

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on September 23rd, 2024, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, September 23rd, 2024, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

Andrey Duzyj
Sultana Chowdhury, Assistant Secretary
Mahmuda Mouri, Secretary
Merle Boniecki, Vice Chair
Warren Smith, Chair
Delwar Ansar
Syed Hoque
Henry Newnan, Ex-Officio
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
Enver Shaplo - Communications Department

1. CALL TO ORDER:

Chair Smith - Calls the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

MOTION:

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

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. **APPROVAL OF MINUTES SEPTEMBER 9th, 2024:****MOTION:**

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

6. **PUBLIC HEARING ITEMS:**

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

A. **SPECIAL LAND USE FOR BANQUET HALL;** located on the east side of Dequindre Road, approximately 255 feet south of Eleven Mile Road; 26768 Dequindre Road (26800 Dequindre Road); Section 19; Tamara Owens (Tuan Dang/Saigon Center, LLC); PSLU240002.**PETITIONERS PORTION:**

Ms. Tamara Owens – Good evening, thank you for having me this evening. I'm looking to open an event venue at that address. The event venue will host multiple events such as birthday parties, baby showers, proposals, anything that we can think of to celebrate. I'm going have people paying to host events there, I'm also going to try and work with the community to do small community events there if possible. The space is about 2,600 square feet and was previously occupied as an optical center and I'm looking to turn it into a banquet facility.

The facility will not sell any alcohol, all events will end at 12:00 a.m. Any events that are being hosted after 6:00 p.m., we will require security to be there, and I'll also have an event attendant at all of the events that are being handled.

Secretary Mouri reads the following recommendations:

TAXES: Current.

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

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FIRE: The Warren Fire Department approves this site plan. If you have any questions, please contact me at 586-756-2800 ext. 3300.

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.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – A couple of things on the recommendation. There is a driveway to that kitchen remodeling joint on the north side of the parking lot that he's got a driveway in through the parking lot, that's addressed in a letter that we just got, should that be made a portion of the recommendations?

Mr. Ron Wuerth – Okay, you're speaking of a driveway from the overall site north to the service drive or Eleven Mile Road, is that correct?

Commissioner Duzyj – No, there's a kitchen remodeling place just to the north of the parking lot, they've got a driveway into the parking lot.

Mr. Ron Wuerth – That's right they do.

Commissioner Duzyj – Is there an access agreement or something?

Mr. Ron Wuerth – That's the second one that they should have that you've just identified, so we'll make note of that.

Commissioner Duzyj – I think that would be a good thing to put into the recommendations just so everybody is on the same page.

Mr. Ron Wuerth – Absolutely that's needed, any other things you might have found?

Commissioner Duzyj – When Commissioner Ansar and I went through all this I was surprised at the amount of trash that was on the east edge along the fence. The print shows one dumpster and we counted three and I don't know what that long one is ---

Commissioner Ansar – One of the dumpsters is a big one on the south side of the building on the blueprint one should be there, but we found three of them and there was a lot of trash there too.

Chair Smith – Commissioner Ansar I know you're working with Commissioner Duzyj but he had the floor, you can speak on it but let him finish and then you can make your comments.

Commissioner Duzyj – There's a very long dumpster and I don't know if it's a dumpster or a shredder in front of it or what but counting that one there's four dumpsters back there. Is there something that says that they can have this many dumpsters, that you know of?

Mr. Ron Wuerth – Well typically there probably should be a dumpster for each business that's in the building in the shopping center that makes sense, not just one dumpster. So that would be corrected, and they need to show where the locations are.

Commissioner Duzyj – This is 20 feet wide; you don't plan on cooking anything there or is it all going to be catered if there's a party there?

Ms. Tamara Owens – No, I'm not adding a kitchen, there's no kitchen currently there and I do not plan on cooking myself. For anyone that wants to host an event where they want food to be served, they can either have someone bring in the food from outside or they can hire a caterer, there will be no cooking being done in that facility.

Commissioner Duzyj – Okay that's what I wanted to know. Thank you, Mr. Chairman.

Commissioner Ansar – Is it 20 foot wide and 60 feet right, so do you think it's enough for a banquet hall?

Ms. Tamara Owens – Yes, I don't plan on having any more than 80 to 85 people there, but I also plan on removing one of the rooms that's there to open up the space. There's a room that's there that cuts into the space and that room will be removed.

Commissioner Ansar – As you mentioned there will be no kitchen so they can do catering from the outside?

Ms. Tamara Owens – There will be a kitchenette that I want to add in there but that would just consist of a small refrigerator, a microwave and a counter for prep. There will be no stove, no one will be allowed to cook in that facility they can bring in food that they prepared at home on their own or they can hire a caterer.

Commissioner Ansar – Thank you.

Chair Smith – Have you checked with the Fire Marshall to see what the occupancy requirement is for that building?

Ms. Tamara Owens – I have not.

Chair Smith – That might be one of the things you want to do, it’s only 20 feet wide, even though it’s 120 feet long if you put 80 to 85 people in there it’s going to be congested and if you have to set up a table or something like that you’re cutting down space. So I would check with the Fire Marshall and just see exactly what you’re allowed as far as occupancy in that building to make sure you don’t go over that limit.

Ms. Tamara Owens – Okay I will.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR SHEETZ GAS STATION AND CONVENIENCE STORE WITH DRIVE-THRU; located on the southwest corner of Van Dyke and Murthum Avenues; 31925 Van Dyke Avenue; Section 4; Ashley Nathan/Skilken Gold (Nicholas Lavdas/Lavdas Self Storage LLC); PSP240017.

PETITIONERS PORTION:

Mr. David Bruckelmeyer – Good evening, David Bruckelmeyer with Sheetz, 39300 West Twelve Mile Road, Farmington Hills, it's good to be back in front of you tonight, thank you for having us.

We are excited to present another site in the City of Warren. I'd like to go through a little bit about Sheetz, I know I was here a month ago and we talked a little bit about it. Sheetz was started in 1952 in central Pennsylvania, family run and family operated, we are still that way today. We have a heavy restaurant focus; we have convenient items as well as fuel at all of our 750 plus locations. And again, still family owned and family operated with no franchisees.

