

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on April 28, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, April 28, 2025, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioner's Present:

Delwar Ansar
Andrey Duzyj
Michael Holowaty
Syed Hoque
Sultana Chowdhury, Assistant Secretary
Mahmuda Mouri, Secretary
Merle Boniecki, Vice Chair
Warren Smith, Chair

Also present:

Ron Wuerth – Planning Director
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Jennifer Pierce – Assistant City Attorney
Patrick Conlin – 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:
All members present.
4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES – APRIL 7, 2025:

MOTION:

A motion was made by Assistant Secretary Chowdhury to approve, supported by Commissioner Duzyj. 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. **SITE PLAN FOR PARKING LOT AND PATH AT ECKSTEIN PARK;** located approximately 929.9 ft. east of Mound Road and approximately 512.94 ft. north of Chicago Road; 31948 Mound Road; Section 4; Anthony Casasanta/City of Warren (Parks & Recreation); PSP250012.

PETITIONERS PORTION:

Ms. Olivia Girimonte – I'm with the City of Warren Engineering Department; I will be filling in for Anthony today. The project that is proposed is a 8-foot asphalt path that's going to be going from Mound Road around Eckstein Skate Park and connecting to a parking lot that will be built at Eckstein Skate Park also.

The path is going to be asphalt, and the parking lot is going to be asphalt. During this project we are also going to be installing rain gardens within the skate park that have been approved by Macomb County to meet our storm water standards. It will tie up the skate park and look really nice.

Secretary Mouri reads the following correspondence:

TAXES: Current.

AT&T: No objections to the plans for Eckstein Park.

COMCAST: In response to your request, Comcast has no facilities within the project area. If we can be of further assistance, please feel free to contact us by email at ccutilityrequests@teamsigma.com.

DTE: DTE Electric Company has reviewed the SITE PLAN FOR PARKING LOT AND PATH AT ECKSTEIN PARK. DTE Electric Company has No Objection to the above request impacting 31948 Mound Road; Section 4; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Mr. Ron Wuerth read the recommendations of the Staff:

PUBLIC HEARING:

Ms. Cindy Hogan – I live at 31684 Eckstein; I'm also a member of the Warren Village Historic Commission. We did have an architect that attended that meeting and that's not what we were looking at. We were looking for something that was more organic that would fit the skate park better. We also don't approve of the lights because we didn't want a 24-hour park for people to hang out there.

Our architect, I don't know where the drawings went, but we want more of a bubble and it would fit better with the park. My concern, as living across from the park for 30 years, I've seen a lot of things going on, and also my concern, as a resident, having that long rectangular parking lot is just going to be a drag strip for cars coming through. That's why we were looking for something that would break it up, something more organic that you can't drive fast through the parking lot at any time putting children at risk and people driving there through the evening. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening, offhand it does look like a very nice project for the City of Warren. I see it attracting a lot of young people who enjoy skateboarding and rollerblading. Do you have any problems with the recommendations our Planning Department has set forth tonight?

Ms. Olivia Girimonte – I don't have any issues with the recommendations necessarily, we resubmitted the landscaping plans and we did already submit 20 copies of full-size sets. So, submitting an additional 15 of 4 sheets just to change the labeling convention would be about 60 full size sheets when we already submitted 20, so we were just wondering if that could be removed from there.

Commissioner Holowaty – What about the lights?

Ms. Olivia Girimonte – There's no light improvement on this project. The lights that are there already exist; we are not changing any of them. The issue about residents coming in there at night or just anybody coming in there at night. All of our City parks, I believe, do

have fences. Anthony is not here right now, but we were talking about adding an additional fence to extend over the walking path so people aren't able to access the park at night through the walking path. Even if they tried to go around the fence where we are putting the path right at the top of the bank at Red Run, so they would have to go into Red Run to do that so it would be an endeavor for them to do that.

Commissioner Holowaty – Is there anything you can do with the parking lot like put speed bumps in?

Ms. Olivia Girimonte – The City of Warren does not allow speed bumps. The curve was designed to slow people down. I did see the recommendation from the architect, and we did go over it in our April 10th meeting, and we do think it's a great idea for future expansion to it. The parking lot is curved, all our City standards require a curb and gutter around our parking lot and the one that the architect proposed had no curb and gutter and it was just going to be sheet flow.

We were thinking about adding additional parking towards the east side of it, where it is developed more. It is a standard size for our City park parking lot sizes. We could redesign certain aspects of it maybe make the curve a little bit tighter going in, having more perpendicular area to kind of slow people down going into it. Unfortunately, it is a parking lot where people are going to speed through it. We do have a distance from where pedestrians are going to be and where the cars are going to drive through. Nobody can drive up straight up to the skate park there's a 6-inch curve that would be used as a bumper.

Commissioner Holowaty – Thank you.

Commissioner Ansar – Thanks to the City of Warren for taking this initiative as I always like sports. When I see something for the youth generation I always approve and appreciate that.

I have a few questions; did you have a chance to review all those recommendations?

Ms. Olivia Girimonte – Yes, I was at the meeting.

