

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on December 16<sup>th</sup>, 2024, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, December 16<sup>th</sup>, 2024, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

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

Also present:

Ron Wuerth – Planning Director  
Michelle Katopodes – Planner III  
David Crabtree – Assistant Planner  
Susan Heydel – Administrative Secretary  
Jennifer Pierce – Assistant City Attorney  
Don Carrier – 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 Commissioners present.
4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES DECEMBER 2<sup>nd</sup>, 2024:

Mary Clark CER-6819  
December 16<sup>th</sup>, 2024

MOTION:

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

6. PUBLIC HEARING ITEMS:

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

- A. SPECIAL LAND USE WITH SITE PLAN FOR USED CAR SALES AND PARKING LOT EXPANSION; located on the southwest corner of Groesbeck Highway and Nine Mile Road; 22755 Groesbeck Highway; Section 35; Joseph Tringale/JNT Investments (Marianna Fuga); PSPSL240001. **Postponed from September 9<sup>th</sup>, 2024 and October 21<sup>st</sup>, 2024. Petitioner has withdrawn their request for special land use with site plan.**

MOTION:

A motion was made by Commissioner Duzyj to withdraw the site plan, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR NEW PARKING LOT AND OPEN STORAGE FOR REPAIR VEHICLES; located on the south side of Nine Mile Road, approximately 435 ft. west of Hoover Road; 11510 & 11514 Nine Mile Road; Section 34; David Dawod/Coyote Auto Repair and Collision; PSP240021. **Postponed from October 21<sup>st</sup>, 2024 and November 18<sup>th</sup>, 2024. Planning Staff requests to continue postponement to January 13<sup>th</sup>, 2025.**

MOTION:

A motion was made by Commissioner Holowaty to postpone until January 13<sup>th</sup>, 2025, supported by Assistant Secretary Chowdhury.

COMMISSIONERS PORTION:

Commissioner Holowaty – Is the petitioner or a representative in the audience? I had a question but there's no representative here.

Commissioner Duzyj – Does the staff know if they are in discussions with their neighbor.

Mr. Ron Wuerth – They are having discussions with their neighbor to the west. It's just beginning, we just heard about it, we will have to see what the result of that is. I'm going to read the issues. The issues are concerning the size of the site, access to and from the site were discussed, and there was a meeting prior to this one and the issue concerning the unimproved public alley in the rear and the process for improving it for secondary access remains unresolved. And that's unresolved by the staff, and when I say staff I'm talking about the Zoning Section of the Building Division, us, and Engineering was a part of that meeting also. So this is very complicated, right now they are not ready, they should have this postponed until January 13<sup>th</sup>. If they haven't been able to purchase an abutting property then we will have to go from there. I can't answer what the end result will be.

Commissioner Duzyj – They are talking to the people to the west?

Mr. Ron Wuerth – To the west, not to the east. To the east it's a vacant property and according to them they offered to buy it, but the person wanted a lot of money for it.

Commissioner Duzyj – Well they do need more room, I'm not sure I remember what's to the west of it.

Mr. Ron Wuerth – To the west is an adjoining building and then an outdoor storage area.

Commissioner Duzyj – To the west?

Mr. Ron Wuerth – To the west, yes.

Commissioner Duzyj – Then that kind of makes sense.

Mr. Ron Wuerth – That could make sense, but you know how negotiations are and all that.

Commissioner Duzyj – Do you think they will be done by January 13<sup>th</sup>, or are we pushing it?

Mr. Ron Wuerth – I hope they can, if they actually go through with the sale they would have to change their site plan, they can tell us about it on the 13<sup>th</sup>. I'd rather keep this current as opposed to spreading it out farther.

Commissioner Duzyj – Thank you.

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 GAS STATION AND CONVENIENCE STORE WITH DRIVE-THRU; located on the east side of Groesbeck Highway, approximately 1,109 ft. from Frazho Road; 26260 Groesbeck Highway; Section 24; Zeerco Investments Corp. (Christopher Zeer); PSP240029. **Postponed from December 2<sup>nd</sup>, 2024.**

PETITIONERS PORTION:

Mr. Tony Zeer – Good evening, ladies and gentlemen, my name is Tony Zeer, I'm the father of my son, Christopher. He couldn't be here, he was feeling sick with the flu. What we have is a situation with a vacant land that I would like to make something out of it. It's not doing good to the City of Warren; it's not doing any good to the community surrounding it. Our plan will provide a nice gas station site with small drive-thru restaurant that will serve the community very well.