A few of the things that we offer at our stores a four-sided, high quality, architecture that really is pleasing to the eye. It gives a premium look to the building, it's something that communities love to have come in because we just set the new standard for how our buildings look. In addition to that we offer outdoor dining at all of our locations up to 19 seats and throughout the building as well as outside high quality building finishes and materials.

A little bit of focus on the restaurant on the inside, on the left you can see 30 interior seats. We really truly are a restaurant. We focus on that people come in grab lunch, grab breakfast, shoot a couple emails out on our free Wi-Fi. It's really a community space where they can come in and enjoy a meal and be on their way. Some of the innovation we do at Sheetz along with our restaurant is the touch pad ordering menu, that was something that Sheetz pioneered in the convenience industry, so those are some of the offerings of just our restaurant.

It is a full service 24/7/365 kitchen, so if you would like a breakfast sandwich in the afternoon you can get that any time of the day. In addition to that, we have a full service coffee bar with expresso, all kinds of milkshakes, healthy smoothies, all those types of things are available at this restaurant portion of our business, as well as our convenience item on the right side. We really do have an incredible array of convenience items, it's top notch of what you could want, so anything you want we've got it.

A couple of things about Sheetz, we really are focused on being a good neighbor, a good business in the cities that we operate. We donate to all kinds of organizations both locally and on a large basis. Special Olympics, food banks like Forgotten Harvest, we donate to the Brothers Big Sisters. Then even more on a local scale we donate to schools, tee-ball, kids soccer teams and all kinds of things like that to support our communities on a local basis.

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We are 24/7/365, we have a focus on security we have security plans for all of our locations. Our store managers and our store team members are all trained in security. We also have cameras that are monitored 24/7/365, again that's just really an investment in the communities in which we operate to try and make sure we are doing our part to keep our communities safe.

Just to touch on one more thing, Sheetz is really a big partner in the EV industry, so we are Tecla's number one, third party vendor. We have over 100 Tecla charging locations around the entire country so that makes us number one in the country. Along with our push into southeast Michigan we are bringing multiple EV partners in, it's hard to gauge and guarantee this early in the site plan approval whether we are going to be able to bring an EV partner, but we are actively searching out EV partners at every one of the sites that we are looking at, this one included. We are going to have a potential for EV in the future at this location.

Moving into a few of the site details, so the site that you saw last month was a little bit different from this one, this site does have a drive-thru. It is a 6,139 square foot building sitting on 3.32 acres, this one has seven fuel pumps and the above ground detention which is different from the other site that you saw. So what you're seeing is a little bit less of a dense layout this one has a little bit more room to work with, we've got the above ground storage and some other ability to move around the site a little bit with the site plan.

We've met all of the conditions of the landscaping, or we will be able to meet all of the conditions of the landscaping requirements, per the City's ordinances. Right now this is a variance free plan other than the variances we are going to ask for for the dumpster height, which is not necessary to build, it's just something we'd like to do to offer a better looking dumpster enclosure. One of the city's ordinances for a drive-thru restaurant in particular requires a four-foot chain link fence around the entire site. Instead of doing a four-foot chain link fence what we'd like to do is offer increased vegetation and landscaping to mitigate that. So really, it's not necessary we could go and build the fence but instead we'd rather offer landscaping.

Just to reiterate our four-sided architecture, we are going to go through the elevations a little bit. This is the front of our building it is full of glazing and transparency with high quality brick sections, it's something we really take pride in so this is the look of the building that you would see. Just to give you a glimpse of the fueling canopy,

this is what you're really going to be looking at. So really a high-quality finish is best in class fuel canopy. It's got stone veneer on the bottom; it's got architectural metal trusses to give it that really good appeal from the road.

Just a quick view of the lighting plan, we have gone so far as to do a lighting design, we were going to be able to comply with the city's ordinances with this lighting design. Really just a last look at what our finished product is going to look like; it really is a premium offer and premium look, that's what we are excited to bring to the City of Warren. With that, that's really all we've got, we appreciate you having us here tonight, I'd 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. Show and identify the location of the existing/proposed water stop box including the water service lead.
2. Show and identify the location of the existing/proposed sanitary cleanout.
3. Site plan shall show and identify all existing City of Warren underground utilities, sizes, and connections in the vicinity of the project (engineeringinforequest@cityofwarren.org).
4. Site shall comply with the current City of Warren Storm Ordinance in its entirety. Show and identify the location of your proposed Bioretention basin. Provide a detailed storm narrative.
5. Proposed outdoor seating shall require a variance.
6. Any construction within Van Dyke Avenue R.O.W. shall require a permit from MDOT.

FIRE: The Warren Fire Department approves this site plan. If you have any questions, please contact me at 586-756-2800 ext. 3300.

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

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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 Sheetz gas station and convenience store with drive-thru. DTE has no objection to this request impacting 31925 Van Dyke Ave., Section 4, per the site plan provided, as long as all right-of-ways and easements stay intact. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MDOT: There is work on MDOT right-of-way so a permit is required. Please reach out to Shafic Elzroui (elzrouis@michigan.gov) if you have any questions, he is the permit engineer out of our Macomb Office and should be able to take care of you.

MCPW: Please be advised that this letter is for comment in relation to right-of-way and county drain easements only. This office would have no objection of the above project, there is not a county drain or easement on subject property. However, prior to a site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County Public Works Office Design Standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply. To schedule a meeting with this office please contact heather.morin@macombgov.org. Please contact this office, should you have any questions, 586-469-5910.

Chair Smith – Madame Secretary we have a couple letters we want to read into correspondence also.

Secretary Mouri – This is a letter from Scott Barbat, the Barbat Organization.