Commissioner Ansar – One of the recommendations is the Warren Consolidated School sign should be removed. And research was

conducted and found no permit for the sign, it is an off-site sign. The other sign, the Warren Consolidated School Educational Service Center should not park its bus near the signs, but I think there's a need for bus drivers. So, my question was, have you had any communication with the Warren Consolidated School for that?

Ms. Olivia Girimonte – So, in Engineering, we didn't have any discussion with Warren Con about that, I believe it may be a Zoning issue which they need to remove their sign or they will be fined for it like we do for any other business that's in the City. Engineering can't fine or write them any tickets, so I believe that might be Zoning that would take care of that and tell them not to park their buses there anymore.

Commissioner Ansar – It is in the recommendation, so you're going to do it?

Ms. Olivia Girimonte – Yes, I believe it's Zoning or Building who takes care of the stuff that's existing in the right-of-way that needs to be removed. Engineering can have our contractor remove the signs it will cost the City a price to remove it if we want to go that way or we can write a warning or a ticket to Warren Con and have them remove it at their cost.

Commissioner Ansar – Mr. Wuerth, on recommendation 3, the Warren Consolidated Schools Recreational Service Center should not park their bus near these signs, but there is the need for bus drivers. So, my question is, do we need to deal with Warren Consolidated Schools?

Mr. Ron Wuerth – Those should be removed, it's at their own expense. They put them there at their own expense and they did it without a permit.

Commissioner Ansar – So Warren Consolidated Schools has to remove all of those at their expense.

Mr. Ron Wuerth – This is not a school, that sign has nothing to do with a school it has to do with the Warren Consolidated Center, their bus terminal, that's all that sign is for. So, if they want a sign they'll have to come to the Building Division, Zoning, and see if they can actually get one. It's considered an off-site sign and that needs a variance, it will be difficult for them to get their sign back.

Then you had number 3, there's no parking for the bus there, no parking space, it's just grass, and if we have 10 days of rain and

they keep parking and moving in and out, I don't think it will look very well. It should not be there, they have no permission to put that bus there.

Commissioner Ansar – Thank you.

Commissioner Duzyj – Is this park in a flood plain of any kind?

Ms. Olivia Girimonte – So, the lower part where we have our detention pond, where the Red Run easement line is, across that is consider a flood plain.

Commissioner Duzyj – Is it 50-year, 100-year?

Ms. Olivia Girimonte – I would have to check, I believe it's a 100-year, but I can check for you.

Commissioner Duzyj – I just don't want to see water running up Red Run and the water getting too high washing some of this out. It's a heck of a distance but the possibility is there.

Number 2, are you going to put any safety rules or whatever on here? To wear a helmet and some pads. I would suggest you do that just for liability's sake. I was there yesterday and there were at least 25, maybe more, younger people that were enjoying the park on skateboards, and I think out of the 25 to 30, there was maybe 1 that had a helmet on. I think this is a great idea for the City and it's nice to see that we are pursuing something for younger people as opposed to pursuing things for seniors or for babies. I commend the City for doing this.

Ms. Olivia Girimonte – Thank you. I'll talk to Anthony this week to see if we can put up some kind of sign recommending wearing a helmet and stuff like that.

Commissioner Duzyj – I think that will be a good idea from a liability standpoint. Other than that, this is pretty good. Is there going to be a gate at the front to stop traffic in the evening or something?

Ms. Olivia Girimonte – Yes, there will be a gate there. We are going to have a gate at the drive approach and then we are going to extend it to the path also. Where the path is, it's at the top of the bank of the Red Run so it will taper off, so if somebody does really want to enter the skate park they would have to go into the Red Run and enter through there.

Commissioner Duzyj – They were jumping the fence, I’m getting a little too long in the tooth to jump any fences, I went around and walked through there. If you haven’t seen it, I definitely suggest you go see it because it’s really pretty remarkable. Thank you for being here and I support this wholeheartedly.

Ms. Olivia Girimonte – Thank you.

Chair Smith – I was by there yesterday and I didn’t really get a chance to get a good look at it because the gate was locked. I had some concerns, but I think a lot of them were explained today. How long do you think before this will be fully operational?

Ms. Olivia Girimonte – We would like to have it open mid-August at the absolute latest. We are shooting for the end of construction being around the beginning of August. I know Mayor Stone did want to do a grand opening in August, and we are shooting for that.

Chair Smith – What are the hours of the park?

Ms. Olivia Girimonte – It would have the standard park hours that all of our City parks do, I believe it’s dawn to dusk.

Chair Smith – Are they going to put any lights along the path?

Ms. Olivia Girimonte – I believe there are already lights along Eckstein Road going down Mound. We can’t put anything into the path more because it’s a space issue with the top of the bank. The path itself is 8 feet and then there’s two feet graveled shoulders on each side so that takes up about 12 feet and we want to have a safe distance from the road. I don’t believe that we’ll be able to add any additional lights but in the future we could think about revising the lights to have lightning on both sides for the road and the path in the future.

Chair Smith – The gravel that they proposed on each side of the path that’s going to be eliminated and it’s going to be grass now right?

