

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on June 2, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, June 2, 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
Melody Magee, Ex-Officio

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Planner III
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Administrative Secretary
Jennifer Pierce – 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:
All present.
4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES – May 12, 2025:

MOTION:

A motion was made by Assistant Secretary Chowdhury to approve, supported by Commissioner Holowaty. 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 to the right of the stage and will have three (3) minutes to speak.

- A. SITE PLAN FOR NEW SPEEDWAY GAS STATION AND CONVENIENCE STORE WITH SIX DISPENSER AUTO CANOPY; located on the southwest corner of Fourteen Mile Road and Ryan Road; 32983 Ryan Road; Section 6; Jordan Jonna/RAC Ryan LLC (Josh Bratton/Agree Development, LLC); PSP250006. **Postponed from March 10, 2025.**

PETITIONERS PORTION:

Mr. Cecil St. Pierre – Good evening, Mr. Chairman and members of the Commission. As you know we were here quite a while ago, and I was not here, but it was understood that, number 1, we obtained a traffic study which we did and provided to you. Taylor Cline will be speaking regarding it, and as to the site plan, Mandy Gauss is going to speak about that. The developer may also be speaking in regard to the project as well.

I first want to say something about the Planning Commission. I've sat as a City Council Member for many years, you have one of the toughest jobs as far as Commissioners go in the entire City. I want to thank you for your service because, number 1, people don't understand, it's just not sitting at a meeting. You've got preparation, you review your package in regard to preparing for the meetings. I know these meetings are not the easiest and never really came to them because I knew to stay away because of all the excitement. So I want to thank you again for your service.

As to the meeting, there was a traffic study that was required, as well as a residents meeting. We met at Bellagio Hall on May 29th, and that's right there at Fourteen and Ryan. We thought it was a good idea to meet at an area near the site. We had approximately 15 people show up to discuss it. Some of the discussions talked about frustration and Sheetz coming into the City. They've been fairly aggressive, Victory Inn, Pampa Lanes, and Twelve Mile Dequindre

as well. They stated their frustrations in regard to possible competition, and it would be utilized for some other type of development, but we didn't hear a lot of other types of developments.

One person talked about possible electric vehicle chargers. I do have something to say about that. In regard to what we are going to do here, first of all Speedway has been a good corporate resident. All my years at City Council I've never heard a complaint, they do a good job, they keep their properties clean and been a good citizen. They are putting in something that is allowed there, a gas station is allowed, and they are not asking for a single variance, they are complying with all the ordinances and that could be why the Planning Staff has made the recommendation to accept it.

Nine million dollars is a great investment to put in that corner. It's also important to note that on this corner, if I'm not mistaken, it's been over a year that Rite Aid has been closed, there's not a lot of interest in developing that particular corner. Speedway has stepped to the plate and is investing quite a bit of money and the area needs a push, and this could be the push for that corner. Bank of America now has a site plan coming in for a coffee house as well. With the construction of a new Speedway, and new construction of the coffee house that corner will come alive again.

I talked to the owner of Bellagio Hall and he's indicated any time you put new projects in it helps the business community and helps the community at large. This guy has done a fantastic job at Bellagio in making it one of the premier halls in the City of Warren. So what we are doing is having this infusion of capital in regards to this corner. Some people indicated there's a 7-Eleven across the street and is this one also going to be a 7-Eleven as well. There will be no sales of 7-Eleven products, not one product will have the marking of 7-Eleven on it, this is Speedway and Speedway is going to be the market, not 7-Eleven. I will confess that they will have slush cups, and it is going to say 7-Eleven on the slush cups, but that's the only thing that you're going to see that will have 7-Eleven on it. So there's no name competition between the two, a lot of people have brought that up.

The city ordinance allows for gas stations and there may be some discussion in regard to the competition, well competition is not in the ordinance that's not a reason to deny. You have to see whether it passes all the ordinances and all the zoning ordinances, and it does.

Competition is not in those particular criteria. We found it important enough, and I wanted to advise you that Fourteen and Dequindre Speedway will be closing, it's on the closure list so basically, we are going to trade one for one. We are not creating more competition it's just going to be one for one within one mile. I hope you understand we didn't want to be that close together, the Speedway at Fourteen and Dequindre has been there since 1954, it doesn't even compare to what they are going to do at Fourteen and Ryan. This is Speedway's greatest look, and you'll see it on the site plans.

It's also important to know the brand, Speedway has been serving the communities in Michigan for over 70 years, and they've been a good corporate citizen. I think Mr. Wuerth or someone from the Planning Department contacted us in regard to a possible cross-easement agreement with the coffee shop. I want to indicate we would have no objection, as long as both parties can work out the agreement, my clients are open for discussion. They feel there's no reason to cause any distraction in regard to the use of our property. So as long as everybody signs a cross-easement agreement we would have no objection.

One other thing I want to note. The infrastructure is going to be there for electric vehicle chargers; when the demand comes it will be put in. Right now, according to their marketing, there's not enough demand to put the EV chargers in there yet, but the infrastructure will be there in order to do it. That's all I have for you, if there's any questions, I'll be glad to answer them.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING:

1. Provide a complete and accurate written legal description of the parcel including the parcel identification.
2. Site shall comply with the current Macomb County Storm Ordinance.
3. Provide a detailed storm narrative.
4. Site plan shall show the location of all existing underground utilities including their size, material type, and discharge point in the vicinity of the project (Engineeringinforequest@cityofwarren.org).
5. Drive approach on Ryan Road shall comply with the current City of Warren specifications.

6. Dumpster pad shall be minimum 8" concrete.
7. Any construction within 14 Mile Road R.O.W. shall require a permit from Macomb County Department of Roads.
8. Soil erosion and sedimentation control permit or waiver shall be required from Macomb County Department of Public Works.

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

AT&T: Overall, AT&T does not object to the redevelopment of the site, but we do have a lot of facilities in the area. Our facilities should be contained within the ROW and the PUE along the Westside of the property, but if MISS Digs indicate any conflicts, the petitioner needs to contact our engineer Courtney Dunford to discuss options. Courtney can be reached at co196@att.com or 586-842-7758.

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.

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. MCDR allows only 30 feet (back of curb (BC) to back of curb) wide entrance approach in MCDR's right of way. Verify and revise 14 Mile Road entrance.
2. To avoid left turn conflict, MCDR recommends locating proposed entrance in line with existing entrance on the other side of 14 Mile Road. If you have any questions, please feel free to contact me at the phone number above (586-463-8671).

MCPWO: The Macomb County Public Works Office has reviewed the site plan for the project referenced above and has determined that the site is located within the Red Run Intercounty Drain Drainage District and the Red Run Drain is located 2,000 feet south of the property line. Any stormwater discharged to 14 Mile Road will require a MCPWO stormwater review and approval. Any stormwater discharged to the Ryan Road stormwater system is under the City of Warren's jurisdiction and would require their approval. Any site

disturbance over 1 acre will require the proposed site to conform with the MCPWO's Procedures and Design Standards Manual for Stormwater Management (Rev. March 1st, 2024). Review section V for stormwater detention and drain easement requirements. If the stormwater discharge outlets to 14 Mile Road, it is highly recommended that the design consultant and landowner schedule an engineering meeting with this office to discuss how our standards may apply, by contacting Heather Morin at heather.morin@macombgov.org or 586-307-8280.

Secretary Mouri – I also have a couple letters that were sent that I will read.

This was sent from Maher Shamooun on 3-10-25.