Reaching out today in regards to the proposed Sheetz on Van Dyke. I'm sure you've been hearing from many concerned residents and business owners. This is obviously a major concern for me being located so close to it. Nationwide there has been many instances where Sheetz has come in and literally put several stations out of business within the surrounding areas. When these smaller stations go dark, they sit forever due to the contamination on site. No law in Michigan requires a cleanup which would leave underground storage tanks possibly leaking for a very long time as it would be way too costly to try redeveloping the site. Safety is also an issue with their 24-hour operation. I've had shootings and robberies at my 24-hour

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sites in the past which had me start closing at every one of them. Just not worth it. Sheetz would attract trouble from many many miles away. Michigan has always been an independent market for gas stations and is very saturated to begin with. I really hope the Commission is taking these concerns into consideration when this comes up in front of them. I see they've already approved Mound Road and believe one is plenty. Please let me know your thoughts and early indications on how Planning is expecting to vote. Thanks again.

Scott Barbat
The Barbat Organization

Secretary Mouri – We also have another letter.

Hello All, My name is Waymon Halty, I am the Financial Secretary of UAW Local 155 located in Warren @ 7420 Murthum. Our Local represents 53 units/facilities and over 5,500 members. We have concerns about 2 things:

1. Traffic: The traffic on Van Dyke in between 13 Mile Road and 14 Mile Road already experience traffic jams daily, and a new service station will cause more traffic jams, most days it takes 6 to 10 minutes to go north or south on Van Dyke. We ask that a traffic light get placed at the corner of Murthum and Van Dyke to remedy the traffic concern.
2. LTL Trucks parking and cutting through: The Sheetz stations usually have trucks with trailers parking overnight, which may cause some illicit activities among other things. Also, the trucks may find it convenient to cut through our local parking lot.

Thanks for your consideration on these issues.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Faye Nemer – Good evening, my name is Faye Nemer, I am the CEO of the MENA American Chamber of Commerce, MENA stands for Middle East and North Africa.

You might be wondering why the CEO of a Chamber of Commerce is here addressing you on the establishment of a site plan for a gas station. The people behind me here, the business owners, are the true family-owned businesses. The representative from Sheetz referred to Sheetz as a family-owned business, so is Ford Motor

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Company, Sheetz is worth 7.5 billion in annual revenue. The individuals here, I can attest none of them are worth 7.5 billion, so they are already at a disadvantage.

Why am I here? Sheetz plans a very aggressive rollout of 60 to 80 gas stations, so it's not just the one or two that they've put before you in the City of Warren, there are many more that are forthcoming. They have retained the services of 3 lobbyists, one state, one local and one to serve as a backup. They have also utilized unethical business practices by retaining the services of the 12 largest Planning and Zoning Law Firms in the State of Michigan. Thereby putting the residents here and the business owners at a disadvantage if they wanted to retain said law firms because those law firms are conflicted.

The individuals behind me are already at a disadvantage, it is not a level playing field. The value proposition that is put forth by Sheetz is that they are generating revenue, they are not generating incremental revenue they are cannibalizing revenue from the individuals to my right. They mention that they are creating jobs, they are not creating jobs, they are reallocating jobs from these individuals to the stations.

They mention EV Chargers as being a competitive advantage, the individuals to my right are also installing EV Chargers by the help of the Federal Highway Administration and MDOT is also providing incentives for EV Charger installation. So the value proposition they are putting forward is very disingenuous, it is what we call wooden pennies from your right pocket to your left pocket type of scenario from a financial standpoint.

So again, my point of contention from a planning standpoint and what I put before you and I want you to look through those documents. The gentleman that submitted a written communication, Steve Barbat, he mentioned that the market is already saturated. In fact, there are four gas stations for every 10,000 residents which is a higher average than your neighboring counties, to name a few, Oakland County, Washtenaw and Livingston Counties. You are already higher than average than those counties in terms of saturation of gas stations.

In addition to that, what I've submitted exhibit 0, 1, 2, and 3 those are all gas stations the first one is .09 miles south of the proposed site location. The second one is .06 miles also to the south. The

third one is .04 miles to its west and the fourth one is .01 miles to its north it is within walking distance to this gas station.

Exhibits 4 and 5 demonstrate the MDOT traffic counts within that region that are already addressed by existing gas stations that I reference in my earlier exhibits.

On exhibit 6, if you look at the Van Dyke corridor, that's the violent crime per capital in Warren. If you just look at Van Dyke area red is the highest violent crime per capital.

Chair Smith – Could you wrap up your comments please.

Ms. Faye Nemer – Of course. The violent crime that I mentioned is 32% higher than the national average and that might be why the Mayor appointed the new Police Commissioner, Eric Hawkins. I ask this Commission to take that into consideration

I know you have a few new members, Commissioner Duzyj, Commissioner Holowaty, and Commissioner Hoque. I ask you to take the new wave of progression that is happening through the City of Warren and welcome initiatives such as the event planning business or the banquet hall business not adding to an over-saturated market especially one that is going to harm and be detrimental to existing businesses that are in your constituency. Thank you.

Actually, one last remark. It's been 12 years since Sheetz expanded from Pennsylvania, one question you need to ask yourself is why now and why here? Thank you.

Mr. Nasir Siddiqui – Good evening, one thing the Sheetz presentation failed to mention was the senseless crimes committed at all the Sheetz Stations are on the rise. As recently as 10 days ago, there was a homicide at a Sheetz Gas Station after midnight. Another thing the Sheetz presentation failed to mention was that the EEOC, Equal Employment Opportunity Commission has charged Sheetz with inappropriate hiring practices that disproportionately screen out blacks and multi-race applicants.

The City of Warren gas station owners behind me have long-standing and authentic relationships with customers and local organizations. We are literally the cornerstone of the neighborhoods and the cities we operate in. The City of Warren will potentially approve multiple Sheetz Fuel Stations that sell gas at 50 to 60 cents below competitors. The gas stations that have supported the City of

Warren will not be able to survive. These gas station owners have supported the City of Warren through good times and bad and have worked relentlessly to stay in business.

The City of Warren's population has continued to decrease, gas demands continue to decrease, and the City of Warren is seeking to add more gas stations, how many local gas stations will go out of business. I would like to kindly request the Planning Commission and the City of Warren Officials to make the right and logical decision by its residents and local businesses to take the lead set by the City of Fraser, Rochester Hills, Livonia, and Madison Heights and reject the Sheetz proposal at both locations. Thank you.

