

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on February 10, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, February 10, 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
Syed Hoque
Sultana Chowdhury, Assistant Secretary
Mahmuda Mouri, Secretary
Warren Smith, Chair
Melody Magee, Ex-Officio
Henry Newnan, Ex-Officio

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Planner III
David Crabtree – Assistant Planner
Amanda Mika - 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 Holowaty to excuse Vice Chair Boniecki, supported by Assistant Secretary Chowdhury. A voice vote was taken and the motion carried unanimously.

4. APPROVAL OF THE AGENDA:
Chair Smith – We want to make an amendment to the agenda. Item 7C will be eliminated from the agenda tonight.

MOTION:

A motion was made by Commissioner Duzyj to approve with the removal of 7C, supported by Commissioner Holowaty. A voice vote was taken and the motion carried unanimously.

5. APPROVAL OF MINUTES – JANUARY 13, 2025:

MOTION:

A motion was made by Commissioner Holowaty 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.

7. CORRESPONDENCE:

- A. 2ND MINOR AMENDMENT TO SITE PLAN FOR AN EXTRACTION-PROCESSING MARIHUANA TRAILER FACILITY AND NEW PAVEMENT; located on the northeast corner of Toepfer and Hoover Roads; 21704 Hoover Road; Section 35; 3RDS Inc./Frank Roye (John Gumma/Gumma Group). The Minor Amendment is to add a trailer to process marihuana and add new pavement; PMA220012. **Approved on January 9, 2023. Conditions never completed, expired on January 9, 2025.**

MOTION:

A motion was made by Commissioner Duzyj to recognize as a expired site plan, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

- Commissioner Duzyj..... Yes
- Assistant Secretary Chowdhury..... Yes
- Commissioner Ansar..... Yes
- Commissioner Holowaty..... Yes
- Commissioner Hoque..... Yes
- Secretary Mouri..... Yes
- Chair Smith..... Yes

- B. 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. **Petitioner denial letter. Denied by the Planning Commission on January 13, 2025.**

MOTION:

A motion was made by Commissioner Duzyj to receive and file, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Assistant Secretary Chowdhury.....	Yes
Commissioner Ansar.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes
Secretary Mouri.....	Yes
Chair Smith.....	Yes

8. OLD BUSINESS:

- A. MINOR AMENDMENT TO SITE PLAN FOR REDEVELOPMENT OF CURRENT BUILDING TO NEW TROPICAL SMOOTHIE DRIVE-THRU RESTAURANT; located on the west side of Hoover Road; approximately 320 ft. north of Ten Mile Road; Section 22; 25141 Hoover Road; Ian Findlay/Protégé Properties, LLC; Minor amendment is for the addition of a 6 ft. high wall along the south property line; PMA240004. **Minor amendment was approved by the Planning Commission on September 9, 2024. Petitioner is requesting to waive the 20 ft. height limit for light fixtures for two (2) existing light poles along the front of the property (Hoover Road).**

MOTION:

A motion was made by Commissioner Holowaty to recognize as a minor amendment, supported by Commissioner Duzyj.

Chair Smith – The reason I did it this way is because the petitioner is here and so we can allow him to speak.

PETITIONERS PORTION:

Mary Clark CER-6819
February 10th, 2025

Mr. Ian Findlay – As the project went on, I added the two light poles out front because it seemed very dark at night. The electricians matched the height of McDonald’s and the Auto Body Shop next to us, we kind of missed the 20 foot limit on our site plan. So that’s why I’m here tonight.

Mr. Ron Wuerth – There is a note on the site plan that talks about lighting and the light poles like that are to be no higher than 20 feet. In this case, maybe the pole itself minus the top of the pole where the lights are at and minus the base that’s about 3 feet tall, the pole itself might be 20 feet, but not in this case, it’s more like 25. As the petitioner said it does match the surrounding light poles it doesn’t look out of place, so we are recommending that what he put up is acceptable and should be approved.

COMMISSIONERS PORTION:

Commissioner Duzyj – Were these lights already there?

Mr. Ian Findlay – No.

Commissioner Duzyj – So you put in the new lights, and this is right along Hoover?

Mr. Ian Findlay – Yes.

Commissioner Duzyj – So none of this is shining behind to the residential?

Mr. Ian Findlay – No, these are towards the front of the building.

Commissioner Duzyj – Alright thank you, very much.