Hi, my name is Maher Shamooun. I am against building a Speedway on 14 and Ryan. We have 11 gas stations on a one-mile radius from 14 to Ryan. We don't need another gas station. It could impact home prices in the area too and bring more accidents and crime.

Secretary Mouri – This one is sent from Sarmad Abdal.

Dear City Officials,

I am writing as a concerned business owner in the City of Warren to formally express my opposition to the proposed construction of a new Speedway Gas Station at 32983 Ryan Road. This particular project raises several concerns like increased traffic, an accident to a busy intersection, and increase environmental risks besides the fact that there in two other gas stations and a 7-Eleven Store at the same corner and there are two other Speedway Gas Stations within one mile north and west to the proposed new Speedway.

The other important issue is by keep adding the big corporate gas station like Speedway and Sheetz to our city that already have 76 plus gas stations for a total of 280 in the Macomb County which can really drive the local mom and pops gas station out of business.

I respectfully urge you and the Planning Commission to reconsider approving this development. I, along with other concerned residents, believe we can work toward a more community friendly use of proposed site.

Mary Clark CER-6819
June 2nd, 2025

Thank you for your time and consideration.

Sarmad Abdal
586-850-7172

Secretary Mouri – Diane Trelfa sent this on May 6, 2025.

Speedway, we live at 14 and Ryan and we don't want another gas station on the corner.

Thank you.

Secretary Mouri – This is another letter that was also sent from Maher Shamoan on May 19, 2025.

Hi, this is Maher Shamoan. I am sending this email regarding Speedway at 14 Mile and Ryan. We don't need another station in the area as there are 11 gas stations and a 7-Eleven convenient store within a one-mile radius from 14 and Ryan. This will add to traffic jams and more accidents. I have seen so many accidents at that corner, and I happened to call 911 as one very bad accident happened in front of my eyes. Rite Aid shut down because they filed for bankruptcy and shut so many locations all across.

I would love to see a gym, urgent care, or youth center at this location. Something that will actually help the community. Please consider this email and I trust you guys will make the right choice, thank you all.

Secretary Mouri – This is sent from Mansinh Desai.

We are residents of Warren and taxpayers. We don't want any more gas stations at 14 Mile and Ryan Road including Speedway, because we feel that it will create more traffic jams and more accidents and crashes.

Thanks for understanding our concerns.

Secretary Mouri – On May 27, 2025, this was sent from Yousif A.

Dear Chairman Warren Smith and Planning Commissioners,

Mary Clark CER-6819
June 2nd, 2025

I am strongly opposed to the proposed Speedway Gas Station at 14 Mile and Ryan Road, where the former Rite Aid once stood.

Traffic is the major reason why my family and I are opposing another Speedway Gas Station in our community.

As a rough rule of thumb, each proposed pump at a gas station generates about 100 to 130 trips per day. By “pump” we mean fueling position. The convenience store will generate 800 to 1,200 trips per day per 1,000 square feet. So, a 2,000 square foot store with eight pumps would generate around 3,150 trips per day. We provide these numbers so you can compare them with those for the proposed store to see if they are in the right range.

I appreciate your attention to this matter and trust that the potential traffic burden will play a key role in your evaluation.

Sincerely,

Yousif A.
Property Owner in the City of Warren

Secretary Mouri – This was sent of May 28, 2025, by Merna A.

Dear Chairman Warren Smith and Planning Commissioners,

I'm writing to you to express my strong opposition to the development of a third gas station (Speedway) at the 14 Mile and Ryan Road intersection at the former Rite Aid location.

Community character is the major reason why my family and I are opposing another Speedway gas station in our community.

Speedways, like Walmart and big box gas stations, can force the mom-and-pop gas stations, coffee shops, diners, and ice cream stores to close due to unfair competition, because of their large purchase and sales volume. This can negatively impact the local economy, reduce the variety of businesses in a community and hurt the local and state supply chain. The loss of local, independent gas stations and other businesses can alter the character of the community, as they often serve as local hubs and meeting places, making the community seem more homogenous and less unique.

Mary Clark CER-6819
June 2nd, 2025

Thank you for considering the long-term impact this development may have on our community's character and local economy.

Sincerely,

Merna A.
Warren Resident

Secretary Mouri – This is all the letters.

Chair Smith – Thanks Madame Secretary.

Mr. Ron Wuerth reads the recommendations of the Staff:

Chair Smith – I'm going to have the representative for Speedway come up, if you can say what you have to say in about five minutes or so we will listen to what you have to present to us.

PETITIONERS PORTION:

Mr. Josh Bratton – Agree Development, LLC, I just wanted to elaborate on some of what Cecil spoke to. The Speedway located at 14 and Dequindre, just to clarify, it will close next year regardless of whether or not this project takes place. The reason why it is closing is because it was constructed in 1954 and it's completely obsolete. It's only 1,000 square feet and there's no ability to expand that site.

As Cecil mentioned, Speedway has been serving Michigan communities for 70 years. Our intention is just to revitalize our brand, continue investing into these communities, provide an enhanced and more modern-aged prototype and customer experience to the customer. In order to do that we have to open new stores, and that's the intention here. We want to better this corridor and not over saturate it, we are closing one location to bring a better experience for the customer. Mandy, our Engineer will briefly go over the site plan, then Taylor will go over the details of the traffic study. As the Planner mentioned, the conclusion is the increase of trip generation and traffic to the site is immaterial. Thank you.

Ms. Mandy Gauss – CESO, thank you for having us here again tonight to discuss the project. I know we kind of went over it previously, but we will do another quick brief overview. As you know this site is 1.47 acres and it currently is zoned C-2, C-1 and parking,

so gas stations are permitted by right, and this gas station with site plan approval which we are here tonight to request.

As you can see, we will have a full-access driveway on east 14 Mile, which will align with the Market driveway across the street, that was requested by Macomb County Road Commission, and we did modify the plan to address that. That is also the driveway that will be shared if the coffee shop does agree with the cross-access to the west. So the driveway you see on the aerial image to the west, if the coffee shop does develop, would be closed if they follow the planning recommendations. We are happy to work with everybody on that and hopefully get something in place to eliminate one of those access drives in that location and have that alignment for the left turn that goes to both of those businesses moving forward.

There is also a full-access driveway on Ryan Road, and we do have that as far south as possible. It's an existing location and that does provide access to the building to the south, so we do have cross-access still to southern development just south of us. You can see the access just east of our driveway.

So, with that we are proposing a 4,852 square foot convenience store. I will note that the traffic study is based on that, I know I keep hearing 2,000 square feet in some of the review letters, I'm not sure where that came from, but we did base everything on those 4,800 square feet. We are proposing 6 auto fueling dispensers, so it will have 12 fueling positions and that is actually what the traffic study is based on the number of fueling positions at a station, it's not the size of the station. Taylor will elaborate more on that.

We are showing 30 parking spaces, and we intend to have underground detention for our storm water, and we will meet the Macomb County standards when we get into the construction design to details. The next plan is just a landscape plan, it will definitely be an improvement, we are adding additional landscaping along the frontages and along the rear, I think it's going to be a great improvement to the site overall from an aesthetic standpoint.

The next slide is just showing you the building elevation, this is a Speedway branded 7-Eleven, so 7-Eleven is technically the owner but all of the amenities are Speedway, and the elevation is actually upgraded from a 7-Eleven store. It will have CMU, a darker material, some metal clad, some Mejias panels, it's a very modern store. This

video does show, 7-Eleven signage inside because we don't have one that shows the Speedway, but I do have another slide that does show the signs that are 7-Eleven above the cashout area and some of the signs you see there are Speedway signs but the inside is almost identical just a little bit of color changes and signage changes, but the amenities that are offered are very similar of an appearance of what you're seeing on this rendering.