I have some benefits that I will read to you. We create positive economic growth for the community with 24 hours convenient access to goods, drinks, and gasoline. The gas station will have lights with visibility all around it 24 hours. We will hire a security manager system. We will work with the local police department to support the local businesses.

The project will provide several jobs for the people within the community. The location is on Groesbeck slightly south of 696 and there's no gas station in that area, and it will be very convenient for traffic traveling north and south on Groesbeck to enter it. We will comply with all of your requirements, and I do request the approval for the site plan, and any minor issues we can talk to the Planner until it becomes satisfactory. Thank you, very much.

Secretary Mouri reads the following correspondence:

**TAXES:** Current

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

1. Site shall comply with the current storm water ordinance of the City of Warren. All storm water runoff shall be maintained on the site. Follow the City of Warren Storm Water Standards specified under Ordinance 80-796. This includes detention, pre-treatment, bio-retention cells, rate control, and infiltration. Infiltration testing is required on-site.
2. Provide a storm water narrative on the site plan.
3. Soil erosion and sedimentation control permit or waiver shall be required for this site from the Macomb County Department of Public Works prior to construction.
4. Site plan shall show the location of all existing/proposed underground utilities including their size, material type, and discharge point in the vicinity of the project.
5. Any construction within Groesbeck Hwy. ROW shall require a permit from the Michigan Department of Transportation.
6. Dumpster pad shall be minimum 8" concrete.
7. Site plan shall show how you intend to drain the entire parcel. Drainage onto adjacent parcels is not permitted.
8. The outside perimeter of all paved/parking spaces shall be minimum 6" concrete curb and gutter.

**FIRE:** I reviewed the site plan, and it was approved on 11/06/2024.

**AT&T:** AT&T does not object to the new gas station. When looking at the County GIS/Google Streetview the site has been vacant for quite a while, but my records show a cable on the site. I'm sure it was just a removal that didn't update for some reason, but if the developer has any issues at the site, please advise them to call Joe Sikorski.

**COMCAST:** In response to your utility request for the above project, please refer to the attached map for the location of Comcast CATV/FIBER facilities. Aerial cables are highlighted in orange for

fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable. If we can be of further assistance, please feel free to contact us by email at [cccutilityrequests@teamsigma.com](mailto:cccutilityrequests@teamsigma.com).

**DTE:** DTE Electric Company has received the SITE PLAN FOR GAS STATION AND CONVENIENCE STORE WITH DRIVE-THRU impacting 26260 Groesbeck Highway; Section 24; and have determined that there is no objection per the site plan provided. If you have any questions, please do not hesitate to contact me at (586) 783-1978.

**MCPWO:** The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined that the site is located within the Schoenherr Branch Groesbeck Lateral Frazho Road Drain Drainage District. The Schoenherr Branch Groesbeck Lateral Frazho Road Drain is located at the manhole NW corner of the property line, as a potential tap to the referenced drain. Any storm water discharged to the drain will require a MCPWO storm water review and approval. Any storm water discharged to the Groesbeck Highway storm water system is under the Michigan Department of Transportation (MDOT) jurisdiction and would require their approval. Prior to the site plan approval, 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](mailto:heather.morin@macombgov.org) or (586) 307-8280. Any site disturbance over 1-acre will require the proposed site to conform with the MCPWO's Procedures and Design Standards Manual for Storm Water Management (Rev. March 1st, 2024). Review Section V for storm water detention and drain easement requirements.

**MDOT:** The proposed work is on MDOT ROW so a permit will be required. Please contact our Macomb TSC permits engineer if you have any questions ([ElzrouiS@michigan.gov](mailto:ElzrouiS@michigan.gov)).

Mr. Ron Wuerth reads the recommendation of the Staff:

**PUBLIC HEARING:**

Ms. Lori Harris – Lori Harris, 4047 Hillcrest, I just have a couple questions. When someone wants to build a gas station do they typically already have a relationship with the provider of the gas. Since we don't get any information, is this an Amoco Station, or a Chill Box Station, or Sheetz Station. Maybe you can ask that question so that we can know. That was my only question, thank you.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – I see that's a nice piece of land, I just have a couple quick questions. According to what I see you're going to be service food there, is this going to be a restaurant or just a store?

Mr. Tony Zeer – No this is going to be strictly a store, it's possible a small drive-thru restaurant would be a different entity, it's not going to be a sit down restaurant.

Commissioner Holowaty – So no restaurant right now?

Mr. Tony Zeer – No.

