

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on February 24, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, February 24, 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  
Mahmuda Mouri, Secretary  
Merle Boniecki, Vice Chair  
Warren Smith, Chair  
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 Duzyj to excuse Assistant Secretary Chowdhury and Commissioner Hoque, 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 Holowaty to approve the agenda, supported by Vice Chair Boniecki. A voice vote was taken and the motion carried unanimously.

5. APPROVAL OF MINUTES – FEBRUARY 10, 2025:

MOTION:

A motion was made by Commissioner Holowaty to approve the minutes, supported by Commissioner Ansar. 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 STANDARD REZONING: located on the south side of Twelve Mile Road; approximately 120 ft. west of Van Dyke Avenue; from the present zoning classifications of “C-1”, Local Business District, “R-1-C”, One-Family Residential District, and “R-1-P”, One-Family Residential and Parking District to “R-3”, Multiple-Family Dwelling District; 7602 Twelve Mile Road (13-16-226-019, -020, -022, -026, -044, -045, -046, -047, -061, -063); Section 16; Peter Snyder (Assaad Sobh); PR210004. **Tabled from June 21, 2021 (by petitioner), September 27, 2021 (by Planning Staff), and November 22, 2021 (by Planning Staff).**

PETITIONERS PORTION:

Mr. Assaad Sobh – Good evening, I’m here on behalf of 4-Ward Development as the applicant. I’ve owned this piece of land for almost 10 years, maybe a little bit longer. I’ve had different ideas, and nothing was able to work because of the depth of it and the Consumers building being in the middle of it. I own the parcel west of the Consumers building off of Twelve Mile and east of that and the parcel on Stanley.

We figured there’s always a need for residential and there’s not enough to put single homes on there. The Architect, the Engineer, and myself and Mr. Wuerth have worked on this and we came up with three different buildings to come up with 18 units, a building of eight, a six, and four. That’s what we are looking to do, to convert it to a multi-family and to be able to put some residential in, there’s always a need for more residential in that area and in the City.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**ENGINEERING (updated 2-11-25):**

Mary Clark CER-6819  
February 24<sup>th</sup>, 2025

1. Show how the property boundaries were established. Show and identify the location of property irons found and or set.
2. The plan shall show and identify all existing City of Warren underground utilities, sizes, and connections in the vicinity of the project.

**FIRE (updated 1-30-25):** The WFD approves this site plan as long as all access roads remain 22 ft. wide as shown on the site plan. If you have any questions, please contact me at 586-756-2800 ext. 3300.

Secretary Mouri reads a letter into the record:

To: Warren Planning Commission  
 Re: Property Address 7602 12 Mile Road, Lots 13-16-226-019, 020, 022, 026-044, 045, 046, 047, 061, 063.

I am against the rezoning of above property from C-1 Local Business District & R-1-C One-Family Residential District, to R-3, Multi-Family Dwelling District: 7602 Twelve Mile Road and above Lots.

I feel this would add more traffic (in & out) on Stanley St. We have a lot of traffic from the businesses (Happy's Pizza, City Burger, Hi Sushi) as well as the gas station. People making left & right turns onto Staley going to Pauline St. to make left turn onto 12 Mile Rd.

Also, I am sure some tenants may have more than one car. So where do they park? This would more congested parking on the street. I live directly across the street on Stanley St.

Irene Baldrige Elson  
 7568 Stanley  
 Warren, MI 48092

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Mr. Jim Moore – Jim Moore, my address is 7503 Stanley. I agree with Ms. Baldrige about the traffic and the congestion. I think the area is okay for a single-family dwelling but multiple-family dwellings would cause too much congestion and problems in the area. Thank you.

MOTION:

A motion was made by Commissioner Duzyj to remove from the table, supported by Commissioner Ansar.

ROLL CALL:

The motion carried as follows:

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

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – This could end up being a very nice project and development, but there is concern with traffic up and down Stanley, although I don't know how bad traffic is there now. This is a rezoning, so we are still going to have to look at the plan and discuss the drives and so on. Have you talked to anybody at Macomb County for access to Twelve Mile, I know that there's that parking lot next to Tac Auto that has a driveway onto Twelve Mile Road, have you talked to anybody from the County as far as access to that?

Mr. Assaad Sobh – We have not, I own the building where City Burger and Happy's Pizza is. We thought it would be much easier to get in from the parking lot that I own and on Stanley. I've serviced that property for over 10 years cutting the grass and so on, I'm hands on. The property has never been issued a citation, there really is not a lot of traffic nobody has any business going onto Stanley unless they live in the area. We have a drawing of what it would look like, it's tastefully done.