I feel like it gives you a good representation of what we are proposing. It is a more modern store; it's going to be very nice and clean. It's grab-and-go food, it is not a restaurant, it just has hot, fresh food ready to take with you. Next I will pass it over to Taylor Cline for her to go over the traffic study.

Ms. Taylor Cline – We completed a traffic impact study following national and MDOT standards. I do want to note that we are a MDOT prequalified firm for traffic impact studies, but in the traffic impact study performed by us we were able to determine that this development has a minimal impact on the overall level of service and delay of the nearby study intersections. The biggest thing I do want to note here, I know the biggest issue is the trip generation so for us we did follow national standards using ITE, Trip Generation Manual, we followed land use code 945 a gas station with a convenience market. You can't say we went based off of fueling positions so total in the a.m. peak hours we did have 324 trips; I do want to note that 246 of these trips are considered pass by trips. It is important to note that a pass by trip is somebody who is already traveling along the adjacent street so in this case 14 Mile Road and then also Ryan Road. So they are technically not a new trip coming to this development.

In terms of an actual new trip, in the a.m. we will only have 78 new trips, so that's 39 vehicles in, 39 out. In the p.m. peak hour, we have a total of 274, so again that pass by rate is 206 vehicles with only 68 new trips, 34 in and 34 out created during the p.m. peak hour. In total we wanted to note that this is really only one additional car every 92 seconds. We also took from our turn moving counts that were collected at 14 Mile Road and Ryan Road, we did a 24-hour count. We were able to determine that in the a.m. there's only 1.07% increase to existing traffic, in the p.m. there's only a .73% increase to existing traffic. So again, we will not be adding a large amount of traffic to the adjacent streets.

Also, I know crash data was kind of a big concern, the number of crashes in this area. We were able to pull crash data from the Michigan State Police Crash Analysis Tool from the past five years January 1, 2020, to January 1, 2025, that there was a total of 241 crashes in this area.

The last thing I wanted to note is we did have the opportunity to review the traffic safety analysis that was performed by, I think, TEC it was dated April 28th, 2025. The biggest thing we wanted to note is obviously our traffic impact study was a little bit more detailed. We took 24-hour traffic counts at Ryan Road and 14 Mile Road and we came up with 54,511 vehicles operating at that intersection. The other study completed by TEC did pull traffic count data from the MDOT website and those were pulled from February of 2024 so not as recent of counts and the data that was collected from that was taken from segment counts and then applied to that intersection. So it didn't show the most accurate results in comparison to our data that was pulled that was more recent.

The one thing that we did see is that the crash data aligned with their data that they provided so those were similar but overall, it was determined that this development will have minimal impact to the level of service and delay. Thank you.

PUBLIC HEARING:

Ms. Melissa Bruesehoff – Good evening, Planning Commissioners. My name is Melissa Bruesehoff and I live in this region. My concern to have an additional gas station is based on safety, which she just talked about. I think about these underground tanks, I think about the construction that will be taking place, the multiple vehicle accidents which do occur, drag racing that happens in this area and leading to violence. One of the key factors we also have a church which has a private school and you have children in this area during the school year, that is another factor to keep in mind. I'm speaking on behalf of the welfare of the children.

I think about the personal connection which the current customers at these existing gas stations have had with the gas stations Sunoco and BP. Lastly, there's rising competition with the electric and hybrid vehicles which will be lessening the demand of gas in the upcoming years, impacting the amount of profit for these gas stations. Thank you for your time.

Ms. Mary Kay Logan – Good evening, I live on the first street south of 14 Mile east off of Ryan Road. This is going to have a traffic impact, whatever their results showed that's fine, they currently have so much traffic they are U-turning because they are missing the entrance to the strip plaza, and they are missing the entrance to the condo's. This used to be a community that was a neighborhood, it's turning into retail. Do we need another gas station, I would say no. You have a gas station that's been there for 22 years, the BP, they've supported the community, and they've improved their property. I know this would be huge revenue for the City of Warren with this new gas station, but I'd like you to consider the residents of the immediate area. Thank you.

Mr. Carlo Santia – Good evening, I'm here on behalf of the Chaldean Chamber of Commerce, its members, including the BP. I prepared the traffic study also, it's similar but not totally the same. My biggest change here is obviously Speedway is going to be a new facility. There's some additional information that we have that was not presented.

For example, there's a 38,000 square foot Leemon (sic) Market that's being constructed on the northwest corner of 14 Mile and Ryan behind the 7-Eleven with access out to both Ryan and 14 Mile. Also, an additional 48,000 square feet I believe it's called CK Market, which was the closed Gardner White location at the southeast corner. There's also an expansion of 500 seats to the Ionia Mosque that's located at Ryan and Twelve Mile they definitely impact in this area.

Chair Smith – Sir, you need to wrap up your comments your three minutes are almost up.

Mr. Carlo Santia – I'm sorry, I have a lot more to say here, but I will keep it short as possible. We talked about the traffic counts; I have the traffic counts the same as theirs.

Chair Smith – Your three minutes are up, thank you.

Mr. Carlo Santia – Thank you sir.

Mr. Fadhil Abbas – I live at 14 Mile Road and Ryan. I just moved from New York City to Michigan because there's a lot of traffic there so I can't work, and I can't park. One year ago, I moved to this place, I don't mean any specific gas station, but they cause a lot of

traffic. I'm the parent of four kids; I have three kids that have had injuries from last year up until last week. Last year my daughter had an accident at the corner, and she was injured, she was driving. The other two kids were passengers with my neighbor, and they had another accident, and they still get treatment until now. So, three kids, 16, 18 and 20 years old.

Today, in the morning, there was an accident, last week there was an accident. I have a 7-year-old little boy, he can't go outside because we see a lot of accidents. Maybe they can do an Urgent Care or something to help the community. Thank you so much.

Ms. Mariam Abdulshahid – Good evening, I am the owner Express Hot Chicken, which is located at 31875 Ryan Road. As a concerned member of the community, I strongly oppose the proposed construction of a Speedway Gas Station. While additional service may appear beneficial on the surface for the long term, but for the short term I don't think it's going to work.

Gas stations carry significant environmental risk like the release of toxic fumes which contribute to respiratory and other health issues. Constant noise, bright lights, and heavy traffic will really disrupt the peace and safety of families, seniors, and the school aged children living nearby.

In addition, with environmental and health concerns, this proposed development threatens the survival of the nearby small businesses. Speedway is a large national chain which undercuts local family-owned gas stations, convenience stores, and food shops. Those local businesses are the backbone of our community. They provide personalized services, keep money circulating locally and contribute to the unique character of our neighborhood. So, allowing the national chain to dominate the area may cause smaller shops to close weakening the local economy. Rather than approving a gas station, City Planner should consider an alternative that meets real community needs, for example a daycare or Urgent care that would offer accessible medical services and ease the burden of overcrowded emergency rooms to improve public health, especially for those who lack access to regular primary care. I would respectfully urge City officials to reject the Speedway proposal (inaudible) and development that truly benefits our community. Thank you.