MOTION:

A motion was made by Commissioner Duzyj to approve and waive the height of the light poles, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Assistant Secretary Chowdhury.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Ansar.....	Yes

Commissioner Hoque..... Yes
 Secretary Mouri..... Yes
 Chair Smith..... Yes

- B. SITE PLAN FOR NEW SELF STORAGE FACILITY; located on the southwest corner of Van Dyke and Murthum Avenues; 31925 Van Dyke Avenue; Section 4; Joseph Guido/Guido Architects (Nicholas Lavdas/Lavdas Self Storage LLC); PSP230019. **Approved on June 26, 2023. Petitioner is withdrawing the site plan for new self storage facility. A new development (Sheetz Gas Station and Convenience Store) received site plan approval for this site on September 23, 2024.**

MOTION:

A motion was made by Assistant Secretary Chowdhury to withdraw site plan, supported by Commissioner Holowaty.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Chowdhury..... Yes
 Commissioner Holowaty..... Yes
 Commissioner Duzyj..... Yes
 Commissioner Ansar..... Yes
 Commissioner Hoque..... Yes
 Secretary Mouri..... Yes
 Chair Smith..... Yes

- 9. BOND RELEASE:

- A. SITE PLAN FOR NEW SELF STORAGE FACILITY; located on the southwest corner of Van Dyke and Murthum Avenues; 31925 Van Dyke Avenue; Section 4; Joseph Guido/Guido Architects (Nicholas Lavdas/Lavdas Self Storage LLC); PSP230019. **Approved on June 26, 2023. Surety bond posted in the amount of \$66,000. Project withdrawn. Release the bond.**

MOTION:

A motion was made by Commissioner Holowaty to release the bond, supported by Commissioner Hoque.

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty..... Yes
 Commissioner Hoque..... Yes

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

- B. SITE PLAN FOR NEW INDUSTRIAL BUILDING; located on the southwest corner of Mound Road and Heathdale Avenue; Section 17; 27663 Mound Road; Anthony Lentine (Jessica Sutter); PSP190070. **Approved on June 1, 2020. Surety bond posted in the amount of \$120,000. Project complete. Release the bond.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

Assistant Secretary Chowdhury..... Yes
 Commissioner Duzyj..... Yes
 Commissioner Ansar..... Yes
 Commissioner Holowaty..... Yes
 Commissioner Hoque..... Yes
 Secretary Mouri..... Yes
 Chair Smith..... Yes

- C. MINOR AMENDMENT TO SITE PLAN FOR NEW INDUSTRIAL BUILDING; located on the southwest corner of Mound Road and Heathdale Avenue; Section 17; 27663 Mound Road; JAL Property Investment (Michael D'Agostini). Minor Amendment is for a parking lot addition to industrial building; PMA210008. **Approved on August 9, 2021. Cash bond posted in the amount of \$600. Project complete. Release the bond.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

Assistant Secretary Chowdhury..... Yes
 Commissioner Ansar..... Yes
 Commissioner Duzyj..... Yes
 Commissioner Holowaty..... Yes

Commissioner Hoque..... Yes
 Secretary Mouri..... Yes
 Chair Smith..... Yes

- D. SITE PLAN FOR REDEVELOPMENT OF CURRENT BUILDING TO NEW TROPICAL SMOOTHIE DRIVE-THRU RESTAURANT; located on the west side of Hoover Road; approximately 320 ft. north of Ten Mile Road; Section 22; 25141 Hoover Road; Ian Findlay/Protégé Properties, LLC; PSP230042. **Approved on January 22, 2024. Cash bond posted in the amount of \$4,500. If Agenda Item 8a is approved, this project shall be complete. Release the bond.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj..... Yes
 Assistant Secretary Chowdhury..... Yes
 Commissioner Ansar..... Yes
 Commissioner Holowaty..... Yes
 Commissioner Hoque..... Yes
 Secretary Mouri..... Yes
 Chair Smith..... Yes

10. NEW BUSINESS:
 None at this time.

11. CITIZEN PARTICIPATION:
 None at this time.

12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

Mr. Ron Wuerth – A lot of work involved in putting together that agenda, even though we didn't have a Planning Commission Meeting two weeks ago. We were fixing up things in the office, doing these bonds, and so forth. Just to highlight, some of the things we did is the Open Space Conservation Plan, which our staff met and looked at the plan as it's a draft copy presented to us. A lot of corrections and work to be done and more meetings with those people who are doing the Open Space Conservation Plan.

I attended a Green Macomb Meeting over at the Community Center and they talk about tree plantings and vegetation and all the things that have to do with those types of things in this town. The Parks and Rec Director has obtained a grant to plant a whole lot of trees in town, that's going to happen this coming year so we are excited about that.