Commissioner Holowaty – The one citizen asked are you going to be connected to any type of gas station like BP or a Shell?

Mr. Tony Zeer – We are not connected to anybody, we are free to go with whoever we like.

Commissioner Holowaty – Okay, thank you.

Commissioner Anar – One of our residents, Lori, asked what type of gas station are you going to have, any franchise like Mobil, Shell, or BP?

Mr. Tony Zeer – It's definitely going to be one of these, we haven't decided yet. It's going to be something that's out in the market, not something huge, but something standard.

Commissioner Ansar – So you've had no contact with any franchisee yet?

Mr. Tony Zeer – Not yet.

Commissioner Ansar – Are you planning to have a franchise or your own company and just get gas from them?

Mr. Tony Zeer – When we get everything in order and ready to move, we will start contacting companies and we'll decide which company we will go with.

Commissioner Ansar – Okay, so you have not decided yet?

Mr. Tony Zeer – Not yet.

Commissioner Ansar – Thank you.

Commissioner Duzyj – This is a good size piece of property; do you agree with the recommendations as far as leaving the green scape land the way it is in the east section of it, do you have any problems with that. This is going to be a pretty good size development from the look of it. And frankly there are no gas stations around it until you get to Nine Mile. This might be a very good deal for you.

Mr. Tony Zeer – I hope so.

Commissioner Duzyj – If you build it up and you do what you say you're going to do, I think it will be an asset to the neighborhood and to the city.

Mr. Tony Zeer – Hopefully we will build something that you'll be proud of, and we'll be proud of it, and the neighbors will be happy with it.

Commissioner Duzyj – I think that's very important, and I wish you good luck in your development of this, I look forward to seeing it.

Secretary Mouri – I know you were talking about the drive-thru restaurant, do you have anything in mind?

Mr. Tony Zeer – We don't, we are developers, and we have contacts with a lot of restaurants but we have not pinpointed who is going to be there. We definitely will get somebody that will do very good for the community. I've been a developer for over 40 years so that's what I do for a living, and when the time comes, we have contacts in the area and we will pick one to go with.

Secretary Mouri - Thank you.

Chair Smith – Good evening, sir, it looks like it's going to be a good project, it looks like you're trying to cover all the bases. I understand it's in a premature stage and you don't know which gas station is going to be there or what drive-thru restaurant, so you've got a lot of work to do to make it come to fruition. I think it is a good location because there really isn't a gas station right there.

Mr. Tony Zeer – I think so too. What we will do, you’ll be proud of; I don’t do anything if I’m not happy with it myself. I’m proud of what I do and hopefully this will be a nice project for the community.

Chair Smith – Thank you sir.

**ROLL CALL:**

The motion carried as follows:

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

- D. **SITE PLAN FOR THE OPEN STORAGE OF TRAILERS AND TRUCKS AND FOR THE ADDITION OF A STEEL CONTAINER FOR OFFICE SPACE;** located on the west side of Pinewood Street, approximately 118 ft. south of Stephens Road; 23807 Pinewood Street; Section 29; CTT LLC/Sefika Campara; PSP240030.

**PETITIONERS PORTION:**

Mr. Bobby McIlquham – Good evening. So, CCT LLC, we are a local trucking company providing specialized freight for steel commodities throughout the midwestern United States. We are headquartered in Warren, Michigan and we are looking to add a secondary off-site storage location on Pinewood Street to house and store our truck and trailer combinations.

Secretary Mouri reads the following correspondence:

**TAXES:** Current

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

1. Site plan shall show the location of all existing/proposed underground utilities including their size, material type, and discharge point in the vicinity of the project.
2. All parking and open storage shall be on hard surface (Concrete or HMA) except with variance.
3. Open storage shall require a variance.
4. The outside perimeter of all paved/parking spaces shall be

minimum 6" concrete curb and gutter.

5. Show and identify the location of the proposed water stop box, and sanitary clean out in the greenbelt.

**FIRE:** Fire has reviewed and approved this site plan on 11/20/2024.

**COMCAST:** We have aerial facilities in the area, but do not have conflicts with this proposal.

**MCPWO:** The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined this site is not under the jurisdiction of MCPWO. Storm water discharges to a storm sewer owned the City of Warren. Any storm water discharged to the storm sewer on Pinewood St. is under the City of Warren's jurisdiction and would require approval from the City's Engineering Division.