Mr. Helmi Zitouni – Good evening, Mr. Chairman, Sheetz forgot to mention that they do not buy from any vendor, they have their own wholesalers, they get their products through their trucks. So on top of them hurting the stores, the gas stations, the people who have been in Warren this whole time they are going to go further and hurt the distributors, the sales reps, the vendors and whoever has helped Warren all this time. Thank you.

Mr. Ali Ajami – Good evening, 6837 Chase Road, Dearborn, Michigan. I oppose the approval of this Sheetz Gas Station, like many others here, my family has two gas stations in one city and I'm a second-generation operator so we have deep roots in the city and we've been here for decades. I think allowing a company like Sheetz to enter the market could definitely have a detrimental effect on the independent operators, especially considering this is a business that's primarily owned by independent operators. Of 1,200 gas stations in the US 65% are independent operated, when you shrink that down to Michigan that number gets even bigger. Especially in the area of southeast Michigan where we have the highest concentration of gas stations in three counties is on the list of the top 25 so Wayne, Macomb and Oakland are in the top 25.

We are not opposing competition and growth. I've been here before to try and get a station approved, but there's a difference when it's on the same scale between each other verses a company like Sheetz. They can try and sell themselves as a family-owned business all they want but at the end of the day when you have 700 plus stores you're corporate. They run like a corporate company and they have the tools, the capital and the resources to put operators like us out of business and they call that the Walmart effect. This is why Walmart has gotten denied, they tried to enter in the past.

I also question the strategy of Sheetz, like Faye mentioned, this is the first market to enter in 13 years, why southeast Michigan when it's one of the most heavenly saturated markets in the country. I've seen some of the sites that they tried to get approved at other cities and municipalities with two existing stations on the same corner, or a handful of sites within a square mile, they're clearly trying to take business away from others. At the end of the day, that's what's going to happen, it's going to leave independently-run operators to go out of business and then you'll have dormant sites. The properties for gas stations tend to stay dormant for years because of the clean up cost associated with it and they become an eyesore for the city. We hope you deny this application but ultimately, I think it's up to you as a municipality to decide whether you're in support of business and economic growth through the community that has deeper roots or through a company that's going to come in and pay the highest tax assessment. Thanks.

Ms. Rahme Youssef – Good evening, 27885 Mound Road, thank you for your time and service. I know you've heard some of this before, but I'd like to reiterate that I'm truly a family-owned business. My late husband started it two decades ago and my family is now continuing the legacy. I apologize that I don't have any slides we truly just come from work so there's no time for those types of things.

As far as our customers are concerned, it's great that they are doing the new kiosk, but our customers tend to still like when we greet them and welcome. We have the best services we get our supplies from local vendors I'll name a few, Hackneys, IBI, (inaudible), Automa Oil, Amo Sami's who is award winning for their great shawarma's. So we have a lot of healthy options, we have all the services that Sheetz is going to bring that is nothing unique to what Warren doesn't already have and has been doing very well with what we've been offering. We don't have to google what organizations to help, we are asked to help daily with the schools, football leagues in Warren, Warren Mott and so forth, we don't have to google it because we are not an outside company coming in, we help them on a daily basis.

You hold the right to decide what is allowed because if it doesn't have to be rezoned and it is properly zoned there's no other meeting after this. So I hope you don't just look at how it's zoned but what value it's going to bring to the City of Warren that we don't already have. They are not bringing anything unique to us. Like the gentleman before me said, it's not (inaudible) or the next distributor this is a whole other playing ground. The prices they get and put out

to the customers is something I will never see, so I can't compete in that arena. Thank you.

Mr. Marwan Isa – Good evening, I'm the owner of 34949 Van Dyke Avenue. I'm here to enforce what my colleague said here and ask you guys the question, you are the decision maker here for tonight in order to get Sheetz plan approved. As an independent gas station owner, like everybody else here, we are a mom and pop store, we have the customer service that we can provide for our neighborhood. Our neighbors know us, they have a relationship with us, not just the neighborhoods, the police department, and everyone in the city, we make donations. We are in support of the city because we are part of the city.

Sheetz Gas Station is coming close like .01 mile from another gas station, which is in walking distance. What's the point of that? What are they trying to prove here? Yes, they are coming to Michigan. There are a lot of other areas in the State of Michigan who are maybe in need of a gas station, but not here. As everyone knows and everyone said, we are already over-saturated. What are they trying to do? They are going to come in and they are going to put us out of business. You will see empty gas stations and it's hard to fill them in because as you know if someone wanted to take it over, they have to go through all the environmental and they cannot get a loan from the bank because it's a gas station.

I'm here tonight asking you guys, do we really need another gas station on Van Dyke? Thank you so much.

Mr. Tarek Rayshouny – Good evening, I wasn't planning on speaking today. I'm a teacher in the district, I've been teaching in this district for over 25 years. I've seen this city turn from what it was as a city to what it truly is, and that's a community, and that's because of these families here. I owe it to them to be up here. I invite you to my classroom before you make any decisions that are influential to our city and our community. Come talk to my students and come ask them what hope means, come ask them what a family business truly is. Come ask them what opportunity is, come ask them where they were 10, 15, or 20 years ago coming to this country and what they've built because of their blood, sweat and tears, a family corporation.

When my students do a project, I always tell them do your research. It's not about just making it pretty, do your research. What's inside this? Contact the city and the police department and look up the

crime reports for their businesses for the last 20 years, they are non-existent. You don't see the same crimes as you see at Sheetz. Look at the racial discrimination that Sheetz has seen in the last five years. Look at our city behind us and our families how many racial discrimination cases have they faced, none.

All I ask is that you do your research. I invite you to my class anytime talk to my kids and their families. Thank you.

Mr. Nicholas Lavdas – Nick Lavdas, 3671 E. Twelve Mile. I went to elementary school, junior high and high school in this city and I started my business. I started my jewelry business from nothing and the limousine business from nothing. Who am I to tell people not to open their businesses here? Costco sells jewelry, now am I supposed to tell them don't be in business, this is ridiculous it's a free enterprise. Thank you.