I've built numerous things in the City and in Sterling Heights, we developed the property on Vermont, it's tastefully done. It's kept up very well, I have a lot to gain there. Not only do I own that property I own the shopping center that is facing Van Dyke and where the parking lot. There's never been an issue between any of the neighbors, I've seen most of them, I'm hands on between maintaining the grass or doing the snow. I've never had an issue with any of the neighbors. I'd be glad to visit any of them and have a one on one with them and their concerns. These are built to keep. I have over 40 units on Hoover and on Kennedy Circle and I maintain my properties, I truly do.

Commissioner Duzyj – Fair enough, I think if you are acceptable to getting together with the neighbors it might be a good idea so you

can explain it to them, I think that would go a long way in making that much better of a development. This has a lot of promises and this is pretty nice. I think what people on Stanley don't realize is you put up these three buildings, it's going to cut down on the noise off of Twelve Mile Road considerably.

Mr. Assaad Sobh – I have the plans with me tonight to see what it looks like, there's three buildings. If you'd like to see it I'd be more than glad to share it with you.

Commission Duzyj – Tonight is just the rezoning. Thank you very much.

Chair Smith – Good evening, sir, this has been an issue for quite a few years, it came before us years ago. I like the fact that we are missing the missing middle, which is bringing more residential to the area and it's nothing that's big and going to stand out so it will fit in the lot better. As far as the traffic on Twelve Mile it's probably going to buffer that a little bit. I think your design is good, I know there's a couple of things that might need to be tweaked, but it will be good to see something come into that area now. Thank you.

Mr. Assaad Sobh – Thank you.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – Before we go to the next item, I'd like to recognize our Ex-Officio, Councilman Newnan.

- B. REVISED SITE PLAN FOR SELF STORAGE FACILITY: Two properties located on the north and south sides of Ten Mile Road, approximately 326.85 ft. east of Mound Road; 6014 and 6015 Ten Mile Road (formerly DeCarlo's Banquet and Convention Center); Sections 21 and 28; Frank Jarbou/SEH Warren, LLC; PSP230038. **Originally approved December 18, 2023. Rescheduled to the March 10, 2025 Planning Commission meeting due to an error on the Public Notices.**

MOTION:

A motion was made by Vice Chair Boniecki to postpone until March 10, 2025, supported by Commissioner Duzyj.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR NEW PUBLIC LIBRARY: located on the south side of Sidonie, approximately 280 ft. east of Schoenherr Road; 13700 Sidonie Avenue; Section 36; Oksana Urban/City of Warren; PSP250001.

PETITIONERS PORTION:

Mr. Brandon Chaney – Good evening, I’m the Project Manager with Nederveld, we are the Land Planners and the Civil Engineers for the projects. I’m here representing Oksana with the City Library as well as Ply Architecture and both are in attendance if you have any questions for them.

We are coming before you here today for site plan approval for a branch library. As mentioned before, it’s off of Sidonie; it’s the southeast part of the City and part of the existing Underwood Park. The property in total is 6½ acres, we are anticipating using the far west portion of the parcel just west of the existing parking lot and utilizing then the existing parking lot. As I mentioned, this is for a branch library. It’s fairly small in size, just about 2,600 square feet in total. There’s existing 40 parking spaces that we will utilize for the site, we will be converting a handful of them to EV and bringing two of them up to code for ADA accessibility. We will also be including a sidewalk along that western parking lot for connection into the existing sidewalk along Sidonie.

We are also looking to include water retention raingarden systems that both will be on the north side of the building as well as the east side of the building with some substantial landscaping to really bring a naturalized feeling and also be able to sustainably handle some of the stormwater and management on-site.

This site is zoned R-1-C, there are a few additional requirements that apply to the site that pertain to libraries and uses, such as libraries. So the setbacks are increased and the site does meet all

the setbacks per those use requirements. You should also note, we understand that the variances are required per Section 511, and we have applied to the City ZBA. Those Sections note uses, such as libraries, require that access be gained off a major thoroughfare like Schoenherr, we are just about 280 feet east of Schoenherr. We have been working with the City Planning Staff on submitting a variance request for that.

All the things included within the site are two new bike coops, trying to promote multi-transportation, both biking and walking. Grating we are trying to keep to a minimum. The site disturbance total is just over a ½ acre. We are bringing in all the utility services off the northwest corner of the building, all the public utilities that we will be connecting to water, sewer, and gas are just on the north side of Sidonie, so we will have to open cut a portion of Sidonie.

From the landscaping perspective, we are looking to go well and above beyond code to create this nice, naturalized feeling for tenants walking in this space. And with that I'm here for any questions.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**ENGINEERING:**

1. The plan shall show and identify the correct location of all existing City of Warren underground utilities, sizes, connections, and discharge point in the vicinity of the project ([Engineeringinforequest@cityofwarren.org](mailto:Engineeringinforequest@cityofwarren.org)).
2. The plan shall show and identify all proposed underground utilities, sizes, and connections in the vicinity of the project.