Mary Clark CER-6819
June 2nd, 2025

Mr. Alexander Ayar – Good evening, Commissioners, my name is Attorney Alex Ayar, representing the Chaldean Chamber of Commerce, I'm with the law firm of Williams, Williams, Rattner and Plunkett, P.C. A vital role of this Commission is to protect the health, safety, and welfare of the men, women, and children of this community from projects that pose a danger to them. At the prior meeting the plan at issue already failed twice, it was brought to a vote twice and failed to secure the five concurring votes required by this Commission's own laws. That should have ended it, the bylaws are clear. After two failed votes the application is deemed denied, so it is our position that it is not appropriate by this Commission to even have this vote in the first place, two votes were taken, both votes were already denied.

Now, let's talk about the traffic study that was submitted today by Mr. Santia who recently spoke. According to the report by Traffic Engineering Consults Inc., Mr. Santia's company, from 2020 to the present there have been about 250 crashes at the intersection of 14 and Ryan. Imagine what happens when you put a high-volume gas station on that intersection, it doesn't take an expert to understand what happens, a greater likelihood of accidents, traffic incidents, and injuries.

The crash count is expected to rise; this isn't speculation, this is data. This is about public policy, public safety, and responsible governments. The safety of the motorists and the citizens must be protected. We urge you to do the right thing to uphold the law and protect the public and either deny this item at issue or at a minimum table so you can have the opportunity to review the traffic study by Mr. Santia that was just submitted this morning, so you can have a vote that's educated based on all the evidence that was presented to you. We would urge you to deny this or at least table it to give yourself an opportunity to review the traffic study submitted this morning by Mr. Santia. Thank you everyone.

Mr. Steven Korkes – I live a couple blocks south of 14 Mile on Ryan. A few years ago, my wife was involved in a hit and run accident at that intersection. It's very bad, I don't know where they get all these numbers from, but every other week there were accidents there, we see it every day. So a business there is just going to make it worse. Thank you.

Mr. James Labelle – I live on Tuxedo Drive, which is the first street south of 14 Mile off Ryan. I agree with all the things these people have been saying about the traffic. One of my main concerns is when the developer that built Sahara the strip mall there between the gas station and my street, a lot of shenanigans went on when he was building those structures. I know for a fact a lot of bribes were taken.

There's a driveway that serves the Bellagio and the Sahara just one driveway with three lanes on it. On any given day of the week, traffic on Ryan is backed up past my street, I have trouble getting into my street. The main reason for that is where they placed that entrance to the Sahara and the Bellagio. I heard the owner of the Sahara wants to put another entrance in further south on Ryan, which would really ease because most of your accidents occur going there, I was one of them. You've got people heading north, people turning south, and then people trying to get in, all in one entrance.

Chair Smith – Sir, can you make your comments dealing with the Speedway.

Mr. James Labelle – Yea I can, but this is all part of it because listen what these people are talking about extra traffic it's all related. The intersection in itself is dangerous, but not for just one reason there's multiple things at play here. We have light pollution, sound pollution, we already have two gas stations at the intersection, why do we need a third. Can't you find something that would be a little more friendly to the surrounding citizens and that area than another gas station.

Chair Smith – Sir, if you can wrap up your comments.

Mr. James Labelle – Are you telling me to sit down?

Chair Smith – No, you have about 23 seconds.

Mr. James Labelle – Just think about it okay, if the guy from Sahara wants to put a driveway and a second entrance further south on Ryan it would be beneficial to everybody around there. You're not going to have these T-bone accidents, I was one of them, 500 feet from my house I totaled a car because of the craziness.

Chair Smith – Thank you, sir.

Mr. Stephen Bressler – I live just north of the intersection on 14 and Ryan. One point I'd like to bring up that nobody else has is, I bought my first home when I was 20 years old and I'd like that home to still have appreciating value. I don't believe that having another gas station when we already have two at this intersection is helping anybody who is a homeowner and having value in their homes. Warren has the most gas stations in Michigan, not only are we devaluing people's homes we are devaluing small business owners like BP or Sunoco that's been there. I don't know what the point is, do we all think it's necessary, I don't.

Being a homeowner at 20 years old, I want my house to be able to appreciate in value and I think there's other businesses that can be put in place that can help everybody out in that situation. Thank you.

Mr. Saba Shamon – Good evening, we don't need no more gas stations in this area, we've got enough. That's it, thank you.

Mr. Rafi Elsha – I just had a question, what would this Speedway Gas Station bring that's not available at the 7-Eleven or the other two stations. So basically, four corners will be convenience stores plus the effect on the ice cream shops, the chicken places, the pizza places, Speedway sells everything that's going to harm everybody around. Then you'll see signs in those plazas for lease because people are closing down, and plazas are out of business. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – A couple of things, Mr. Wuerth is this in a floodplain at all from Red Run Drain?

Mr. Ron Wuerth – No, it's not in a floodplain.

Commissioner Duzyj – Next, \$158,000 bond, is that going to be sufficient to make sure that they do everything that they say they're going to do?

Mr. Ron Wuerth – We believe so, they have a relatively landscaped area there right now on the corner and they'll add to it to some degree but that certainly will cover the cost.

Commissioner Duzyj – Thank you, very much. The last thing is, I wanted to see the residents have a meeting with Speedway, which they had the meeting and about 15 people showed. We've got more than that here so either the timing was off or people just didn't want to go. With that being said, I said it before and I'll say it again, there's suggestions of putting in health care and a variety of things, well Rite Aid couldn't make it there, the bank couldn't make it there, and the Ryan Road Restaurant that was there couldn't make it there, they've tried. Across the street in Sterling Heights, there was either a Kroger or Farmer Jack, that's now a hall. Bellagio is gorgeous, it used to be a jewelry store, Foland's, and the Gardner White that was brought up is supposedly now going to be a market or something.

I take issue with some of these traffic studies basically because I think the traffic is very goofed up because of 696. They closed down 696 so of course traffic over the intersections and the roads through Warren is going to be filled up with a lot of cars and so on because there's no other way to go east and west. With that being said, I think this is a decent development for this area. I don't think it's going to hurt property values; I support this development. Thank you, Mr. Chair.

Commissioner Holowaty – I second the comments that Commissioner Duzyj said. I would almost have to say if you do put a daycare or urgent care there, if I'm not mistaken, usually are 24-hours and they can also increase traffic.

Chair Smith – Excuse me, public participation is closed at this time, please hold your responses. If anybody can't hold their responses, we can have the officer come escort you out.

Commissioner Holowaty – Thank you Mr. Chair, these are just my personal opinions. I think it would be a good development for that area where property has been vacant for a few years, other businesses have tried. They are willing to come in and develop it. As far as the gas tanks are concerned, those are environmentally controlled by the government and there are government regulations on how they are to be buried and controlled. I don't see any

environmental concerns so I will definitely support this development. Thank you.

Commissioner Ansar – I think Cecil mentioned you are closing one of the Speedway's which is located on 14 and Dequindre, is that confirmed it will be closed within a year as you mentioned?

Mr. Josh Bratton – That is correct, next year.

Commissioner Ansar – The other question I have is, Cecil mentioned that you are going to have infrastructure for the charging station and when the demand is there you'll implement the charging station, correct?

Ms. Mandy Gauss – What we do on the site is actually design it so that it's ADA accessible so when it's time to add it we can add the electric infrastructure to add the chargers. So we have green area set aside for that infrastructure along the parking all the way to the west side that would allow that addition if and when the need is necessary.

Commissioner Ansar – So you'll have infrastructure for the charging station?

Ms. Mandy Gauss – Yes, we are not going to put in the electric at this time, but we'll have room and be set up to add it.

Commissioner Ansar – Thank you. I see a lot of constituents here with signs saying, "no more gas stations in Warren". I just want to say a few things; the Planning Department and the Planning Commission are bound to follow the ordinance. The City of Warren ordinances allow more gas stations. I personally, as a commissioner, think Council has the authority to change the ordinance. Planning Commissioner and Planning Department has no authority to change or do anything about this.