Ms. Deanna Rezik – I'm the daughter of Rahme, I just wanted to let you see a prime example of me being directly impacted if Sheetz was able to come. With my parents owning a family business, I've been able to go to OU and get my undergraduate, and I've been able to continue my education by getting my Master's at the University of Detroit Mercy. I can truly say that if it wasn't for my family's owned business, I wouldn't be able to stand in front of you today with a Master's in business.

I want you to really take the time to understand if it wasn't for my family's business it wouldn't have been able to put me through college, my sister or my brother, and we would be directly impacted currently as well if Sheetz was able to come to the City of Warren. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – There are a number of stories and a number of things going on here and a lot of this is aimed at Sheetz and heaven forbid we have competition in the City of Warren. We've been told that this area is ripe for crime and a variety of other things, I don't see this area being crime riddled in the northern section of Warren and I think Warren Police have done a terrific job here.

After everything is said and done, I'm looking forward to getting rid of the Pampa Lanes eyesore. I think this helps the entire Van Dyke

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throughway and it helps get people to stop and either get gas, get food, or get whatever they need. I think not only Sheetz, but I think it will help some of the other businessmen that are up and down Van Dyke. It used to be that every corner had four gas stations on all corners, now they are down to two gas stations on the corners.

Most of the gas stations nobody is fixing cars, everybody is pumping gas and selling convenient items like food, chips and everything else. A lot of gas stations at one point and time used to make a lot of money fixing cars, now that's gone. So yes, times are changing, and things have changed. I understand what the residents and the business owners up and down Van Dyke, Chicago Road, Mound, and everywhere else that's on these maps is, but I think this will actually make this area better. Thank you.

Secretary Mouri – With Van Dyke being a busy road I was wondering is there a way to do a traffic study in that area, I think a traffic study may be something worth looking at. So if that is a possibility I'd like the Commission to consider it and see if we all agree and that can be done.

Mr. David Bruckelmeyer – We have completed a traffic study for this location with a local traffic engineer and we feel that the conditions that are proposed today are safe per the traffic study report that we did. So we have taken that step to make sure we have safe access in and out of the site.

Secretary Mouri – Thank you.

Commissioner Hoque – I think that Van Dyke is the main artery for the metro Detroit area, people coming from south to north or north to south. I don't think it's going to affect the local businesses. As Commissioner Duzyj mentioned, most of the intersections have four gas stations. This is the heart of the City of Warren and this is part of the downtown area. This building has been sitting for a while and makes our city look very bad. It's hard sometimes to find a well-founded investor to invest their money in the city.

Also, we are concerned about all the other local businesses too. How do you respond to the local business complaints and issues?

Mr. David Bruckelmeyer – A couple of things, it's been mentioned a couple of times here tonight there is a lot of competition in this type of market. In fact, some of our competition in this room is already in competition with each other, it's something that exists everywhere in the United States. It doesn't just exist in our industry, look at

McDonald's and Wendy's, there's competition everywhere throughout the market. It really truly is a good thing for both us and our competition, it holds us to a higher standard having that kind of competition. We rarely see other businesses go out of business there's already so much competition in the market.

They've mentioned that there are already a lot of fuel stations in southeast Michigan, really what that means is they are already in competition with each other, and they are still being competitive, making money and thriving as a business. So that kind of situation already exists within the market. Competition is just everywhere, and we very rarely put other businesses out of business.

Chair Smith – Excuse me, audience participation is closed so we are not receiving any comments from the audience at this time.

Commissioner Hoque – Thank you.

Commissioner Ansar – I understand the concern of the audience, all the local business. As Commissioner Duzyj mentioned, it's time for a change. We used cars 10 years ago now we are focusing on electric cars because times change. This building has been there a long time, can you please let me talk, you cannot talk when I'm talking. You had your chance to talk, now let us talk please.

Chair Smith – Please no disruption from the audience. At this time we are trying to handle our business up here. If we hear any more discussions or disruptions, we have an officer here who will escort you out. So let us do our business up here, thank you.

Commissioner Ansar – We understand your concerns, we listened, we are taking into consideration your concerns, at the same time we have to take into consideration the City and what is best for the City. I personally, as a Commissioner, I think it's a good thing for the City, it's a good company that's investing in the City. Thank you for investing in the City of Warren.

Vice Chair Boniecki – I would like to address all of us here because we are all in the City and hopefully want to be here for the next 20 or 50 years or how ever many years we have. We want our city to grow, we don't want our city to be nothing but empty lots, so I think progress is good, I think we need that. I also think we are strong enough and good enough people that loyalty, old school, a friendly handshake, knowing the people, and going the small business I don't think you fail. I think if our hearts are with the City of Warren

and the people that we are, I think we can live peacefully with both of them; we can move on and be happy and social together.

Secretary Mouri – I have a quick question. I might be a little bit off, at the beginning of the conversation, hiring the black community member, I think that was brought up. Can you address that situation or comments or any lawsuits?

Mr. David Bruckelmeyer – Absolutely, there is an ongoing lawsuit the EEOC and Sheetz, we've been under negotiations with EEOC for 8 years. I can't speak on ongoing litigation; I would encourage you to go and read the statements about this. What I really want to express to you is that there is no room for discrimination at Sheetz whatsoever.

How do I reiterate and try to prove to you in this conversation, the answer is look at some of the awards we've gotten for being some of the best retailers in the country to work for. We actually were named I believe number 2 in the top retailers in the country to work for. You get there with a really good culture of people, you don't get there with a toxic culture. We don't take those surveys, those are independent third-party surveys, they take into account all levels of our employees especially focusing on our operations employees, which is the bulk of who we employ. I think we employ almost 24,000 or 25,000 store-operating employees, so those employees are the ones who really get those surveys, and they are the ones that win us the awards just by those third-party surveys. So if you would take into context some of these lawsuits with the fact that we do have a culture that's recognized by our employees as being one of the top in the country.

Secretary Mouri – We are a very diverse community in the City of Warren and that is something that would be totally unacceptable.

Mr. David Bruckelmeyer – Absolutely, and something great about our locations is we hire 30 to 35 people hopefully from the very local community to work at our locations. We really do make a local effort to hire, we put up local hiring banners, we really do try and promote from within as well. So if we hire employees from within the surrounding Warren area and we engage them and build them up through our ranks they can eventually get into store management and do very well for themselves. Again, we really do focus on hiring local.