**FIRE:** Thank you for your submission regarding the site plan for the new public library located on the south side of Sidonie Avenue, approximately 280 feet east of Schoenherr Road (13700 Sidonie Avenue, Section 36, Oksana Urban/City of Warren). After a thorough review, I am pleased to inform you that the site plan for this project (PSP250001) has been approved by the Warren Fire Marshal's Office. Please ensure that all construction and fire protection systems adhere to the approved plan and comply with applicable codes and standards throughout the development process. Should you have any further questions or require addition assistance, feel free to contact me at 586-756-2800, ext. 3300 or [Firemarshal@warrenfiredept.org](mailto:Firemarshal@warrenfiredept.org). Thank you for your cooperation, and I look forward to the successful completion of this project.

**AT&T:** AT&T does not object to the proposed library.

**DTE:** DTE Electric Company has reviewed the site plan for new public library impacting 13700 Sidonie Avenue, Warren, Michigan 48089; Section 36 and have determined that there is no objection per the site plan provided as long as the customer contacts DTE Planning and Design at 1-800-338-0178 to discuss electrical requirements prior to building. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Oksana Urban – Good evening, I’m the Library Director. I’ve worked for the City for 40 years; I have built four new libraries, and I tell you that the fifth one is going to be very unique. You will not be disappointed. It’s going to look futuristic from the outside and very accommodating and a community library, an anchor in that part of the City, which is referred to as the David Area. It will draw children, teens, and adults. It will contain all the amenities that the libraries throughout the City contain at this time.

We will have the collections that are available to our patrons in the north, east, and west of the City as well as a new development in this particular library, a room called “A Library of Things”. “A Library of Things” can be a variety of materials, items that people don’t need to buy because you only need to use it one time, so we will be saving our patrons money as well. They will be able to get pots and pans, they will be able to check out materials, for example, if they want to go on vacation and they need to record their travel we will have a device that they can strap around their head and they’ll be able to film where they’ve been and what they’ve done.

All this will be displayed. Patrons have been asking not only for this type of library in the southeast quadrant of the City, we want it in the north side of the City, and we have to provide the same services in the north as we will in the southeast quadrant of the City.

Chair Smith – Your time is almost up ma’am.

Ms. Oksana Urban – I’m disappointed, I have so much more I want to say. I know that you will be pleased, and I am pleased to be here to help with the construction and bring it together with furniture, rooms, and all of that. It’s going to be exciting for everyone in the City. Thank you for your time, we will have a grand opening sometime in the fall.

Chair Smith – Thank you for your time and information, we are looking forward to it.

Councilman Henry Newnan – Good evening, I'm Ex-Officio from the City Council. I like that this library is right next to Underwood Park. I like that the landscaping plan is going to make a garden all the way around the library with lots of native plants mentioned in the description. And also, there will be a bioswale or a bioretention swale to help reduce flooding. I think this is a very good project. I also serve Ex-Officio to the Library Commission. I think it's great if people don't have snow shovels that are strong enough to deal with the snow that gets at the foot of their driveway, for instance, perhaps, they'll be able to find it at the library. I imagine the library will have the usual accommodations for items that people want to have. Also, if you want a special book you can request the book be ordered. They have an incredible library borrowing arrangement, in case people don't know. I think many of the services of our library system are little known and deserve much more marketing to our population. Thank you so much.

Mr. Jim Todd – Good evening, my address is 13721 Sidonie. Is there perspectives already put together of what this building is going to look like, renderings, and when it's going to be built?

Chair Smith – You can pose the questions to us and we will ask the petitioner once you're done, sir.

Mr. Jim Todd – And has there been a traffic study?

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening, it sounds like a good plan. I know at one time there was a library in the south area of Warren by what's now Stephens Road Detention, which is no longer in use, so it's a good time for a library to be built in that area.

When do you expect construction to begin?

Mr. Brandon Chaney – Currently, right now, we are aiming for spring of 2025.

Commissioner Holowaty – As far as the traffic, does a library create that much more traffic. I don't think it will be a deterrent to the area, I

think it will be a good addition to that area especially where it's going to be landscaped.

Mr. Brandon Chaney – And again, we are trying to promote also multimodal transportation. We are also providing parking for anyone who needs to access it from a vehicle, we are also looking for patrons to access it by walking and biking.

Commissioner Holowaty – Probably along with this proposed Mobility Plan that the City is looking into to.

Mr. Brandon Chaney – Absolutely.

Commissioner Holowaty – Thank you, Chair.