As a Planning Commissioner we make decisions based on the residents and neighborhood (sic) but having no more gas station ordinance only comes from the Council, they can do it. If you have these concerns, I respect your opinion, but Council has the authority to amend the ordinance, to limit these things. So I hope you

understand the Commission has no right to change any kind of things, we have to follow the ordinance. Any resident or business owner, when they apply for any site plan, the Planning Department are bound to follow the ordinance. Thank you so much.

Chair Smith – Good evening, I did some review of the traffic study myself and there's a couple of things that I've learned looking at the traffic study, one is on your type of crash types, most of your crash types are angle or rear end. The lighting in those conditions, 42 of those crashes were during the day, the weather conditions, 38 of them were clear, the road conditions 38 of them were dry, the hazard action is failure to yield or unable to stop. That tells me that we've got distracted drivers out there that aren't paying attention to what's going on on the roads, people are still texting even though they are not supposed to be. The two highest hazards were failure to yield and distracted driving and 109 were vehicle accidents.

Another part of this traffic study that I found interesting was that most accidents happen on Friday between 1 and 3, and there are also accidents that happen between 2 and 3, and a few between 8 and 9 on Monday evening and Friday. So, it's certain days of the week that you have more accidents, we have to look at what kind of situations are happening in those areas. I still feel that the bottom line is distracted drivers are causing accidents, if you put a car on the road it's not going to cause an accident, people have to pay more attention to what's happening. So even with the increase in traffic, the problems on the freeway that are being diverted, but it's still about paying attention to what's going on around you.

Vice Chair Boniecki – I appreciate the support of our community when there are concerns that upset people, I'm glad you're speaking out. I also can say I've been in Warren off of Ryan Road for over 30 years, Ryan Road is bad, it is well-traveled. Whether it's Mound Road, or 696, it's bad. I also want to say that we do not want empty buildings. I would love to see daycares and that but they are not here, they're not coming and as a City we need to grow and survive. Thank you.

Chair Smith – I have one last comment, out of the 241 accidents over the last 6 years, if you divide that by 6 years it works out to 40 a year, if you divide that by 12 months it works out to about 3 accidents a month. It's not a big rate of accidents, if we could be more conscious of how we drive I think it would solve the issue.

ROLL CALL:

The motion carried as follows:

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

At 8:20 p.m. meeting in recess.

At 8:24 p.m. meeting continues.

Chair Smith – I’d like to recognize our Ex-Officio Melody Magee.

- B. SITE PLAN FOR OUTDOOR STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT; located on the south side of Ten Mile Road, approximately 159.1 feet west of Groesbeck Highway; 14000 & 13970 Ten Mile Road; Section 25; Mark Cicchini (Mark Cicchini/Rayco Utility & Rental Inc.); PSP250013. **Postponed from April 28, 2025. The petitioner requests and the Planning Department recommends that this item remain postponed to July 28, 2025.**

MOTION:

A motion was made by Commissioner Holowaty to postpone until July 28, 2025, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR BUILDING ADDITION; located on the northwest corner of Twelve Mile Road and Longview Avenue; 8425 Twelve Mile Road; Section 10; Cindy Lamb/CSI Office Building LLC (Melvin Hudson/CSI Office Building LLC); PSP250020.

PETITIONERS PORTION:

Mr. Melvin Hudson – Good evening, my name is Melvin Hudson with CSI and I have Dan Haezebrouck, our Architect. CSI is a non-profit affordable housing provider for seniors. Our headquarters is at 8425 E. Twelve Mile, we are in 4 states, and this is our main office building, we've been there since 2007. Our front reception is cramped so we just wanted to bump it out a couple of feet. This is a really small addition it's 490 square foot, we are looking to just increase our front lobby and reception area.

Secretary Mouri reads the following correspondence:

TAXES: Current.

AT&T: AT&T does not object to the building addition. We do have facilities that serve the building, but I don't think they'll be affected. Please let the petitioner know that if any conflicts are discovered, they should contact Joe Sikorski to discuss options. Joe can be reached at 586-764-8261 or js3649@att.com.

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.

DTE: DTE Electric Company has reviewed the site plan for building addition. DTE Electric Company has no objection to the above request, impacting 8425 Twelve Mile Road; 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 has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one-acre and will not require a stormwater review from this office. If required, please

reach out to me at Wesley.Jonik@macombgov.org or 586-469-5961 for a no-objection letter from this office.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – We’ve got something hanging out from 1978?

Mr. Ron Wuerth – No, there’s no outstanding bond, they never did complete the planting of those arborvitae, it was overlooked even by the Planning Staff back then, but not by us.

Commissioner Duzyj – It was the old rookies, right?

Mr. Ron Wuerth – I guess so.

Commissioner Duzyj – Thank you.

Assistant Secretary Chowdhury – Did you get a chance to review the recommendations, and do you agree with all the recommendations?

Mr. Melvin Hudson – We have reviewed the recommendations; we will run the calculation on the parking the way he had expressed it. We did do a site plan approval I think in 2007, right when we bought the building, there was a full site plan approval and the reworking of the whole parking lot. We might have a bit of an issue with being slightly less then the number in the calculations that were requested.

Assistant Secretary Chowdhury – Is that something you would probably work out with Ron?

Mr. Melvin Hudson – Yea I think so.

Assistant Secretary Chowdhury – Okay, thank you.

Chair Smith – You said the addition is 490 square?

Mr. Melvin Hudson – Yes.

Chair Smith – In your letter of intent that you submitted with your application it says that the building is 490 square feet approximately 20 x 24 at the main entrance of our office building, and that's how you got the 490 square feet.

Mr. Melvin Hudson – I do a lot of approximations, I apologize, 490 is the actual square footage I was just showing it was in rough figures like 20 x 24.

Chair Smith – My problem is if you look at the drawing, the area of the building is 19 foot 5½ inches x 12 foot 3 inches. That little square is 12'3 x 19'5½ going across and that's not 20 x 24.

Mr. Melvin Hudson – Well there's an overhang on the building that is a roof structure that reaches out past it that doesn't show it.

Mr. Dan Haezebrouck – There's roughly 8 or so feet underneath the building to get to the main entrance currently that is being renovated. And on the ground floor that's part of the addition but when you're looking at it from the site plan it doesn't increase anymore.

Chair Smith – Now I'm looking at the elevation shot on the building and the insulated panels that you're putting on it, if you look at the dimensions going across the front the dimensions add up to 19 feet 8½ inches. If you look at the sideview the dimensions add up to it's more than the 12 feet, that's the siding that you're putting in, it's still not 20 x 24 is what I'm getting at.

Mr. Melvin Hudson – I should have sent a couple of pictures over so you could have saw them, but what happens is when you're looking at the front of the building the store front is inset into the building so that adds to the amount of distance.

Chair Smith – I was just looking at the drawing and what your dimensions were, I was just trying to figure out where you came up with the extra footage, I was just commenting on that, that's all.

ROLL CALL:

The motion carried as follows:

Commissioner Ansar.....	Yes
Commissioner Hoque.....	Yes
Commissioner Duzyj.....	Yes
Commissioner Holowaty.....	Yes

Assistant Secretary Chowdhury..... Yes
 Secretary Mouri..... Yes
 Vice Chair Boniecki..... Yes
 Chair Smith..... Yes

- D. SITE PLAN FOR RELIGIOUS CENTER BUILDING ADDITION TO ADD SECOND STORY; located on the north side of Twelve Mile Road, approximately 1,137 feet west of Mound Road; 5491 Twelve Mile Road; Section 8; Ruhul Mumen/Center for Dawah & Research Inc.; PSP250021.