Ms. Olivia Girimonte – I do recommend keeping the gravel, it will be compacted in place. Parks and Rec do maintain all their parks and they can brush off the gravel. It is safer, the grass could erode over time especially being in a flood zone area. With gravel, it’s very

tightly compacted, it's up to 98% density, we are not just tossing gravel there. When I worked on previous path projects when I was a consultant, we had graveled shoulders. It's just so nobody rolls off and hurts their ankle or falls off a bike, but if it does become an issue in the future, we could switch out the gravel for grass. For the meantime, I do think the gravel would be the best option, but if you do believe it should be grass we can make that change.

Chair Smith – Thank you ma'am.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR OUTDOOR STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT; located on the south side of Ten Mile Road, approximately 159.1 ft. west of Groesbeck Highway; 14000 & 13970 Ten Mile Road; Section 25; Mark Cicchini (Mark Cicchini/Rayco Utility & Rental Inc.); PSP250013.

PETITIONERS PORTION:

Mr. Mark Cicchini – Number one, forgive me, this is the first time ever doing anything like this, so please have mercy on me. What I'm here for is kind of a unique situation. I've been working at that building for 43 years and somehow, unbeknown to my father, myself, and anyone from the City, the Certificate of Occupancy cannot be found. I'm before you asking to keep using the property as we have for the last four plus decades. We've been here for over 40 years and just want to keep using the property the same way we have for the past 4 plus decades. We've been here for over 40 years and just keep using the property the same way we have for the past 43 years, we've been a construction company.

Secretary Mouri reads the following correspondence:

Mary Clark CER-6819
April 28th, 2025

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.

MCDR: Macomb County Department of Roads (MCDR) has received and reviewed the enclosed preliminary plan for the above referenced site. MCDR has the following objection to proposed development at above mentioned site:

1. The Macomb County Department of Roads recommends removing the proposed landscaping from 10 Mile Road Right-of-Way.

If you have any questions, please feel free to contact me at the phone number above [586-463-8671].

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – Basically, I'm questioning the trees along the right-of-way, we have a thing from the Macomb County Department of Roads which recommends removing the proposed landscaping from the Ten Mile Road right-of-way. We are not putting that many trees, but we are putting three of them.

Mr. Ron Wuerth – No, we'll put 5 as opposed 17, 5 deciduous trees as opposed to pine trees up front in the right-of-way. Pine trees are not allowed in the City right-of-way, so we went from 17 trees down to 5 in the right-of-way. In the setback area those trees are not a subject matter for the County Road Commission, so they don't have anything to say about those three trees there.

Commissioner Duzyj – Alright, I wanted to make sure about that.

Mr. Ron Wuerth – It's changed over the years, putting trees in right-of-ways, and we've been doing it in Warren for a long time. If you take a look at Mound Road in a few spots you're going to see trees in the right-of-way. I'm not sure why that was written that way.

Commissioner Duzyj – Do you understand all the recommendations and what you're going to be doing in this area?

Mr. Mark Cicchini – I have a couple of things, especially that right-of-way area. Right there at Ten Mile is the railroad tracks, again I've been there for 43 years, that area from the City trucks, from people turning around when the gates are down, people are using that area hourly. If you put any tree shrub it's going to get run down like that, I'm just telling you. I think that's not a very good idea based on what I've witnessed over the last four decades. People use that, plus I have Hercules next to me, that's a safe place for trucks to get off so they are not in the middle of Ten Mile Road. That area is used daily.

Also, my biggest question, because when we bought the building from the government, it used to be a Macomb County Building, there's only been two owners, the government and my family. That fence has been there for 43 years, I don't understand, that's why I'm asking you, please forgive me if I'm out of line, why does the existing fence have to come down it's been there for 43 years that we've owned, and it serves a purpose. It's not harming the City or anybody in any way, shape, or form, so I don't see the reason to move it 19 feet back. Again, it's been there for 43 years.

Mr. Ron Wuerth – We were concerned about the site and its age and the existing conditions. We had the Zoning Section, Everett Murphy, and his group take a look at it very closely and determine what is permitted to stay where it should be and where things shouldn't be.

So, we'll start with the building. The building actually is 19 feet into the front setback. That front setback where I said it would be 19 feet in, believe it or not, is supposed to be 50 feet in depth because it's in an M-2 district. What I'm suggesting is that the City doesn't force you to go 50 feet back, see the dotted line, then there's another one a little closer, that's the 50-foot front setback, that's a required front setback and it should have been there years ago and it wasn't, it ended up being used without approval.

So, at this point and time, we can either say you're going to have to put in that front setback, that deep, or I suggest it go just to the front of your building at a 19-foot front setback, yes, you'd have to move the fence. It would change things, and I think all those people that are running with their trucks using the right-of-way once it's been landscaped, they are going to see that and not run over the trees, if they do, we will take care of that with the police watching. So that's what this is about, as opposed to having you do 50 feet we are doing 19 feet.

Mr. Mark Cicchini – Again, I use that area, I've got trailers. We bought this building and the property, when I say we, my family did, I was 17, but I've been working there ever since, I've been working there for 43 years. That's the way the government had the fence before we bought it. I'm a modest man, that's a lot of money to do that, a lot of money. About putting sidewalk in, we didn't take that sidewalk out, the sidewalk was never there. The fence has been there, the gate has been there, everything has been there for 43 years to zero detriment to the people of Warren. Again, we bought it from the government that's the way the government had it.