Commissioner Duzyj – I'm thrilled to see something like this going up especially in this area. Years ago, people were screaming why do we need libraries, why do we need this, why do we need that, I think libraries have been an anchor for the community, they have helped students, and they have helped parents. It's a very positive thing for the community where they are located at.

After everything is said and done, I want to congratulate Ms. Urban on her tireless work as the Library Director here in the City of Warren. She's done a terrific job, and she should be commended for it, thank you.

Chair Smith – Good evening, sir. I think it's a very good idea, we have parks where the kids can go and play, if they don't want to play, they can go to the library to read a book or look things up. I think it will be a great addition. I went by and looked at the property today, I'm excited about it. It says they are using clerestory windows, I read they are above eye level so the neighbors can't see in and they let more natural light in so it cuts down on lighting it. I also read some things that sometimes they are not energy efficient windows, and I was just wondering if there are things you can do sometimes if there's a lot of sun it will heat things up inside. I guess they can probably have the windows tinted to cut down on some of the light that's coming through it. I've never seen those kinds of windows I hear they may have them at the other library, but I haven't noticed them there, maybe you can talk a little about the windows.

Mr. Brandon Chaney – It's a great comment and we will certainly discuss with the architectural team; he's coming up to respond.

Mr. Craig Borum – I'm the Architect with Ply Architect; we've been working on the project. So, the clerestory windows are just like any

other window as far as their energy efficiency, they're insulated glazing units, they're low E in terms of admission so they have the same thermal performance as any other window that you would have, they are positioned a little bit higher. We have a couple that are quite high, and they are facing north so they are not bringing in direct sunlight, but they are bringing in ambient light.

So, they won't cause heat gain or an increase in temperatures, but they will, as you mentioned, reduce the need for artificial lighting on the inside during the daytime. So we will be able to reduce the energy levels that the building is consuming. Around the bookstacks in the main reading area we have windows that are about this tall and about this high, so when you're standing you can look out and if you're walking by you can see in and see the lights on and the patrons who are standing and walking around, but when you're sitting you're down at the level of the books. That's all that those windows are doing; clerestory just means that they are slightly higher in the room.

Chair Smith – Thank you, sir. What are the hours for the library?

Ms. Oksana Urban – The library will be open six days a week. There will be two evenings they will open from 12:00 to 8:00 and the other days will be 9:00 to 5:00, and Friday's and Saturdays are also 9:00 to 5:00. So they'll have two evenings, as the other libraries do, plus morning hours as well.

Chair Smith – Thank you, ma'am. I welcome this change and it's something the community is going to enjoy having there because it's something that's going to draw kids to that area.

ROLL CALL:

The motion carried as follows:

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

- D. SITE PLAN TO CONVERT VACANT WAREHOUSE BUILDING INTO SELF-STORAGE FACILITY; located on the west side of Lorna Avenue, approximately 1,180 ft. south of Twelve Mile Road; 28505 Lorna; Section 16; HN Property Group, LLC/Tesh Patel (Farmer Development, Inc./David Breeding) PSP250005.

**PETITIONERS PORTION:**

Mr. David Breeding – Good evening, Chairperson, Board Members, and Planning Staff, my name is Dave Breeding, I'm here on behalf of HN Property Group, LLC, to respectfully present our responses to the recommendations for converting our vacant warehouse building into a self-storage facility at 28505 Lorna Avenue. We sincerely appreciate the thorough review and the opportunity to address each of these items raised. We are committed to making this project successful for the community and for all stakeholders.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**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](mailto:cccutilityrequests@teamsigma.com).

**CONRAIL:** If access is needed on Conrail right of way, a Permit to Enter must be obtained. The following link will direct you how to apply for the permit; <https://conrail.com/safety/working-on-conrail-property>.

**DTE:** DTE Electric Company has reviewed the site plan to convert vacant warehouse building into self-storage facility. DTE Electric Company has no object to the site plan to convert vacant warehouse building into self-storage facility, impacting 28505 Lorna; Section 16; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Mr. Ron Wuerth reads the recommendation of the Staff:

Add 1C – The height of the wall along the north property line shall be changed from 7 feet to 6 feet on the site plan.

Remove condition 4.

**MOTION:**

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

**COMMISSIONERS PORTION:**

Commissioner Holowaty – Do you agree with all the recommendations that our Planning Director has submitted?

Mr. David Breeding – I don't agree with all of them, I do have a response that I've created for each one of those items if you want me to read it I'll do so.

Commissioner Holowaty – Which one don't you agree with?

Mr. David Breeding – So, for the first one, the building size and land plan consistency. We will indeed verify the square footage and make that correct. Those will correctly unify these figures on all plans and subsequent documents will present a single accurate number. Likewise, we will ensure our landscape plan clearly depicts the parking lot precisely as shown on our site plan. We will also have the site data pertaining to the existing building size and proposed second floor from the landscape plan to the site plan.