PETITIONERS PORTION:

Mr. Mohammad Siddique – Good evening, Mr. Chairman and the members of the Planning Committee, I am the Project Director for the Center for Dawah & Research Inc. I’m here today to kindly ask your support and approval for a meaningful addition to our center. This is a revised version of the project that was approved back in 2014, but we could not move forward at the time due to some unexpected challenges. Now with our growing community we are bringing back updated and improved while still following the original guidelines. We plan to build a 2-story addition about 5,800 square feet with a new prayer hall on the first floor and the library and research center on the 2nd.

This space will help us grow spiritually and educationally and better solve the whole community. We are also planning to improve the parking and make traffic flow better inside our property. These changes will reduce problems, ease congestion and make things better for everyone especially our neighbors and drivers along Twelve Mile Road.

This project is not about more space, it’s about making our service more welcoming to the community, more useful and being a positive part of the City of Warren. Thank you for your time and support, I look forward to working together, and I’m happy to answer any of your questions.

Secretary Mouri reads the following correspondence:

TAXES: Current.

AT&T: AT&T does not object to the proposed building addition, but we do have a concern to look into. Per the site plans, there is a power pole to be relocated to allow for the addition. It looks like we

may have service wires on that pole that will need to be relocated before the work can proceed. I will be sending the information over to the area engineer, Christy Chojnacki, to look into, but please advise the petitioner to reach out to Christy also to verify if any relocations are needed (or if it needs to go to our billing group for the facility moves). Christy can be reached at cs3921@att.com or 586-322-8179.

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.

MCPWO: The Macomb County Public Works Office has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one-acre and will not require a stormwater review from this office. If required, please reach out to me at Wesley.Jonik@macombgov.org or 586-469-5961 for a No-Objection letter from this office.

Secretary Mouri – I do have a letter to read that neighbors have signed from Durdana Rahman on May 27, 2025.

Dear Mr. Wuerth,

I hope this message finds you well. Please find attached a letter of support for the proposed extension for the Center for Dawah & Research located at 5491 E. Twelve Mile Road, Warren, Michigan 48092. This matter is scheduled for a site plan hearing on June 2nd, 2025.

To help streamline the hearing and avoid unnecessary congestion, a total of 57 neighbors and community attendees have signed this letter in support of the project.

I kindly request that you forward the attached letter to the Planning Commissioner and relevant members for their review ahead of the hearing.

Mary Clark CER-6819
June 2nd, 2025

Thank you for your time, consideration, and continued service for our City.

Secretary Mouri – As it was mentioned was signed by 57 neighbors and I'll go ahead and read the petition.

Petition to Approve New Site Plan for Prayer Hall Expansion:

Dear Honorable Members of the Planning Commission,

We, the undersigned, respectfully petition the City of Warren Planning Commission to approve a new site plan for the construction of a prayer hall extension at the Center for Dawah & Research, located at 5491 East Twelve Mile, in Warren, Michigan.

Although a site plan was previously approved in 2014, construction was not initiated due to a lack of funding at this time. As that plan has since expired, we are now applying for a new approval to meet the current and growing needs of our community.

The Center for Dawah & Research continues to serve as a vital place of worship and community gathering. The proposed expansion will greatly enhance the facility's ability to accommodate attendees comfortably and provide a more suitable space for prayer and community activities.

We respectfully request your support and approval of the new site plan so that this important project may move forward. Our goal is to ensure that the facility remains a positive, well-maintained and welcoming space for local residents and visitors alike.

Ms. Michelle Katopodes reads the recommendation of the Staff:

Secretary Mouri – One more letter was included, which I forgot to read, so I would like to read it before the public comments start. This was sent from Md. Abdul Hakim.

Dear Honorable Members of the Planning Commission,

My name is Md. Abdul Hakim, and I am the owner of NYC Halal Eats located at 5377 Twelve Mile Road just a few doors down from the Center for Dawah & Research.

Mary Clark CER-6819
June 2nd, 2025

I am writing to express my full support for the proposed site plan and expansion of the prayer hall at the Center for Dawah & Research, located at 5491 East Twelve Mile Road in Warren. As a neighboring business, I have witnessed firsthand the positive impact this facility has had on the community and the surrounding area.

The center brings consistent foot traffic, a family-friendly atmosphere, and a spirit of peace and cooperation to the neighborhood. An expansion of the prayer hall will not only benefit worshipers and community members, but it will also have a positive effect on local businesses like mine. Increased attendance and activities at the center naturally contribute to more visits to nearby establishments, which helps boost the local economy. It's truly a win-win for both the religious community and the business district.

The Center for Dawah & Research has always been respectful, well managed and community oriented. I strongly believe that this expansion will further enhance its role as a valuable asset to the City of Warren.

I respectfully urge the Planning Commission to approve the new site plan so this beneficial project can move forward.

Thank you for your time and consideration.

Sincerely,

Md. Abdul Hakim
Owner, NYC Halal Eats

PUBLIC HEARING:

Ms. Mariya Akhlaq – Good evening, I'm currently a college student, I live a few blocks away from The Center for Dawah & Research. I'm here today to support the new site plan. The Center is a very important part of our community and expanding it will make a huge difference especially for young people like myself.

Right now, the space is very limited, however with the expansion I believe that my community and I will be able to join the prayers more comfortably without all the crowding. It's a very peace place and this improvement will definitely help better serve everyone in our community. I ask that you approve the plan, thank you.

Mary Clark CER-6819
June 2nd, 2025

Mr. Shahriar Rahman – I reside near The Center for Dawah & Research. I am here today to express my strong support for the proposed development plan for the facility. Due to the Center's growing activities and increasingly daily visitors there's a significant need for additional space. This newly proposed parking lot will offer tremendous capacity ensuring ease of access for all the attendees.

At the moment the Center faces limitation, and this plan aims to resolve that affectively. Additionally, the improvement will not only create a welcoming environment for the community gatherings, but it will enhance the overall look of the building, making it more attractive to look at. This development will be highly beneficial for my family and children as well as the community. We will greatly enjoy visiting this center and this proposed improvement will further enrich our experience and strengthen our connection with the community itself. So I respectfully request your approval for this plan, I thank you for your time and consideration.

Mr. Imran Ahmed – Good evening respectful members of the Planning Commission. I'm a neighbor to the Center and I'm here to support the proposed improvement to the facility. The Center is growing, and more space is clearly needed. The newly researched resurfaced parking lot will be large enough to make access easier and safer for everybody. Currently the space is limited, but the plan will help fix that. It will also provide a better place for the community gathering, and the new building will look beautiful. I respectfully ask you to approve this plan and support the continuous growth of our community, thank you.

Mr. Tanim Chowdhury – I live south of Twelve Mile, and I am a regular attendee to this place of worship. I've been hoping for this project to go forward because we have overcrowding issues. As a City resident you should be able to be in a place of worship during the hot days and cold winter days, be able to accommodate our attendees safely. I appreciate the project to go forward. We have all been looking forward to it so it will go forward and accommodate our families, especially children. I hope you take this into consideration and approve this project. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Mary Clark CER-6819
June 2nd, 2025

Commissioner Holowaty – Do you have any problems with any of the recommendations from our Planning Department, especially with the traffic flow coming in and out of your worship place.