Commissioner Duzyj – I imagine when the government built it and put it all together Ten Mile Road was probably a two-lane road.

Mr. Mark Cicchini – It was, my grandma lived there, I've been going to that area.

Commissioner Duzyj – I don't doubt it, but things have changed a little bit. I think if you work with our Planning Staff we can come to some mutual arrangement on all this in order to make it both nice and to make it acceptable to the new reality, and the new reality is, it's not a two-lane black top with ditches on both sides.

Mr. Mark Cicchini – Obviously you're right sir, and I respect that. However, again that area--

Commissioner Duzyj – We have to start someplace, let's put it that way, whether we like it or not, this is where we are starting on that side of Ten Mile Road.

Mr. Mark Cicchini – Okay so you need me to take the fence down and put a new fence up?

Commissioner Duzyj – It might be possible to pick it up and move it, I don't do fences. I'm sure you can find someone to give you a deal on that, one way or another. And, if anything, we probably have

people in the City that can suggest who you should go to and how you can do that. After looking at this, yes, it's been around since day one, I don't know what year that building was built--

Mr. Mark Cicchini – 1933.

Commissioner Duzyj – Work with the Planning and Building Staff to see what we can do and how we can make that entire area nicer going into the future. Thank you.

Commissioner Hoque – I have a few questions for the petitioner, who is responsible to put in the sidewalk, I think there's a missing sidewalk and who is parking there?

Mr. Mark Cicchini – Again, if I was given the chance, because I made notes on every paragraph, no one's parking out front there's zero, nobody. I was surprised to read that, no one parks between Ten Mile and the fence no one and no one ever has.

Commissioner Hoque – I visited the site today and it seems to me there is active parking, people are using it like a parking area. It's dangerous for the pedestrian, you say nobody is parking there.

Mr. Mark Cicchini – No, the way it's written on here and maybe you can clarify sir, it said people were parking between Ten Mile and the fence, no one is parking there ever, ever. I don't know what that was about, I found it odd when I read it.

Commissioner Hoque – It looks like a gravel area.

Mr. Mark Cicchini – Stop, you see where the fence is, if you go to the pictures, it illustrates it well, that's inside my gate. The one on the bottom left, that's where the sidewalk is out to the front of the building, that picture, if your back was to Ten Mile, from Ten Mile to the gate or the fence all the way west towards Schoenherr no one parks there, so I'm surprised that was written up that way. And that's the fence I was talking about, as you can see it comes off of the building and like the gentleman said he wants it next to the building now, right, and then heading west?

Mr. Ron Wuerth – Yes. I made the comment about vehicles being in the right-of-way and that's when I go to something called Google

Earth and I looked at the property like a year ago and before that and numerous times it showed vehicles parked on there.

Mr. Mark Cicchini – If you see the picture on the bottom left that's the front of the building, I park there but that's south of the fence.

Mr. Ron Wuerth – Where it's gravel right there, that's supposed to be grass and beyond there. Somebody was parked in that area many times, at different times, and when Google Earth went by they took pictures and they showed vehicles parked there and it looks pretty natural that people would park there, there's no grass so they are going to park on the gravel between the sidewalk and the street curb.

Mr. Mark Cicchini – I'm tell you to your face as I've been there for 43 years no body, and I mean no body has.

Chair Smith – Can you make your comments in the microphone please.

Mr. Ron Wuerth – Okay, we have documented evidence, go to Google Earth and check it out.

Mr. Mark Cicchini – I will give you my email, please send that to me.

Assistant Secretary Chowdhury – What are your hours of operation there?

Mr. Mark Cicchini – Normal business hours 7 am to about 4 or 4:30.

Assistant Secretary Chowdhury – How many employees do you have?

Mr. Mark Cicchini – Half dozen.

Assistant Secretary Chowdhury – Where do they park at?

Mr. Mark Cicchini – Inside the gate.

Assistant Secretary Chowdhury – Do they have a designated parking area?

Mr. Mark Cicchini – Yes, that's the purple or the blue, I'm color blind, over there next to the building, on the east side of the building, see the parking spots, that's where they park and have been for years.

Chair Smith – Good evening sir, I understand the business has been there a lot of years and changes occur like Commissioner Duzyj said, and therefore we have certain setbacks that we have to have from the road to our buildings. So, when the road changes in width we also have to change our dimensions going to the building.

Mr. Mark Cicchini – I'm not fighting that sir, I humbly said okay, I will go along with your recommendations.

Chair Smith – As far as the trees out in the right-of-way over there, you said they use it for a turn around or something like that.

Mr. Mark Cicchini – I don't, that's what I mean, that's a real-world observance of over 4 decades and when those (inaudible) people whip around, that's just what they do.

Chair Smith – But that's not what they are supposed to do, therefore, if we put something there, to where they can't do that, then that should make them make another decision to go in the opposite way. Just because people have been doing that, doesn't mean they have to continue doing it. Right now, where the City is still developing, I know a lot of things are non-conforming and I know a lot of things don't like to be changed, like the fence that has barbwire on the top, we have a law where you can't have barbwire on the top of the fence.