Secretary Mouri – Thank you.

Chair Smith – I just want to make a comment, this seems to be a really nice plan. I understand the issues it’s posing with the community, but our job as a Commission is to look at the plan, see if it agrees with all the ordinances and if it agrees we have to approve it. The only thing we can do is possibly ask the owner to listen to some of the recommendations and see if there’s something, they can do to address your recommendations. Other than that, if it meets the ordinances we have to approve it.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR BCDC BATTERY PROTOTYPE FACILITY; located in the southeast corner area of Thirteen Mile and Mound Roads; General Motors Global Tech Center; 30470 Harley Earl Road; Section 9; Erica Fultz/General Motors (Michael Serdiuk/Ghafari Associates, LLC); PSP240018.

PETITIONERS PORTION:

Mr. Michael Serdiuk – Good evening, Michael Serdiuk, with Ghafari Associates on behalf of GM. The battery cell development center is a typical development center where GM intends to assemble battery cells. It’s located next to the Wallace Laboratory, which develops new chemistry for battery cell technology. This is a low-volume prototypical facility where they are trying out new battery chemicals and processes. They actually will manufacture in small quantities batches of different battery cells that will then move into battery packs for some prototype vehicles.

We originally came before the Board last year with this building, but the building grew in size, and we had to split it up into two buildings. The Aging Building, which is called Formation Process, stayed on the original BCDC site, the BCDC actually moved south of the Aging Building, which is the Formation Building. So we are here today to present this and get it approved.

Secretary Mouri reads the following correspondence:

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TAXES: Current.

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

1. During the meeting on 7-25-2024, it was explained that all stormwater will discharge to the County Drains – Meckler Drain and Bear Creek. No stormwater is proposed to be discharging to the City of Warren Storm Sewer. All calculations, detention, area of disturbance, stormwater narratives, operation & maintenance agreements with the County, should also be provided to the City of Warren for recording and verification of their approval. The City will also require all permits with the County to be obtained prior to receiving an engineering construction permit.
2. Show the location of the Meckler Drain and Bear Creek.
3. Show the location of the Chicago Road right-of-way and any work being done in that area.
4. Indicate on the plans whether the water main to the building will be connected through the northeast quadrant master water meter building, which provides isolation to the City of Warren water system.
5. Indicate on the construction drawings any increase in flow to the connection with the existing sanitary sewer. Provide calculations showing changes in capacity requirements.

FIRE: The Warren Fire Department approves this site plan. If you have any questions, please contact me at 586-756-2800 ext. 3300.

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 BCDC Battery Prototype Facility. DTE has no objection to this request impacting 30470 Harley Earl Road; Section 9; per the site plan provided, as long as all right-of-ways and easements stay intact. If you have any questions, please do not hesitate to contact me at 586-783-1978.

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MCPW: Please be advised that this letter is for comment in relation to right of way and County drain easements only. It appears that the McCoy Relief Drain traverses a portion of this site. Any work within the easement or drain requires a review and approval by the Engineering Department of this office. Prior to a site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County Public Works Office Design Standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply. To schedule a meeting with this office please contact heather.morin@macombgov.org. Please contact this office, should you have any questions, 586-469-5910.

Mr. Michael Serdiuk – I have a comment regarding the McCoy Drain, I think that's a mistake on their part. McCoy Drain is nowhere near this parcel, it is further south on the campus. The Meckler Drain traverses between the BCDC and the Formation Building and there is a separate project which Macomb County is aware of. We just received approval, that's being done by a different engineering company to relocate the Meckler Drain and rebuild it because the Meckler Drain is, in its current state, is failing.

Chair Smith – Sir, can you hold those thoughts for me for a minute, we will get the Planning Departments recommendation and then we can get back to your discussion of the Meckler Drain, thank you.

Mr. Michael Serdiuk – Okay.

Mr. Ron Wuerth reads the recommendation of the Staff:

Chair Smith – You had a couple comments on the Meckler Drain?

Mr. Michael Serdiuk – Yes, it refers to the McCoy Drain, the McCoy Drain is nowhere near the property it's further down in the complex, I think it's the Meckler Drain that they are referring to. That is in review with the county and there's a proposal to rebuild the Meckler Drain and actually shift it because they can't rebuild it in place and keep it operating. During the design of the project, it was discovered that the Meckler Drain, as it's in place, is collapsing and it was recommended that it be rebuilt and that's a separate project that is ongoing currently. It's supposed to start construction very shortly to relocate it just south of its current location and put a new pipe into the ground for that. There's also DTE easement is the south border of that Meckler Drain relocation. Once the Meckler Drain is in place, the Meckler Drain will be demolished, that's where the Formation

Building's foundation will actually sit. I just wanted to note that correction in the meeting minutes or the application.

Also, in reviewing the comments, we are trying not to go through ZBA again and regarding the use of stone we have proposed stone around the building to mitigate how much impervious surface we have. In lieu of stone, we are happy to plant grass seed there and establish a lawn surface there, so we don't have to go through a ZBA approval at this time. In regarding the height of the building, Section 1902 of the Zoning Ordinance allows lab and technical buildings to be up to eight stories and 100 feet tall in an M2 District. This building falls into that category and is well within that pipe limitation, the only stipulation in the Ordinance is that it has to be setback from the property line a further distance. The northern most building the RESS Building is at least 150 feet off the property line, the BCDC Building is nearly 500 feet off the property line, so I don't know why we need to go to Zoning to get the height approved.

MOTION:

A motion was made by Vice Chair Boniecki to approve, supported by Secretary Mouri.

COMMISSIONERS PORTION:

Commissioner Duzyj – Does the motion in question include knocking the bond to a million dollars?

Chair Smith – Yes.

Commissioner Duzyj – I think that's pretty important. Obviously, there are no Ford here screaming about this. How long do you think this is going to take to build?

Mr. Michael Serdiuk – Process installation in this building is scheduled to start in September of next year. I have Dan Lamble from Walbridge and Sara from GM with me, and Kristin from PEA the Civil Engineering firm, September of next year is when process installation begins.