In regard to the lighting, our project scope does not include modifying the existing lighting. There are no nearby residential areas that might be impacted by light spillover and the lighting currently in place has not presented any issues. More light in this area will be better and we feel that being an industrial area nobody would complain about the existing lighting.

To speak to the overhead doors, the street facing door, we acknowledge there is one overhead door facing the street, it has been part of this building for a long time, but we are open to make reasonable modifications to the front elevation. We propose to remove the overhead door infill the opening with steel framing and apply a prefinished metal panel. This opening will match what is being done to one of the rear doors in the southwest as shown on the plans.

The non-visible doors, there are two overhead doors positioned at the rear or otherwise out of public view. Our plan calls for the southwest door to be infilled using framing and prefinished metal panel with an egress door included as outlined in our submission. This modification aligns with both functional and esthetic considerations.

Regarding the northwest door we believe the most practical and cost-effective approach is to leave it as is, given that the door is not visible from the street. Removing it and infilling it would introduce an unnecessary expense without offering any tangible benefit to the community. Additionally, it would not alter the building's appearance from the public's perspective.

To speak to the 7-foot wall, I visited the site today where I measured the wall. It actually measures 5'10" from that property. We also

noticed that the submitted indicates the wall as 7 foot, which is incorrect. We will make sure that the plan is updated to reflect accurate measurements. We are not proposing any modifications to the wall and respectfully request that it be allowed to remain as is to maintain the current privacy and buffering without the need of a variance.

The performance bond, we acknowledge the City's requirement for a performance bond in the amount of \$28,500.00 based on the estimated construction cost of \$900,050.00. We are prepared to post this bond as part of the normal site plan approval process ensuring the City's interests are well protected. Thank you.

Commissioner Duzyj – Director Wuerth, did you mention 1C in your recommendations?

Mr. Ron Wuerth – Yes, I did.

Commissioner Duzyj – Can you repeat it please because I don't have it on my paperwork.

Mr. Ron Wuerth – Yes, I added it late in the day. 1C, the height of the wall along the north property line shall be changed from 7 feet to 6 feet on the site plan.

Commissioner Duzyj – Thank you sir.

Chair Smith – Good evening, I went by and measured the wall too, and I measured a couple different spots, and it varies. The one spot to the ground is like 5½ feet and the other one is like 5'8" so I'm sure you can probably get 6 feet in there somewhere.

The other question I had was, is this a self-storage unit for people to store their personal belonging things like a regular store unit?

Mr. David Breeding – The units vary from a 5' x 10', 10' x 10', 10' x 15', 10' x 20', and 10' x 25'.

Chair Smith – I didn't see an elevator for people who have a lot of stuff to be able to get to the second-floor storage, like a service elevator or something.

Mr. David Breeding – In this size building we try to get away from elevators because it drives the cost up, but we do have a lift. The lift is set up, if you are to rent a unit, you walk in, you place your contents in the lift, you send the lift to the second floor, the stairwell

is located right by the lift. You go upstairs unload your belongings so you're not carrying them up and down stairs.

Chair Smith – Okay. I think it's a good idea, a good use for the building. What kind of access is there for people and is access available after hours?

Mr. David Breeding – At the front entry door there will be a vestibule in there with a kiosk where you can actually log into that kiosk and be able to rent a unit. That kiosk will give you a passcode, the doors are access controlled. There's one in the front, one in the rear, the main being in the rear because that's a good loading area. Once you have the code, you get a code for the unit that you're going to rent, and you can then access the facility and your unit.

Chair Smith – So the overhead door in the back would be where most of the big items would be brought into the building?

Mr. David Breeding – No, there's two overhead doors, one we are totally framing in with a vertical metal panel, we are getting rid of that door because it's part of a stairwell that's back there, the other door will be sealed off.

Chair Smith – Thank you, sir.

Commissioner Ansar – Is it a corporate company or individually owned.

Mr. David Breeding – This is a private owned company; it's a customer that came to us, they haven't done storage before. They actually own the building, and they wanted to try something new and go with self-storage.

Commissioner Ansar – Do you have a climate change rooms or regular rooms?

Mr. David Breeding – The whole building is climate control, so we actually try to maintain in the winter about 55-60 degrees and in the summer cool down to about 80 degrees.

Commissioner Ansar – Are they different size rooms?

Mr. David Breeding – As far as storage units in the building, yes, we have a wide range of what's called a unit mix that we have. As I mentioned a little bit before we have different sizes like 5' x 10' or 10' x 10', whatever type of unit you need you're able to rent as long as they are available.

Commissioner Ansar – Thank you.