Mr. Mark Cicchini – I addressed that, in a meeting, you were there, sir. Not to keep harping on this, but it's a matter of fact, I've been at that residence for 43 years, we've had three major break ins. The first one they cut the lock, so I replaced the lock with a bigger lock. The second one they cut the chain, so I thought I'd get smart, so I had my mechanic weld a plate. The lock was behind the plate, there was no way to get it, well a big truck later plowed through my fence and took the entire fence down. You know what no one has done in 43 years, and I'm not trying to be a smart alec, but I think you guys know, you know what has not been done in 43 years, hop the fence.

I didn't put the barbwire up, that's how we bought the building, that's the original barbwire. The people who put the barbwire up were smart, they knew that no one was going to hop the fence to break into the vehicles. I can't prevent it when someone smashes through my gate, so it taught me a lesson that barbwire serves a purpose. I could see if it was razor wire and if I put it up or something, but it's been there. We bought it from you, the government, with the barbwire. I didn't put it up, but it works, it's just common sense, it

works, but now I'm going to have to take it down, correct, because I'm going to have to put a new fence up, it won't have the barbwire, so that piece of mind is now gone.

Chair Smith – You also said they cut the fence--

Mr. Mark Cicchini – No, no they cut the lock, and they cut the chain, no one has ever cut the fence.

Chair Smith – Okay, they never cut the fabric of the fence?

Mr. Mark Cicchini – Nope.

Chair Smith – I thought you said that they did.

Mr. Mark Cicchini – They cut the lock, they cut the chain, and then when I put the locker box style, they took a truck and ran right over it, it took the whole front of my fencing down. My point is, I did everything I could, but the one thing that no one's ever done was hop the fence because it had barbwire. The one thing I want to stress here is, I've been a good Steward; we've never once been late on our taxes or utilities in 43 years, I think that's a good thing. Keep in mind, when we were going full bore we had 30 employees, half of them were from the City of Warren, two of the guys that work for me now are from the City of Warren. We use all the City of Warren businesses around us, like gassing up and using the new oil change place across from us. Again, I've been a good Steward, I've been a model citizen, that's why I'm saying please work with me. I'm a small business guy, I just don't have that kind of money.

Commissioner Duzyj – They're asking him to go in front of Zoning Board of Appeals for the storage area over the size floor area, if he's going to the Zoning Board of Appeals, they can allow barbed wire so that can be another thing added to the request from the Zoning Board of Appeals.

Chair Smith – I understand what you're saying, with all the tools that we have nowadays, if someone wants to get in, they will get in. A little bit of barb wire on top isn't really going to stop them.

Mr. Mark Cicchini – It has for four decades.

Chair Smith – I've seen where they have the razor wire and that doesn't stop them. I will make a suggestion, because there seems

like there's a lot of things you have concerns about. Maybe you can try and work out something with Mr. Wuerth or talk to Zoning to see if they will allow you to do some of the things. To the maker of the motion would you like to make a motion to maybe postpone this to give him a chance to get together with them.

Secretary Mouri – I would support that.

Commissioner Duzyj – I take back my motion to approve and make a motion to postpone until June 2nd.

MOTION:

A motion was made by Commissioner Duzyj to postpone until June 2nd, 2025, supported by Secretary Mouri.

Chair Smith – That will give you some time to get with Mr. Wuerth and get with Zoning.

Mr. Mark Cicchini – Again, because this is the first time I've done this, so now I need to go to your office off Van Dyke and see somebody at the Zoning.

Commissioner Duzyj – Talk to Mr. Wuerth or the staff and they will be more than happy to give you a hand.

Chair Smith – I understand your situation and I'm trying to be open-minded about things that need to be done, but what you have to understand also, as the City grows and the roads change and the traffic changes, a lot of these setbacks are set in place because of the additional traffic.

Mr. Mark Cicchini – Like I said, I'm willing to help and bend, at the same time, when I see some of these things, it's a lot of cost that comes out of my pocket and I just can't afford that. I'd like you guys to take into consideration also, look back on my history as a business owner in Warren, I've been a model citizen, that's why I'm asking to please work with me.

Chair Smith – I understand that, and we appreciate your business, and we appreciate the time that you've been here and everything you've done for the City. All I'm saying is there's some things that have to be changed because things are changing in the area. The reason we are going to postpone it is to give you a chance to get with Mr. Wuerth and get with Zoning to see what you can work out with them as far as your concerns go. They'll probably have to be some changes, but what they'll be, they will make that decision.

Mr. Mark Cicchini – Thank you.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR ISLAMIC CENTER FOR WORSHIP; located on the south side of Thirteen Mile Road, approximately 512 ft. east of Washington Boulevard; 8360 Thirteen Mile Road and 13-10-126-002; Section 10; Khairul Amin/Tufazzul Haque Amin/Omar Faruque (Zaid Arabo/ZA Design Build); PSP250015.

PETITIONERS PORTION:

Mr. Zaid Arabo – Good evening, my office is at 31313 Northwestern Highway, Farmington Hills. I’m here on behalf of the client, who is to my left, in regard to an existing building and we want to put in an Islamic Center for Worship in the existing structure. Before I start there’s a few people behind me that want to speak in support of this project, do they have to sign in with the young lady first.

Mr. David Crabtree – Yes.