Commissioner Duzyj – You're going to be time-limited for two years unless you need an extension.

Mr. Michael Serdiuk – We intend to start construction in November of this year on foundations.

Commissioner Duzyj – Just so you're aware, the approval goes for two years and then after two years you can ask for a year extension.

Two, how do you guys get around in there? We went in there to take a look at this and got stuck every single time we turned around.

Mr. Michael Serdiuk – For us visitors when you enter the gate, they usually give you a parking pass.

Commissioner Duzyj – Well we got the parking pass, it didn't do us a darn bit of good.

Mr. Michael Serdiuk – There's a map on one side, we leave breadcrumbs to get out.

Commissioner Duzyj – Last question, and I think I asked you earlier, is there going to be any lithium in this building.

Mr. Michael Serdiuk – There is no plan to use lithium metal in this process, there are lithium salts that may be used. Part of this project is that they are exploring different chemical combinations in the production of the batteries.

Commissioner Duzyj – We don't have to worry about hazardous materials flowing out of there?

Mr. Michael Serdiuk – No, everything is contained in the site. The question regarding the waste product, everything that's used on-site gets stored on-site, either inside the building or there is a 90-day storage building where they will store hazardous waste, it gets removed from the site into the processor. There are some chemicals that are used in the process to put the powder on the film that is using the batteries. That is all evaporated off and captured in what's called an AC Tower Filtration System that collects all the dirty fluids. None of it is going to be processed on-site, this is too small of an operation to set up a refinery on site, so they take that and put it in a storage tank and ship it off to a vendor who will then process it and return it to the site for reuse.

Commissioner Duzyj – Alright, very good, thank you.

Secretary Mouri – If this is a new facility that is going up, is this going to be bringing in new jobs to the city or to GM at this location?

Mr. Michael Serdiuk – Sarah, that's your department.

Ms. Sarah Stanko – Good evening, most of the people who will be working here are already employed at GM, it's a very small number of people who will actually be in the building I think around 135. It's

not a large manufacturing facility, again we are making prototypes that go into prototype vehicles.

Commissioner Hoque – It's not a production facility or just prototypes?

Mr. Michael Serdiuk – These are for prototype vehicles, prototype batteries, it's not a full production facility they just do small batches I think 3,600 cells a year, that's a very small quantity of battery cells.

Commissioner Hoque – Thank you.

Mr. Michael Serdiuk – I think the facility is only 165,000 square feet and your typical battery plant is 3 million square feet.

Chair Smith – I have a couple questions, I noticed in our findings you talk about NP Yard Building, and it contains trench drains and galvanized stairs for accessing the tanks and pumps in the area? It says the NP will be held in a 15,000 gallon tank and there will be a waste tank of 25,000 gallons. What is NP?

Mr. Michael Serdiuk – Yes, an NP is a solvent that is used in the process that allows the powder that gets laminated to the metal plate or film to stick to it. It is then turned into a slurry with a powder, it gets pressed down to the metal film, then it goes through an oven to dry it out, at which time, all that NP solution gets evaporated out, collected through a filtration unit, and put into a waste stream. Water is added to that, so they have to send it back to recycling to remove the water and then it gets reused.

Chair Smith – The other question I had is, I saw that you had some carbon towers and also the dust collector, do those work in conjunction with this?

Mr. Michael Serdiuk – Yes, those work in conjunction. One of the powders is carbon-based and one is aluminum-based. When they open those sacks, they have dust collectors that collect any random dust, so it doesn't get released into the atmosphere, that gets put through dust collectors to collect it and recycle it. They try to keep it a very clean process, all this work is done in clean rooms.

Chair Smith – You brought up the note about the Meckler Drain and you're showing it on the drawing but you're saying it's going to be repaired?

Mr. Michael Serdiuk – The Meckler Drain is being repaired, the note from Macomb County states the McCoy Drain so I think they just got the drains mixed up. It’s the Meckler Drain that’s on our site, not the McCoy Drain.

Chair Smith – How is that going to affect the timeline as far as finishing the Formation Building and the BCDC Building?

Mr. Michael Serdiuk – It doesn’t affect the BCDC we are actually south of the Meckler Drain. We just have to have the Meckler Drain established prior to the roof going on so that the roof water that’s coming off of the BCDC Building can go into the Meckler Drain system. There is going to be retention required by Macomb County as part of that project. There’s, I think, two different retention ponds that are actually overflow. We actually discharge directly into the Meckler, there’s a limiter in the Meckler Drain and during heavy rain falls it will actually make that water back up into the retention ponds on-site until the drain can handle that water. It’s not intended to have any on-site water storage, eventually all that water will be released to the Meckler Drain.

The BCDC Building is not affected at all by the relocation of the Meckler Drain. We actually have to wait on the Formation Building to start that building until that drain work is completed. That drain work is intended to be started in the next month or so as well.

Chair Smith – Thank you, sir. How long is all this going to take, you’ve been before us a couple different times we changed this and we changed that, are we going to have some more changes coming?

Mr. Michael Serdiuk – I think that we are on the right track. Financials are now in place and the contractors are here with me, we actually changed contractors in the process. There’s a bidding process, and Walbridge won the bid for this project, and I think they are in a contract to actually construct this now in full. Our intent is to get started in November with the foundation. Steel mill order was released last week, so steel is being ordered as we speak.

Chair Smith – Thank you sir.

ROLL CALL:

The motion carried as follows:

Vice Chair Boniecki.....	Yes
Secretary Mouri.....	Yes

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

7. CORRESPONDENCE:
 2025 Planning Commission Meeting Schedule. Approved on September 9th, 2024.

MOTION:

A motion was made by Vice Chair Boniecki to receive & file, supported by Commissioner Ansar. A vote was made taken and the motion carried unanimously.

8. OLD BUSINESS:

- A. MINOR AMENDMENT TO SITE PLAN FOR NEW BATTERY CELL DEVELOPMENT CENTER BUILDING (NOW KNOWN AS THE FORMATION BUILDING); located in the southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Erica Fultz/General Motors (Michael Serdiuk/Ghafari Associates, LLC). The Minor Amendment is for an addition to the building and an expansion of the parking lot; PMA240005.