I attended a meeting last Thursday and that meeting was with the Historic District Commission Group. It was really their first good meeting with six members, they are supposed to have seven, but they had six. It was to discuss all the hard work that had gone into the ordinance having to do with that Commission and how to move things on with historic preservation in this town.

There hasn't been much attention given to Historic Preservation, we've always had the Village at the intersection of Mound and Chicago, but you really can't tell there's a Historic Village there. So that's an example of what I'm talking about calling attention to things and that's a real simple thing.

In order to do that you need funding and that's where there was also a plan done, that was the first thing after our Master Plan called for it then there was a Village Historic District Village Plan completed that had five items of implementation to begin the process of making it a great plan and having respect for everything historic in this town.

I attended that and our City Attorney here tonight Laura also attended. She was there for a particular reason, that ordinance would help us get certified local government status with the State of Michigan and that certainly helps with funding, grants, and loans. People need that if they are going to make improvements to their homes that are inside a Historic District.

If your shingling is going bad and you've got to preserve the shingling, if it's a special kind, you're going to have special people replace it, and they'll know where to get the products and materials to do so. It costs two to four times as much as a normal shingle job. So any part of the house or garage, if the garage is just as old as the house, are to make the repairs and changes. The funding is also for improvements to the whole district.

In that meeting we were talking about different things, one particular part was some new fencing for the Union Cemetery out there. The fencing's not doing too well, it probably needs replacement throughout the whole thing. The Commission began to have ideas

of what to do so that followed right along and other things popped into their minds of what to do.

They are going to make their budget and pass that on to the City and hopefully they'll start looking at small things to fix and then we'll look at bigger things. My part on their agenda had to do with expanding the district as it is right now. With expanding I looked at the plan and I chose four different parcels, they are called resources, not too far from here. Over off of Murthum and Mound, there's a home with a plaque on it, it's beautiful, it's not in the district but it should be. Right in front of it there's a commercial building. It doesn't stand out much but it's contiguous both of those on the other side of the Red Run Drain off of Mound. Then on the other side of Mound directly across is St. Anne's Church and St. Anne's School both of them highlighted in the plan to be joined with the existing Village. Once we get the process going that will work its way back to this Planning Commission for a recommendation to City Council to approve the expansion of that district. That will be the first expansion in about 40 years, so I'm excited about that. This is just the beginning of adding to everything that's historic and historic preservation.

There are many resources, and those are homes and other things out there that the Historic Commission has identified. They've gone throughout the City, and they put up plaques to highlight what that particular home and resource is about. Those can also be turned into a district onto themselves. Just a house could be a district. I think there's about 50 plaques out there and resources that they identified and there are more to come, and this is not to be ignored anymore.

We have history in this town and there's quite a history to tell. The meeting lasted a couple of hours. The Planning Department and Staff are going to help them out and see about staffing some time in the future, but right now we are at the beginning stage of bringing them up into proper procedure.

So with that I'm going to have Michelle come up here and talk about a few other things.

Ms. Michelle Katopodes – I'll just give a brief update on some of the projects that are currently underway in the Planning Department. First, the Active Mobility Plan, as most of you know the preliminary plan along with the survey is posted on the project website, but after speaking with the consultant, unfortunately the survey responses have been a little lower than expected so we are going to keep the survey open until the end of the month, until February 28, 2025. So

if you haven't visited the website yet please review the information online, the preliminary plan and take the survey. The website is walkbike.info/warren.

The Zoning Ordinance update that's another project that we are working on. The Planning Staff has reviewed the Zoning Ordinance and submitted the first round of edits to the consultant, which is Beckett and Raeder, and we are waiting for the revised document to be returned and then we will continue reviewing. We just followed up with them today so hoping to hear back soon and we will continue that project.

The Greenspace and Conservation Plan, the Planning Staff had an internal meeting to discuss the draft of the plan, and we have a list of items that are being finalized prior to sending them to the consultant. I anticipate we will be meeting with them probably in the next month or so to go over the changes and have a meeting on that draft document.

Finally, the Climate Action Plan, on January 16th, there was a meeting to discuss the Climate Action Plan RFP and the document was submitted online through MITN which is a bid process website. Once the bidding process has been closed, the purchasing agent will set up a meeting with the RFP Committee to review the submissions, that's going to close pretty soon, February 19th. If you have any questions please let me know.

Chair Smith – I'd like to recognize Councilman Newnan and Councilwoman Magee; sorry I didn't do it earlier. I'd like to welcome City Attorney Laura Sullivan, thank you for being here tonight.

Ms. Laura Sullivan – Thank you.

B) Planning Commission Discussion and Concerns:

None at this time.

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 7:30 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

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APPROVED