Mr. Zaid Arabo – Okay, this is an existing structure, it looks more like a residential home, it’s in pretty good shape, it needs a little TLC on the outside. Currently, it doesn’t have handicap accessibility, so we are proposing to put an ADA ramp up in the front. If you look at the plans, we are basically keeping the structure as is, elevation wise, but we are removing some of the non-load bearing and possibly load bearing walls inside to create what seemingly is an open space for worship. With offices upstairs for the Ministers and then also an office downstairs and a couple of ADA bathrooms down on the first floor. No alterations to the basement.

As far as the site goes, we are proposing to have enough parking for the worshipers and also for growth too. The cycle of the parking would be one ingress in, wrap around, park on the left, park on the right, east and west, and then come back up north and exit the property.

In the write-up, I just wanted to bring up a couple of things, there's something in here that talks about no play area. That note is a mistake, that shouldn't be there, we don't have a play area, It's basically one way in, and as you come in, heading south, parking on the right, you wrap around, there's a dumpster enclosure to the south of the property, and then you exit north and parking on the right, which would be the west side. So there is no play area, it was just a note that was a mistake on my part from my firm.

That's basically it, it's an Islamic Center, a place of worship. It's an existing building, existing elevations, all through the inside, new landscaping and new sod and asphalt parking with, I'm hoping, no storm water management, that was one of the recommendations by the City. I know the site is over an acre, but, I believe, under the State, if you don't develop the entire site, if you're under one acre in development, then that doesn't trigger that one-acre underground storm water management. I'll talk to someone in Engineering to verify that. I'll be happy to answer any questions you may have, thank you.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

1. Site plan shall show the location of all existing and proposed underground utilities including their size, material type, and discharge point in the vicinity of the project (Engineeringinforequest@cityofwarren.org).
2. Drive approach shall meet current City of Warren specification. Show and provide dimensions.
3. Show how you intend to drain the parcel. Drainage onto adjacent parcels is not permitted.
4. Soil erosion and sedimentation control permit or waiver shall be required for this site from the Macomb County Department of Public Works prior to construction.
5. Show how the property boundaries were established. Identify property irons found and or set.
6. Show and identify the flood zone/flood plain.

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7. Dumpster pad shall be minimum 8" concrete.

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.

Secretary Mouri – The letter that was sent to David was on April 24, 2025.

David,

Neighborhood meeting went well yesterday, which was April 23, 2025, we started at 6 pm, see below the people that showed up:

1. Mahboob Mirza – 30944 Georgetown
2. Ari Economon – 30939 Georgetown
3. MD Rayhan – 31127 Lund Avenue
4. MD Ahmed – 31127 Lund Avenue
5. Pete and Donna Wisniuk – 8300 E. 13 Mile Road

Basically, as people trickled in, I explained our intentions and they all seemed very happy to have something done to this undeveloped site, it was a cordial back and forth, people stopped coming in after 6:30 pm so we decided to lock up at 7:00 p.m.

Mr. Ron Wuerth reads the recommendation of the Staff:
1B – can be removed from the site plan.

PUBLIC HEARING:

Ms. Sara Meyou – I'm here to represent Larsa at 8201 E. Thirteen Mile Road, I'm the new owner of the banquet hall and I just have a couple concerns and questions.

First, best of luck. I'm excited to see new neighbors, we are all for diversity, but I do have a few questions. My first concern, I want them to know we are a banquet hall, they are right across the street, we will have traffic and we will have a lot of noise. Is this going to be a problem in the future? We do serve liquor for certain groups of people, so I hope that doesn't cause any issues in the future. We do have a lot of Muslim population in the banquet, we are familiar with the halal food. I just want to make sure this is not going to cause a future problem with our new neighbor. Thank you.

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Mr. Jahidul Islam – Good evening members of the Planning Commission, City officials, and fellow residents. I'm a proud resident of Warren, I graduated from Warren Mott High School in 2018, I live at 29057 Ohmer Drive.

Tonight, I'm here to express my strong support for the approval of the proposed site plan for the new Islamic Center. As our City continues to grow in a diverse community a project like this reflects Warren's (inaudible) they are a welcoming, inclusive, and vibrant community for all. An Islamic Center is not just a place of worship, rather a place of education, service, and positive community. It's a great opportunity for our members.

I believe they are approving this project with such a clear message that Warren has residents of all faiths and backgrounds and we are building a future based on unity, respect, and mutual support. I respectfully urge the Commission to approve this site plan. It will be an investment, not just in a building, but in the values that make our community strong. Thank you for your time and consideration.

Mr. Joman Haque – Good evening, I'm a resident of Warren, I live at 8250 Gerald Avenue, Warren. I'm not going to take much of your time I just want to say I'm here on behalf of the growing Muslim Community that call Warren home. I'm here to show my support for the Mosque, this won't just be a prayer hall for Muslim's, but this will be a gathering place, community center. So, I'm here to show my support and request the Commissioners to approve it. Thank you.

Mr. Hasan Miah – Good evening, my name is Hasan Miah, I am a resident of Warren, Michigan. My address is 28825 Warner Avenue, Warren, Michigan. Our community and I are asking for your support to establish this Mosque, a place where families can come together and pray, reflect, and find peace. Right now, many of us travel long distances just to attend prayers. As you know, we all work and have a busy schedule, some of us are in school, it's hard to drive a long distance to pray, as we pray five times a day.

