worry about, but I'm not sure if that's where they want to be as well.

You've got my commitment, Mr. Commissioner, you brought up a good point, these people have been there for an average of 30 years, that's a long time to be anywhere. We will work with them to relocate them, we will work with them to provide assistance, will work with them on getting into this community, if that's what they are choosing at the right time, but first it starts with the change of use.

Commissioner Duzyj – I understand that, and I hope that after everything is said and done and some zoning questions are answered, that you'll be able to come up with. It's a good-looking plan so far, but I see problems on it that are going to need some serious modifications. With that being said, I'm very happy that you've agreed to work with the residents there and to help alleviate their concerns. Thank you.

Chair Smith – I agree with a lot of the people here, they've been there for years and a lot of them can't afford to move. When they did the project north of Nine Mile they had a meeting with some of the residents and they went and wiped out a bunch of trees, a lot needed to be. With your plan you're also going to wipe out a lot of trees that have been there for years and years and I understand they cause problems over the years.

One thing, as a Commission we have to keep in mind tonight is, this is just a vote for rezoning to change it from the previous zoning of R-1-P, R-1-C, and R-4, to R-3 which is multi-family development so that's all this vote is for tonight. They still have to come back before us with a site plan that we have to go through and, at that point, we can make any adjustments that need to be made.

The petitioner might want to make arrangements to have a meeting with some of the community people just to get their views. Like I said, a lot of people have been living there for a long time, they don't want to get up and move somewhere. They are used to the area, and they'd rather stay in the area so it would be nice if you had some

units that they could possibly move into. You have a lot of good aspects of this project which would be helpful. As far as the three stories, there's some questions because people don't want you looking in their backyard there, but that goes to the engineering and design of the project which comes back again for site plan approval. So tonight all we are approving is the rezoning for multi-family just to get the one zone to accomplish the whole project. That was a motion by Commissioner Holowaty, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty.....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Ansar.....	Yes
Commissioner Duzyj.....	Yes
Commissioner Hoque.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

Chair Smith – Thank you, sir. Hopefully you can get together and work with the residents and make this a good project for everyone.

Mr. Mark Kassab – It's got to be a win-win all the way around. We look forward to working with the Commission, the residents, and staff, thank you.

7. CORRESPONDENCE:

Planning Commission Bylaws. Amended on September 23, 2024.

Ms. Mary Michaels – I believe the bylaw amendment that was just adopted by the Commission has been adopted into the bylaws, and I believe Mr. Crabtree provided the Commission with a full updated copy of the bylaws to have for reference.

MOTION:

A motion was made by Vice Chair Boniecki to receive and file, supported by Commissioner Duzyj.

ROLL CALL:

The motion carried as follows:

Vice Chair Boniecki.....	Yes
Commissioner Duzyj.....	Yes
Commissioner Ansar.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

8. OLD BUSINESS:

SITE PLAN FOR PARKING LOT ADDITION FOR MARIHUANA TESTING LAB; located on the west side of Mound Road, approximately 32.27 ft. south of Hayden Road; 20829 Mound Road - 20946-20840 Albany Road; Section 32; Seth Parker (Joseph Gumma); PSP220035. **Approved on September 26, 2022. Petitioner is requesting a one-year extension to September 26, 2025.**

PETITIONERS PORTION:

Mr. Sky Patel – Good evening, I’m one of the partners in the project. We need an extension because in 2023 fall we received our C of O, we were planning to do the parking lot at that point, but we could not secure bids and enough contractor interest to do the parking lot. It’s not big enough of a job for most people so it was hard to generate interest.

We generated interest in spring of 2024 and began discussions to acquire the building directly to the north of us, that would allow us to take all of the land behind our building and create one parking lot instead of one partial lot that we have right now.

It will also allow for an entrance off of Hayden Street, if we redo the plans, right now our parking lot has one entrance in from the alleyway that we also have to redo. If we can finish acquiring the neighbor’s building, we would resubmit plans, but on the off-chance we are unable to do that, we would need an extension so we can do our original plan in the spring of the following year.

MOTION:

A motion was made by Commissioner Duzyj to approve an extension until September 26, 2025, supported by Commissioner Holowaty.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Ansar.....	Yes
Commissioner Hoque.....	Yes
Vice Chair Boniecki.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

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:**

Ms. Michelle Katopodes – Good evening, I’ll keep it brief. Some of the Planning Staff and Commissioners attended the Michigan Association of Planning Conference in Grand Rapids from September 25<sup>th</sup> through the 27<sup>th</sup>, at the Amway Grand Plaza Hotel. The sessions offered covered a range of planning topics such as zoning, housing, ethics, legal environment, there were also mobile tours for hands-on experience. If any of the Commissioners would like to discuss that we could under business.

On Thursday, October 3<sup>rd</sup>, there was a meeting that took place regarding the Warren Town Center Project; the city staff and elected officials were in attendance. Planner Robert Gibbs of the Gibbs Planning Group gave a presentation pertaining to the feasibility of the Downtown Project and an overview of the retail market study. There will be more meetings to come on the Downtown.

This week, on Thursday, October 10<sup>th</sup>, at 6:00 pm the State of the City will be taking place here at the Community Center. It’s free and open to the public. With that, this ends the report, thank you.

**B) Planning Commission Discussion and Concerns:**

Commissioner Duzyj – In my sojourns around the trailer park I came down Alvina and we've got a rezoning request that's dated 2020 between 100 and 200 feet west of Ryan. The names and everything seem right but the date is September 24<sup>th</sup>, 2020, the date of the public hearing. Can we have somebody take a look at it or tear it out or let us know if it's a valid sign. Thank you.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:MOTION:

A motion was made by Commissioner Duzyj to adjourn, supported by Commissioner Holowaty. A voice vote was taken and the motion carried unanimously.

The meeting was adjourned at 7:57 p.m.

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Warren Smith, Chair

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Mahmuda Mouri, Secretary

Meeting recorded and transcribed by  
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