Mr. Mohammad Siddoque – That's one of the reasons we started this project. Prayer time is about 10 minutes, many times we have the attendees who bring their elderly parents, and they want to drop them off next to the main entrance, which is only about 20 feet from Twelve Mile Road. So one of the things we decided the best way to do it is to move the main entrance about 150 feet and face north of the building, that would literally solve all the problems of Twelve Mile Road.

Commissioner Holowaty – Thank you, that does sound like a good idea. That concludes my questions.

Secretary Mouri – If this goes through and this gets approved when will the construction start?

Mr. Mohammad Siddique – Construction should start within 2 to 3 months because the Engineering Department has to look at it. We are trying to bring the project before winter; it just depends on how we can work out the design with the Engineering Department.

Secretary Mouri – Is the current place going to be closed during construction?

Mr. Mohammad Siddique – No.

Secretary Mouri – So you're still going to be having prayers on Friday, and everything is still going to go on?

Mr. Mohammad Siddique – Right.

Secretary Mouri – With the second floor being added are you going have a separate section for women?

Mr. Mohammad Siddique – The current building will be fully devoted for women.

Secretary Mouri – Thank you.

Commissioner Ansar – Our Planning Staff and Commissioners have a concern about the traffic, I think you reviewed recommendation 3C, designated worshipers located themselves in the driveway and Twelve Mile Road to direct traffic. These people at a minimum should be provided with orange vests. Warren Police Officers should be the people directing traffic. I think you have this in plan.

Mr. Mohammad Siddique – We have two people with the blue vest directing traffic for almost 3 years. Many times, what happens is we need additional people to control the traffic. We want to make sure that our community and our neighbors have been taken care of. And this is before the recommendation, we've been doing it for the past three years, nobody has approached us, this is just for the sake of our neighbors and the businesses next door to us.

Commission Ansar – Thank you, I go to this Mosque, so I know you do this. Planning Staff and the community have the same concern, prayer times are usually traffic times, so everyone has a concern about the traffic. Thank you so much, good luck.

Assistant Secretary Chowdhury – Did you guys get a chance to review all the recommendations, and do you agree with the recommendations?

Mr. Mohammad Siddique – Yes, we do.

Assistant Secretary Chowdhury – Do you have two separate Friday prayer times?

Mr. Mohammad Siddique – We do, currently we have two separate Friday prayers at 1:00 o'clock and at 2:00 o'clock.

Assistant Secretary Chowdhury – So that kind of eases off the congestion.

Mr. Mohamma Siddique – We are also concerned about the congestion that's one of the reasons we decided we wanted to move the entrance from Twelve Mile Road.

Assistant Secretary Chowdhury – Yes, that makes sense.

Commissioner Hoque – I don't have a question actually, I'd like to than the Petitioner, they submitted (inaudible) plans in serving the community. I had a chance to attend a few times, it is a very nice place and is very helpful, they've been helping people for a long time.

I have one question, there is a gravel area on the north side of the parking lot, what is your plan?

Mr. Mohammad Siddique – We are turning it into a fully functional parking lot, that will be a new parking lot that's something we are applying for.

Commissioner Hoque – On the north side, good luck, thank you so much.

Commissioner Duzyj – I think that moving the entrance and exit to the north side is going to alleviate a whole bunch of this stuff up and down Twelve Mile Road. I used to know the fellow that used to own this building, and this was a restaurant bar type situation at one point and time. Did you guys buy the liquor license, do you have any use for a liquor license?

Mr. Mohammad Siddique – I have no idea about any of this stuff.

Commissioner Duzyj – It's a fair question, I remember there was a guy on TIFA that owned it, it was a decent restaurant. I just wanted to know what happened with all the stuff previously. I commend you for doing this, I hated driving past it and seeing it empty.

Mr. Mohammad Siddique – If I find out that information, I'll get back to you.

Commissioner Duzyj – I'd appreciate it, thank you very much.

Commissioner Hoque – How do you control the overflow?

Mr. Mohammad Siddique – We have two personnel that control the Friday traffic and also on a special day. We have two personnel, one is a US Army Veteran for almost 10 or 15 years, so he's been voluntarily taking care of this responsibility. One thing we do is close the parking; once the parking lot is full we put cones in there and they have to go someplace else.

Assistant Secretary Chowdhury – So who monitors that, like the person that's controlling the traffic?

Mr. Mohammad Siddique – Yes.

Chair Smith – Good evening, sir. I was there and looked at the project today and I was concerned with the traffic also. The other ingress/egress between your place and the collision shop next door--

Mr. Mohammad Siddique – We do, we don't use it yet, but we will be using it, we have an easement agreement with them to use their property line.

Chair Smith – I talked to the gentleman that works there he was saying that when you have services over there you take cars and you block that so that's no access to his property.

Mr. Mohammad Siddique – We blocked them for their own safety, because we don't want anybody to park on their property and bother them. If they want we would love to open it up.

Chair Smith – The problem was you had it blocked at one time; he had a tow truck come and get one of the cars in the shop and the tow truck couldn't get into his place because it was blocked. Plus there were people parking in his parking area and also two doors down at the little strip mall they were parking there. My concern is how many people come to these services approximately?

Mr. Mohammad Siddique – We have currently about 55 spots, on Friday prayer it gets maybe a little crowded, I don't have the exact numbers right now.

Chair Smith – You have parking spaces for 75 people.

Mr. Mohammad Siddique – Right now we do have 75 parking spaces.

Chair Smith – He was saying that when your parking lot got full that's when they start parking everywhere else, so if that parking lot is not being utilized all the way through then that can cause the issue. If you're going to use the parking lot and redo the parking lot to where you end up having the 75 spaces then there really shouldn't be any need for them to park anywhere else.

Mr. Mohammad Siddique – Exactly, that is one of the reasons we are extending the parking lot behind us. We only use one portion of the parking lot, that's like 2/3 of the parking lot we can't use and we should be able to get another 25 to 30 parking spaces once we implement the car extension.

Chair Smith – And that wood fence that you have along the side that's being taken down?

Mr. Mohammad Siddique – We haven't taken down any fence yet, one of the recommendations for the north of the building is a chain link, I think it's State-owned property behind our building. The recommendation was to build a brick wall, there's a chain link fence already existing there. We are looking into maintaining the chain link fence so that we will have a better view of the wood behind the facility.

Chair Smith – Our findings show that the wood fence on the east, where the mechanical shop is, it's supposed to be removed?

Mr. Mohammad Siddique – There was no recommendation regarding that, I'll take a look at if it's recommended, we will remove that.

Chair Smith – The edge of the building of your older building and the new one where it's attached it's actually sitting right on the property line; there's no distance from the property line to the building. If you're going to park cars along that area you'll have to have a 5-foot setback for the cars along that area,

Mr. Mohammad Siddique – Yes, we will do that.

Chair Smith – I think it's a good idea as far as traffic wise to bring the front door to the back and therefore you may not even need the

person in the street directing traffic. How long do the services go on for?

Mr. Mohammad Siddique – The Friday service is basically 10 minutes, for people coming in and going we finish in about 35 minutes, we have two prayers on Friday.

Chair Smith – So if you’ve got 55 people and you have 75 spaces there shouldn’t be anybody parking outside anywhere else. And that egress needs to stay open. Along the fence on the west side there’s a parallel parking spot for (inaudible).

Mr. Mohamma Siddique – Yes, we will be removing all of those parking spots because we have a new design that was submitted to the Planning Commission, we will be following those.