Secretary Mouri – I just want to confirm one thing with the comments and concern on the recommendation are we modifying the motion to approve with those comments and what he was having those concerns about?

Chair Smith – Mr. Wuerth, I know you had concerns about doing a different type of application to close off those doors, is what he’s recommending going to be okay?

Mr. Ron Wuerth – Yes, this was a suggestion from the staff, it’s not a requirement. He feels strongly about what he’d like to do and I’m not going to argue with that.

Mr. David Breeding – Just one more thing, is it possible, Mr. Wuerth, is it possible to leave the front door as is and seal that door then, would that be an issue?

Mr. Ron Wuerth – No, it’s not an issue.

ROLL CALL:

The motion carried as follows:

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

With the deletion of item 4 for the variance for the door.

- E. SITE PLAN FOR NEW INCINERATOR AND STORAGE BUILDING AT WASTE WATER TREATMENT PLANT: located at the end of Warkop Avenue, approximately 510 ft. south of Fourteen Mile Road; 32360 Warkop Avenue; Section 3; City of Warren/Donna Dordeski (City of Warren/Anthony Conigliaro) PSP250002.

PETITIONERS PORTION:

Ms. Donna Dordeski – Good evening, my name is Donna Dordeski, I’m the Sanitary Engineer for the City’s Waste Water Treatment Plant. Tonight, with me is also Mr. Aaron Uranga, from Hubbell Roth and Clark, the City’s Consulting Engineering Firm for the project that we are here for today, as well as Mr. Anthony Conigliaro, City of Warren Waste Water Treatment Facilities Engineer.

We are here tonight to respectfully seek approval from your body for the City's incinerator replacement project. The City of Warren Waste Water incinerator has been in service since 1972, it's been in use over five decades, it's reached its useful life. The last few years we have been experiencing frequent breaks, and upon the termination review and the termination of options available for this process, we have arrived to the conclusion that replacement of it is the most feasible option for the City of Warren. If I may, we'd like to give a brief summary of the project.

Mr. Anthony Conigliaro – This project was brought on as a result from our current incinerator that it's reached its useful life. The project is being proposed for a new building, with a new portion that our current building uses belt filter presses, this new building uses screw presses to dewater the solids that are coming in from our treatment plant. It reduces the moisture content significantly more than our current belt presses. From that point, it's pumped to a Biocon ERS dryer system which has energy recovery properties to that and it takes that dried cake and it reduces the moisture even further to the point where it's extremely dry.

In a new incinerator at 2,000 degrees HRC and the City have been working with the EGLE and trying to get our air permit, which took 26 months to get the air permit because we've been going back and forth with regulation. The State has reviewed and has finally agreed to our air permit based on the air quality control devices being put and also the research that's been done PFAS and with the other air requirements. That's pretty much the gist of the building and why we would like to build it.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**DTE:** DTE Electric Company has reviewed the site plan for new incinerator and storage building at Waste Water Treatment Plant. DTE Electric Company has no objection to the site plan for a new incinerator and storage building at Waste Water Treatment Plant, 32360 Warkop Avenue; Section 3, per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Mr. Ron Wuerth reads the recommendations of the Staff:

PUBLIC HEARING:

Councilmen Henry Newnan – People have been asking how are you going to pay for and why do we need to do it? Why we need to do it is because the old waste water treatment plant can no longer get parts and the repairs we've been doing lately are very expensive. The new project offers great features in terms of how we are going to pay for it, if we act in a timely fashion, so I hope you will. The city has arranged a bond with the State, there would be a 2% interest bond and \$10 million dollars of it would be forgiven. So I certainly hope that this will go through.

We worry about incinerators having terrible toxic admission, but EGLE, the Michigan State Environmental Authority, has required increasing treatments so that it's very filtered. I've been informed by Donna about half of the plant is different air treatment facilities so we shouldn't have any problem with pollution coming out of there. It's a good project, thank you so much.

MOTION:

A motion was made by Commissioner Duzyj to approve, supported by Secretary Mouri.

COMMISSIONERS PORTION:

Secretary Mouri – How long do you expect the project to take?

Ms. Donna Dordeski – The construction of the project is expected to take about 2 years.

Secretary Mouri – I know you did mention the fact we ran out of the lifecycle of the old one, will we be using the current one over the next 2 years?

Ms. Donna Dordeski – That is correct, the existing incinerator at the plant was put in service in 1972, it's still operating, but we are experiencing more and more frequent breaks of it, and the existing incinerator will be in place until the construction of a new incinerator is completed. There is also going to be a short time shortly after the construction where it will be transitioned over from the existing system to the new one. After that, in accordance with the air permit regulations that we obtained for that new installation, we have 24 months to decommission the existing incinerator.