Having a local Mosque would give our children, our elders, and all of us a safe and welcoming place nearby. It's not just worship, it's about building a community, teaching good values, and helping

those in need spiritually. We all are in need of good health and money, but we also need spiritual help. So having a Mosque nearby us will help us spiritually as we all are in need. We are committed to being good neighbors and making a positive difference. We humbly ask for your approval and your support. Thank you for considering this request.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening, sir. It's been expressed that we all need to live together, and I am in approval of this, but I do have a couple quick questions. What would be the hours of worship?

Mr. Zaid Arabo – Seven days a week. Morning prayer, one hour before sunrise, therefore in the summer it will be 7:00 am to 7:30 am, in the winter it will be 5:30 am to 6:00 am. The afternoon prayer is from 3:45 pm to 4:10 pm in the summer, and in the winter it's from 1:00 pm to 1:20 pm. The difference between the summer and the winter is just because of the solstice and when the sun comes up.

The evening prayers are 7:15 pm to 7:35 pm in the summer, and 3:45 pm to 4:05 in the winter. The night prayer, at sunset, mostly is 8:30 pm in the summer and 5:00 pm in the winter. The second night prayer is from 10:00 pm to 10:20 pm in the summer and 7:45 pm to 8:05 pm in the winter.

During Ramadan 8:30 pm to 10:00 pm. Friday prayers are at 1:45 pm to 3:00 pm. So that's the prayer schedule. It's people coming in and out at least five times a day, but again people are going to be coming in at different times a day because it's not just worship, it's also for people that need help in the community. For example, the real driver's license that going on people can come in get a little bit of help.

Commissioner Holowaty – I do know in some religions when they are called for worship, there's sometimes, I don't know what you call them, bells--

Mr. Zaid Arabo – Call to prayer?

Commissioner Holowaty – Yes.

Mr. Zaid Arabo – There is no call to prayer here.

Commissioner Holowaty – That might disturb any local residents--

Mr. Zaid Arabo – They are not going to go against the noise ordinance of the City of Warren.

Commissioner Holowaty – Okay, just curious of that--

Mr. Zaid Arabo – People just coming in and out. It's not a super crazy/busy street so there's not going to be any stress on the corner, there's not going to be any stress in the street. Those are the hours, I'd be happy to email to Planning.

Commissioner Holowaty – Is there going to be any conflict with the banquet center near there?

Mr. Zaid Arabo – No, typically banquet centers, from my experience, most of their business is at night. There is prayer at nighttime of course, but mostly it's in the daytime, so there shouldn't be any interference. The ingress/egress are directly across from each other, but respectfully they'll have to respect each other as they come in and out of traffic.

Commissioner Holowaty – As long as we can all live together, that's what I'm hoping for--

Mr. Zaid Arabo – And the banquet center has a much bigger parking lot, I can see 300 to 4 to 500 people attending the banquet center whereas this center is pretty humble in size.

Commissioner Holowaty – Thank you sir, I conclude my questions.

Chair Smith – Good evening sir, it said on the original drawing that there was a play yard, and you said that's been eliminated it's not a play yard. The question I have, on the drawing behind the building, where the parking is, it shows a sidewalk going down and around and then squaring back up, is that just so when people park that far down they can walk up there?

Mr. Zaid Arabo – It's not just for that; this is very faith-based, so in between prayers, a place of congregation, maybe outside, where people can talk so that way other people can enter the building. Sometimes just for meditation, sometimes people want to pray outside also for their 5 times a day. It's not a play area this is not for

kids, there's no school, this is just having a grass area in the back to bring some greenery, that way it's not just all parking lot.

Chair Smith – So you can pray and be in touch with nature at the same time, nothing wrong with that.

Mr. Zaid Arabo – Nothing wrong with that.

ROLL CALL:

The motion carried as follows:

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

Meeting recesses at 8:46 pm.

Proceeding continued at 8:49 pm.

7. CORRESPONDENCE:

Notice from the City of Sterling Heights that a public hearing will be held at the Sterling Heights Planning Commission meeting on Wednesday, May 14, 2025 to discuss the City's draft Master Plan. A copy of the draft plan will remain available for review at City Hall and online at www.sterlingheights.gov/181/Planning.

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
 Vice Chair Boniecki..... Yes
 Chair Smith..... Yes

8. OLD BUSINESS:

MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION FOR MIXED USE REDEVELOPMENT; Downtown Center, Urban Neighborhood; located on the east side of Van Dyke Avenue, approximately 160 ft. south of Civic Center Drive North; 30130 Van Dyke Avenue; Section 10; Nicholas Lavdas/Warren 12 Prop 3 LLC (Dan Ivanovic/Ivanovic Construction Inc.); PMA250004. **Minor Amendment to renovate existing building to accommodate four commercial lease spaces and eliminate the mixed-use residential requirement.**

PETITIONERS PORTION:

Mr. Dan Ivanovic – Good evening, my name is Dan Ivanovic of Ivanovic Construction Inc. and Build Company. I'm here to represent Mr. Nick Lavdas, who many of you may know as a prominent business owner and property owner, owning many properties and businesses.