Chair Smith – Okay, very good sir.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

SITE PLAN FOR MACHINE SHOP BUILDING ADDITION; located on the northeast corner of Miller Drive and Hollingsworth Avenue; 6855 Miller Drive; Section 4; 6855 Miller Road LLC/Daniel Blake (Dedicated Machine/Daniel Blake); PSP230011. **Approved on May 8, 2023. Conditions never completed. Expired on May 8, 2025.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

8. OLD BUSINESS:

A. SITE PLAN FOR NEW MULTI-FAMILY DEVELOPMENT AS PART OF APPROVED PUD; located on the north side of Ten Mile Road, approximately 759.1 feet west of Schoenherr Road; Section 23; 13041 Ten Mile Road; Lorenzo Cavaliere (Warren 10 Mile Residential LLC); PSP220018. **Approved on June 13, 2022. First extension request approved to June 13, 2025. Petitioner is requesting a second one-year extension to June 13, 2026. Postponed from May 12, 2025.**

PETITIONERS PORTION:

Mr. Lorenzo Cavaliere – Good evening, Mr. Chair and Commissioners, Lorenzo Cavaliere, 30078 Schoenherr Road, Suite 300, Warren, Michigan. We are requesting an extension to our site plan approval for a project off Ten Mile Road, which is a multi-family development of 1- and 2-bedroom apartment units, as well as 3-bedroom townhouse style with attached garage units.

Chair Smith – Are you making a change in the plans or do you just need an extension to get things working?

Mr. Lorenzo Cavaliere – Tonight we are looking for an extension to the plan.

Chair Smith – Are there going to be changes or just an extension?

Mr. Lorenzo Cavaliere – Just an extension, we are possibly considering some changes, if we do we'd come before this Commission to present them.

Chair Smith – Thank you, sir, and thank you for attending tonight.

MOTION:

A motion was made by Commissioner Duzyj to extend one year until June 13, 2026, supported by Assistant Secretary Chowdhury. A voice vote was taken and the motion carried unanimously.

- B. SITE PLAN FOR BUILDING ADDITION AND RELOCATION OF EXISTING FUEL CANOPY; located on the east side of Dequindre Road; approximately 699 feet south of Fourteen Mile Road; 32600 Dequindre Road; Section 6; Penske Truck Leasing Co./Mike Barnes (Justin Miller); PSP230017. **Approved on June 12, 2023. Petitioner is requesting a one-year extension to June 12, 2026.**

PETITIONERS PORTION:

Mr. Matt Hadar – Good evening, I’m a representative with Kimley-Horn on behalf of Penske, 3000 Town Center, Suite 2600, Southfield, Michigan. I am here to seek an extension for a site plan approval for the Penske facility. The owner delayed construction a few years back, our initial approval was granted in 2023 due to some concerns with finances and phasing of the project. Since then, those issues have been resolved and now they are seeking an extension which is due to expire this month.

MOTION:

A motion was made by Commissioner Ansar to extend it for one year to June 12, 2026, supported by Commissioner Hoque. A voice vote was taken and the motion carried unanimously.

- C. REVISED SITE PLAN FOR DRIVE-THRU WINDOW FOR PHARMACY; located on the northeast corner of Twelve Mile and Dequindre Roads; 2003 Twelve Mile Road; Section 7; City of Warren. **Approved on April 22, 1996. This site is a former Rite Aid. A new development (Sheetz Gas Station and Convenience Store with Outdoor Seating) is applying for site plan approval for this site. The original \$7,500 surety bond was released on May 12, 2025. Close-out the file.**

MOTION:

A motion was made by Commissioner Duzyj to close-out the file, supported by Assistant Secretary Chowdhury. A voice vote was taken and the motion carried unanimously.

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 – This is from May 12th up until now. On the 12th, we had the Planning Commission Meeting, the same day I also had a Mayor's meeting with the rest of the department heads, that's typically that we do. On the 13th, there was also the City Council, that's when they adopted the City budget and the current budget that we have for the Planning Commission.

On the 14th, I had a meeting with a group of people, they are in the aircraft contractor group, five buildings that they want to put together, a rather interesting task ahead of us to try and help them out.

On the 19th, we were talking about Mound Road. There's already car wash there and they want to do a storage building and some parking area.

On the 20th, Michelle and I went to the MAP Spring Institute in East Lansing and that was for renewable energy and everything that goes with that type of thought process, so we spent the day in Lansing.

A couple of days later, on the 21st, we had a second meeting with DDA representatives and the Controller talking about the expansion of the DDA and boundaries. We are going to help the DDA with that task and with the economic development staff to try and get that expanded, which may expand the TIFA area. Also, we've got businesses we want to include.

On the 22nd, I met with Dan, he works with Mr. Lavdas, we had to recheck some of the measurements and that sort of thing on Mr. Lavdas proposal for that retail site on Van Dyke. It was going to

have multiple housing, but it's not going to have any of that, it's turned into a retail place that they will rehab.

On the 23rd, we met with the petitioner Mark Cicchini from the last meeting. I discovered a lot of things about the site and about him, that's why you see that postponed on tonight's meeting. We weren't ready and he's not ready, we will get him back here for site plan approval.

CK wants to go into Gardner White, they want to turn it into a market with fresh fruit, and they are looking at a parking lot in the back to add parking, that's where the trucks will come in to deliver the produce. It's quite an expansion but it's a good use, we hope it works out.

On the 27th, we met with another group at Art Van, I'll call it that because most people know it that way. Art Van had a bit of retail shopping next to it, to the west, they sold it to a union group, so they need to get some minor approvals to their site plan. They've got some issues with trucks entering on that site to go north, I think it was Amazon if I remember correctly. Pretty odd, they are doing a cut through move and the union people think it's going to tear up their parking lot. So there are things you have to do to stop that type of activity.

On the 29th, the staff met with Joe Palozzi, and they are looking hard at the Circle K Gas Station on Van Dyke as you go north from the express way. Next to it there's a building called Williams Heating, they bought the building and beyond that there is a restaurant right next to it. They bought them both and they are looking to put a use there particularly a car wash. That will require a rezoning so we will see how that works out. You'll see the proposal here first before it goes to City Council.

On the 30th, I met in the Mayor's Office with the Town Center Committee, Amanda was at that meeting, she's part of that Committee, to talk about the Downtown area. They gave us some 7 examples on different ways on how the downtown center could look. The planner, Bob Gibb, made most of the presentation along with

Tom Bommarito, so we will keep trying to move forward with he downtown area. That's enough, so if you have any questions.

Commissioner Ansar – I received an email today at 2 p.m., we are all here serving the community as a public servant, so when we receive an email at 2 p.m. it is hard for us to review it in a really short time. I'm going to request the department and also the petitioners to please give us time if you send anything so we can review it and come up with the best decision.

Mr. Ron Wuerth – As soon as we received it in the morning that's when we met amongst ourselves and decided we had to get that to you.

Commissioner Hoque – You mentioned in your report that you met with the aircraft people, what are they trying to do?

Mr. Ron Wuerth – There are five buildings on one street, and they want to combine them all. In the process of combining them, they are on a street where they don't have a very deep property, so it creates a problem with setbacks. They want to attach them all together, they need parking requirements, and a lot of them will require variances. This is the aircraft industry we are talking about, defense-type manufacturing, we want to help them as much as we can.

Chair Smith – I'd like to thank the police officer for sitting in on our meeting this evening, thank you sir for your time. I'd like to thank Jennifer Pierce.

B) Planning Commission Discussion and Concerns:

None at this time.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 9:37 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

E-mail: maryclark130@gmail.com

APPROVED