Secretary Mouri – One other thing I noticed is, with the new building going up, a lot of the trees are going to get cut down, do you have any ideas how many trees?

Ms. Donna Dordeski – Within the front print of the existing building?

Secretary Mouri – Yes, with the new structure going up. It was mentioned, but it didn't have the number of trees that will be taken down.

Ms. Donna Dordeski – I believe the area where the building is going to be, there shouldn't be many trees, if there are, they will be replaced in accordance with our landscaping plan.

Secretary Mouri – Thank you.

Commissioner Holowaty – Did you say just going to be wastewater incinerated or some solids burnt?

Mr. Donna Dordeski – This incinerator is for wastewater product there is no incineration of solid waste, such as trash. It's strictly for sanitary wastewater and it's only from the City of Warren collections, no outside waste being brought to that facility.

Commissioner Holowaty – Okay, thank you.

Chair Smith – After you incinerate the products, I'm guessing it's like a cremation where you have ash left over, how is the ash that's left over handled?

Ms. Donna Dordeski – There is an amount left over after the process is complete, the ash is being disposed of at a landfill.

Chair Smith – I think it's a good idea, we need to upgrade, sometimes things don't last forever.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

Notice from the City of Sterling Heights Planning Commission that the draft Master Plan for the City of Sterling Heights is being made available for review and comment.

MOTION:

A motion was made by Commissioner Holowaty to receive and file, supported by Commissioner Ansar. A voice vote was taken and the motion carried unanimously.

8. OLD BUSINESS:

- A. SITE PLAN FOR NEW WAREHOUSE BUILDING AND OPEN STORAGE; located on the north side of Barber Avenue; approximately 364.64 ft. west of Gloede Drive; 14601 Barber Avenue; Section 13; Marvin Marooki/Christian Investment Properties LLC (Kalajian Architecture). PSP230021. **Approved on November 6, 2023. Petitioner has sold the property and is withdrawing the site plan.**

MOTION:

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

- B. SPECIAL LAND USE FOR BANQUET HALL; located on the east side of Dequindre Road, approximately 255 feet south of Eleven Mile Road; 26768 Dequindre Road (26800 Dequindre Road); Section 19; Tamara Owens (Tuan Dang/Saigon Center, LLC); PSLU240002. **Approved on September 23, 2024. The Petitioner is requesting to waive the requirement of a recorded document for ingress/egress with the owners for the two properties abutting to the north.**

PETITIONERS PORTION:

Ms. Tamara Owens – Good evening, I'm attempting to open an event space. I was approved for the condition of special land use back in September. I have been having some issues with getting approval for the ingress/egress from those two companies. I've sent emails to one property which is Parkview Animal Hospital, located at 1972 Eleven Mile Road. I communicated with the owner of that property via email, and she refused to sign the ingress egress form. The owners of the Creative Building and Remodeling Company, at 26820 Dequindre Road, I emailed them and spoke with them over the phone, however they are now nonresponsive. So I'm requesting to have this waived.

Secretary Mouri – There is no correspondence.

Mr. Ron Wuerth – I have a note here that I sent to the Planning Commission, what the bottom line is, it is recommended that the petitioner's request to waive the requirement for the ingress/egress document be approved. We want it waived, it's more the shopping

center's responsibility to get these things done and it doesn't appear to be that important to them. This is a shop amongst the other shops there, there's no necessity there, so we'd like it waived.

MOTION:

A motion was made by Commissioner Duzyj to waive the requirement for the ingress and egress, supported by Secretary Mouri.

COMMISSIONERS PORTION:

Commissioner Duzyj – They have to use your parking lot to get things into their garage?

Ms. Tamara Owens – Yes, their slab leads into their loading dock.

Commissioner Duzyj – Has anybody from your side asked them how they would like it if you put cement blocks in front of their driveway and the same thing with the animal hospital.

Ms. Tamara Owens – When I spoke with my landlord, he basically reported that he attempted to reach out to both of them. He stated that there was already an agreement in place regarding the Creative Kitchen Remodeling business for them to have access to their loading dock, but outside of that, he has not been able to get in contact with ownership.

Commissioner Duzyj – Mr. Wuerth, is it possible for you to get a copy of this document?

Mr. Ron Wuerth – This is the Dequindre site we are talking about, right?

Commissioner Duzyj – Yes.

Mr. Ron Wuerth – Do you have a copy?

Ms. Tamara Owens – I don't have it, I can email it.

Mr. Ron Wuerth – Email it to us that would be good.

Ms. Tamara Owens – I had it drawn up by an attorney.

Mr. Ron Wuerth – Did he sign it?

Ms. Tamara Owens – The attorney, the landlord or the owner?

Mr. Ron Wuerth – The owner.