Mr. Lavdas takes great pride in restoring and maintaining all of his properties in an immaculate condition, this is the main reason we are here before you trying to restore this property as well. I believe we are almost there with this minor amendment approval. This is the old Bally's building which has seen much better days in the past. We have received the ZBA blessing to move forward without the mixed use strictly as commercial spaces. We look forward to resurrecting this dilapidated structure with your blessing.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site yielded no comments from the Engineering Division.

FIRE: The Warren Fire Department sees no issues with this project.

AT&T: AT&T does not object to the petition and does not anticipate any issues at this site. But should any AT&T conflicts be discovered, please advise the petitioner to contact Joe Sikorski, js3649@att.com, 586-764-8261.

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 ccutilityrequests@teamsigma.com.

DTE: DTE Electric Company has reviewed the site plan for Building Addition for MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION FOR MIXED USE REDEVELOPMENT. DTE Electric Company has No Objection to the above request impacting 30130 Van Dyke Rd., Warren; Section 10; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and have determined the site disturbance is under one acre and the detention basin outlets to a City of Warren owned storm sewer. Therefore, this site is not under the jurisdiction of the MCPWO. Should the City of Warren require a No-Objection letter from this office, please reach out to me at Wesley.Jonik@macombgov.org or 586-469-5961.

MDOT: The applicant will need to file for a permit with MDOT, if they have not already. I noticed it says “minor amendment” but I could not find any previous record of a site plan for this location. It may have been before my time with MDOT.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – First of all, the performance bond could not have been approved in December 27, 2025, so was it 2024 or 2023?

Ms. Jennifer Pierce – I’m assuming it was 2024.

Commissioner Duzyj – When I was looking at this, the one thing on the west side of this building that bothered me is where are they going to put the snow? If they are plowing the snow, which I imagine they are going to do, where are they going to put it other than maybe in some of the parking areas along the north side. On the east side

they can take all that snow down and move it past the parking, but did we ever consider where they are going to put the snow in some of these evaluations, Mr. Wuerth? Other than that, I think it's a good development for that area.

Mr. Ron Wuerth – Before I answer that, you made a motion to recognize as a minor amendment, we need now to make a motion to either approve or deny this site plan, so please do that.

Chair Smith – I'll finish the motion on the minor amendment and then go into discussion. Commissioner Duzyj made a motion to recognize as a minor amendment, Assistant Secretary Chowdhury supported it, roll call.

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
Vice Chair Boniecki.....	Yes
Chair Smith.....	Yes

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – I'm still asking where are they going to put the snow.

Mr. Ron Wuerth – I'll do the best I can to answer that question. If it's heavy snow then someone is going to come in and use that north/south maneuvering lane to push the snow in either direction and get it out of there toward the end of their property lines. As far as the parking spaces they can push it into the front setback area. What's along the front of it they will have to put it someplace and I'm not sure where.

Commissioner Duzyj – Fair enough, thank you sir.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Commissioner Ansar.....	Yes
Commissioner Holowaty.....	Yes
Assistant Secretary Chowdhury.....	Yes
Commissioner Hoque.....	Yes
Secretary Mouri.....	Yes
Vice Chair Boniecki.....	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:**

Mr. Ron Wuerth – Since April 7th through April 14th, that's when I was in house then I had some time off from the 14th to the 21st. I spoke to Vito Castellana to talk about the apartment development that's known as the Cole Street Development, and they are still working on that; he's trying to figure out the numbers, and we hope he does.

I met the same day with the internal meeting regarding Eckstein Park and you saw the results in the 1 to 20 questions of what we'd really like to see done there. April 27th, I attended a regular rezoning hearing with the City Council, and they seemed to be more than happy to approve that, and that's for residential use, thank God, that's the Twelve/Van Dyke.

Also, on April 23rd, we had an internal meeting with DDA to discuss some funding for the Union Cemetery property on Chicago Road. There are some major concerns, this all has to do with, also, our work with the Historic District Commission, so we talked to them about that issue.

Last but not least, I attended the Saturday City Council Budget Hearing with the Chairman, David, and Amanda to listen to what

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they had to say about our budget, not many changes as less amounts we are using, so it went rather fast. If you have any questions I'd be glad to answer them.

B) Planning Commission Discussion and Concerns:

Secretary Mouri – I know we talked about this a couple weeks back, regarding filling the one vacant position that we have in the Commission. I did reach out to some people, I did receive an email from someone that has expressed interest, and I'd like to just read parts of it. And I'd like to know the next process of how to connect them with Ron or what the next process should be. I'll start off by reading the email.

This email is from Heather, who has expressed interest in joining the Warren Planning Commission. She is the ED of the Autistic Society of Metro Detroit as well as the Vice President of Women of Warren. She has time and experience and would be a great fit for the Commission. Should I forward this email to Ron or to the Mayor, what would be the appropriate way to go about referring her.

Mr. Ron Wuerth – Send that to the Mayor to start with.

Secretary Mouri – Sounds good, I'll do that, thank you.

Chair Smith – I'd like to thank our visiting attorney, Jennifer Pierce, for being with 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 Commissioner Holowaty. A voice vote was taken and the motion carried unanimously.

The meeting was adjourned at 9:13 p.m.

Warren Smith, Chair

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Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
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APPROVED

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