PETITIONERS PORTION:

Mr. Michael Serdiuk – This is the other half of what used to be the BCDC Building, it's called Formation. After the battery cells are manufactured in the BCDC Building, they are going to be transferred over to the Formation Building, which is basically an aging process for battery cells. Battery cells don't just come out of the manufacturers plant and right into use, they actually have to age the batteries for about a month, and they are aged at the high temperatures. During this process they are charged, and discharged, and tested. If they find defective batteries, they are packaged into fireproof boxes and shipped to a facility where they are analyzed, taken apart, and recycled. It was half of the original building, but it grew too large to be able to fit on the site, so we had to split it into two buildings, so this is the portion that was left on the original site.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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ENGINEERING: Preliminary review of this site and letter provided on 8/30/24. No additional comments to this minor amendment from the Engineering Division.

FIRE: The Warren Fire Department approves this site plan. If you have any questions, please contact me at 586-756-2800 ext. 3300.

Mr. Ron Wuerth reads the recommendation of the Staff:

Chair Smith – In our Bylaws we added a clause to where if our Ex-Officio’s want to come up and make a comment on any of the things in this area they would be allowed to do so, is everybody good? Just wanted to give you the opportunity to do so.

MOITON:

A motion was made by Commissioner Duzyj to approve with the 1 million dollar bond, supported by Commissioner Ansar.

ROLL CALL:

The motion carried as follows:

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

- B. 2ND MINOR AMENDMENT TO SITE PLAN FOR NEW RECHARGEABLE ENERGY STORAGE SYSTEMS (RESS) AND OFFICE ADMINISTRATION BUILDING; located in the southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Erica Fultz/General Motors (Michael Serdiuk/Ghafari Associates, LLC). The 2nd Minor Amendment is for an addition to the building and an expansion of the parking lot; PMA240006.

PETITIONERS PORTION:

Mr. Michael Serdiuk – This is the facility where, once the battery cells have been aged, they get assembled into battery packs. They take all the cells and put them into their clamshells, seal the clamshells up, and they ship them out for installation in a vehicle. This is where we actually get a working battery pack, all the little cells get assembled here. This was actually the first building that we

were intending to build, now it's probably the last building we will assemble.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: No additional comments to this minor amendment from the Engineering Division.

FIRE: The Warren Fire Department approves this site plan. If you have any questions, please contact me at 586-756-2800 ext. 3300.

DTE: DTE Electric Company has reviewed the 2nd minor amendment to site plan for new Rechargeable Energy Storage Systems (RESS) and office administration building. DTE has no objection to this request impacting 30470 Harley Earl Road; Section 9; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPW: Please be advised that this letter is for comment in relation to right-of-way and county drain easements only. It appears that the McCoy Relief Drain traverses a portion of this site. Any work within the easement or drain requires a review and approval by the engineering department of this office. Prior to a site plan approval, any proposed project that is under the jurisdiction of this office shall apply the Macomb County Public Works Office Design Standards. It is advisable to schedule an engineering meeting with this office to discuss how our standards may apply. To schedule a meeting with this office please contact heather.morin@macombgov.org. Please contact this office, should you have any questions, 586-469-5910.

Ms. Michelle Katopodes reads the recommendation of the Staff:

Remove #4 – It's a duplicate, so we can remove it.

Remove #6A – Remove because it was in reference to the Formation Building.

Chair Smith – To our Ex-Officio's do you have any comments? Seeing none, we will turn it over to the Commission.

MOTION:

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A motion was made by Commissioner Ansar to approve, supported by Vice Chair Boniecki with the new bond of 1 million dollars.

COMMISSIONERS PORTION:

Chair Smith – What is the purpose and the design of the at-risk shelter?

Mr. Michael Serdiuk – This was discussed when we were here last year, if a battery decides to go rogue and start overheating, it is identified and the fire department is alerted. Everybody is first evacuated out of the building; the fire department then comes to the building and makes sure it's safe to enter the building. At which time, they give clearance for that at-risk rogue battery to be removed from the building. It's put into this at-risk shelter where it's allowed to finish doing what it's going to do. Whether it's going to just sizzle or burn, it's a place for it to burn itself out. It's intended to be away from the building, it's located 50 feet away from anything of importance and it is designed to sit there. Once the battery goes rogue, there's no way of really extinguishing it, because it self-generates the fire.

Chair Smith – In other words, it's an onsite bomb shelter?

Mr. Michael Serdiuk – Except it's open.

Chair Smith – It's not enclosed?

Mr. Michael Serdiuk – No, it's just a shelter to keep it covered but it's naturally ventilated

Chair Smith – Thank you for that explanation, sir.

ROLL CALL:

The motion carried as follows:

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

9. BOND RELEASE:

None at this time.

10. NEW BUSINESS:
None at this time.
11. CITIZEN PARTICIPATION:
None at this time.
12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

Mr. Ron Wuerth – I'm going to make this kind of short. I'll start with last week, we had a complete changeover with our computer program and all that, BS&A. So, there's a lot of changeovers through IT and a lot of training that was going on from these people for the entire City Hall.

Secondly, I attended two department head meetings, Mayor's meeting, just typical information and preparation for City Council Meeting. There was one Climate Action Plan meeting where we continued to discuss the fact that we need subject matter and get ready for an RFP to start this process of having a Warren Climate Action Plan. I believe we had two meetings with the Active Mobility Consultants for that plan, so we are moving right along with that actually.

And finally, the Mayor is going to have a State of the City Address right here in the auditorium on October 10th. And out in the hallways, all the way around, it will be called a Taste of Warren, where there will be food vendors from Warren providing samples of their food. That's going to start at, I believe, 6:00 p.m.

Otherwise, we were pretty busy with findings. That's all I have.

B) Voting on amending the Planning Commission Bylaws:

Chair Smith – We took a vote last time, but they had to make some adjustments.

MOTION:

A motion was made by Vice Chair Boniecki to approve the changes in the bylaws, supported by Assistant Secretary Chowdhury. A voice vote was taken and the motion carried unanimously.

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

The meeting was adjourned at 9:10 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by
Mary Clark - CER-6819

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