Ms. Tamara Owens – The owner won't sign it, so I had a lawyer contact them about the ingress and egress.

Mr. Ron Wuerth – I was a little confused here, I thought you had said that there was a previous agreement.

Ms. Tamara Owens – It wasn't written up.

Mr. Ron Wuerth – There was never one.

Commissioner Duzyj – I thought you said that there was a previous agreement.

Ms. Tamara Owens – There was a verbal agreement between my landlord and the company to allow them to use their loading dock.

Commissioner Duzyj – What would happen if you wrote a letter to them both Mr. Wuerth, you might have a little input on getting them to give you a signed piece of paper?

Mr. Ron Wuerth – I don't know if I have that much sway when it comes to matters like this, I can do that but I'll still indicate it's not that important. So I would suggest that you allow it to be waived, I will still author a letter to both the owners to encourage them to get these things done.

Commissioner Duzyj – That would be perfect, thank you very much.

ROLL CALL:

The motion carried as follows:

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

- 9. BOND RELEASE:  
None at this time.

- 10. NEW BUSINESS:  
Recommendation for approval of the updated Planning Department Fee Schedule; to be forwarded to City Council.

Mr. Ron Wuerth – Occasionally, maybe every four or five years, we take a look at our fees and how they compare to other communities and municipalities and see where our fees fall, so that's what we did do. You can see in the highlighted and bold areas here and I'll read them off.

It's the standard rezoning we changed, the rezoning with conditions, the special land use, special land use with site plan, planned unit development, and downtown center site plan. These are all types of business agreements that need extra work as opposed to everything else that you see there. Everything else in the listing, like the costs, are either a little higher or a little lower than most municipalities around the area, so this is what is my suggestion taking that information to raise the fees on the items that I just mentioned. I think it's necessary and it will take City Council approval in the end. So, it's a recommendation to City Council to approve these fee changes.

Commissioner Duzyj – I don't know when the last time you raised the fee schedule, it's due and I don't think it's excessive well done. Thank you.

**MOTION:**

A motion was made by Commissioner Duzyj to approve the fee schedule as stated, supported by Commissioner Holowaty. A voice vote was taken and the motion carried unanimously.

11. **CITIZEN PARTICIPATION:**

Councilman Henry Newnan – I went to the MDOT Restore the Ruether I-696 to Dequindre Road's reconstruction and it's not part of the Planning Department but 696 will be having some eastbound diversions in Oakland County and it could affect your travels, I just thought I'd let you know.

12. **PLANNING COMMISSION BUSINESS:**

**A) Planning Director's Report:**

Mr. Ron Wuerth – I don't have much to report, I was off one of the weeks. I attended a webinar two days in a row from the office and Michelle did too, it's called the Transportation Bonanza, it's all sorts of different topics that they discuss regarding transportation. If you want more information, I can provide it to you, it was pretty interesting.

There was a lot of office work preparing for this meeting tonight. The only other thing is later in the day today that we had an internal

meeting to talk about donation boxes or bins that have been materializing all over our City, they've become a problem. Several department heads and a City attorney attended that, plus our staff, to discuss this problem. We will continue to discuss it, we are going to meet with a person who is in charge of working with those bins and setting them in place, we are going to talk to that person tomorrow. In about three weeks, we are going to have another internal meeting to determine exactly how we are going to handle this.

Right now, we look at these bins as open storage so if they are not in industrial areas like M1 or M2 where storage is permitted or has to be on a property in a certain way then it's going to be a variance, and we see a lot of these in bins in commercial areas. That's a concern, but we also want them to have site plan approval. It may seem excessive; we don't think it is. At the rate that they are dropping these bins off just anywhere, we've got to do something and take care of this. So that's what we expect to do in the next few weeks, it will keep us busy trying to figure that out. That's all I have to report.

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

Commissioner Holowaty – I just wanted to bring you up to date, I'm on the RFP Committee for the Climate Action Plan. Just a little update, I was given a flash drive this past weekend and I'm in the process of going through it. A meeting has not been planned yet, but I am going through the flash drive with all the different details. When I get through it, I'll give a report, there's seven different companies that gave detailed bids saying how they would work with the City and the cost to the City as far as how to improve our carbon footprint and what we could do to improve the climate in the City of Warren.

Chair Smith – Thank you. I'd like to thank Attorney Sullivan for joining us this evening.

#### 13. CALENDAR OF PENDING MATTERS:

None at this time.

#### 14. ADJOURNMENT:

##### MOTION:

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

The meeting was adjourned at 8:35 p.m.

---

Warren Smith, Chair

---

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by  
Mary Clark - CER-6819

**E-mail:** [maryclark130@gmail.com](mailto:maryclark130@gmail.com)

APPROVED