Mr. Ron Wuerth reads the recommendation of the Staff:  
Add 3C – Trucks and trailers need to be set back to a required 75 ft. from the front, that's the east property line. That's in the industrial standards requirement and the Planning Commission has a choice whether the fence that's supposed to be erected there is a screening fence or not. The staff didn't say either way, it is an industrial area, I'm not so sure that a screen is necessary.

**PUBLIC HEARING:**

Ms. Lori Harris – Hi Lori Harris. This says it's on the east side of Pinewood, which means it should be on the Mound side of Pinewood, but there's Panama Street, if I'm correct, is this property on the west side and not the east side? I saw there are homes there and I know that when there have been things coming up in Planning for trucks and storage the neighbors should be considered. I've heard where the drivers of the trucks go and warm up their trucks for quite a while in the morning and there's a lot of exhaust. So those are the kinds of questions I think need to be asked. And what exactly will be stored there aside from the trucks. Just a practical question, how do you get water, electricity, sewer, when you're in a parking lot in a paved area, how do they put that in their little building? Thank you.

Mr. Jeffrey Herrell – I live right behind the lot; my concerns were the same as hers. We had a lot adjacent to the south of this that was storing semis, and we had a lot of issues with noise, exhaust from the trucks, and you couldn't open your windows when they were running the trucks.

I don't know what they were planning on doing because, like I said, we had a lot of noise in the lot to the south of them and they were ordered to remove the trucks and they no longer were allowed to store trucks there, so I don't know why they are trying to do it in this lot now. We do have a lot of kids in the area, they would be running trucks all hours of the night and rattling your house. It is on the residential side so it's literally right behind your house. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – What are your hours of operation, are trucks going to be coming all hours of the day and night?

Mr. Bobby McIlquham – Well predominantly during the hours between 8 am to 6 pm, but there is the possibility of after-hour trucks entering the facility.

Commissioner Holowaty – When they come in, are engines going to be running continuously or will they shut them off as soon as they pull in the lot?

Mr. Bobby McIlquham – Yes sir, they will turn them off at that point.

Commissioner Holowaty – Okay, to keep the noise down for the residents in the area.

Mr. Bobby McIlquham – Correct, the truck and trailer combination that we have are all 2022 and newer power units that are equipped with a diesel exhaust fluid to minimize the amount of particulates entering the air as well as the regulations provided by the FNCSA regarding the exhaust decibels, it's all regulated from the agencies that we have to comply with.

Commissioner Holowaty – Thank you, sir.

Commissioner Duzyj – Good evening, are you using this area for overflow?

Mr. McIlquham – Yes sir, that's correct. Again, our headquarters are off of 6500 E. Eleven Mile Road, and we are using this location as our secondary site for our truck and trailer parking.

Commissioner Duzyj – It's very important that no refrigerated trucks or leaving trucks running there for any extended period of time, I don't want to hear or see that the neighborhoods are being put out by this. I've been involved in a number of these, that everything was fine until they plugged in the refrigerated trucks and then they ran all night long just to keep everything cold.

Mr. Bobby McIlquham – To answer your question, we specialize in transporting steel commodities, so all of our trailers are considered the Conestoga Trailers. It's a flatbed with a tarp overhang that goes over the canopy of the truck so there are no refrigerated trucks, nor do we operate or are we regulated to operate refrigerated or reefer type trailers.

Commissioner Duzyj – Last but not least, screening for the neighbors, the staff is adding a 75 foot area, I don't know if that's 75 foot on the east or the west side?

Mr. Ron Wuerth – Are you speaking of the addition?

Commissioner Duzyj – Right, that's along Mound.

Mr. Ron Wuerth – I want to call your attention to B note 4 in your findings. Unfortunately, that didn't get in, it would be C for the variance. It's either variance 25 feet with a fence and screening maybe or maybe not. Or move that whole line back 75 feet to comply with the ordinance, but if you're now talking about the area along the dwellings to the right--

Commissioner Duzyj – I want to screen the residential as much as possible and leave it up as far as possible.

Mr. Ron Wuerth – That was mentioned under 1G of the recommendations and that was the Planning Staff's alternative design, moving them back so they'd be at least 20 feet from the property line more than what they are now.

Commissioner Duzyj – Mr. Petitioner do you agree with that?

Mr. Bobby McIlquham – I do have questions regarding the 75 feet variance. This was not provided ahead of time; it was our understanding 25 feet was the variance. According to our property lines the current offset from the fence to the residential easement or alley way to the west is already setback 21 feet. Our current expectations for the west side of that parking lot is to have 70-foot parking spaces for our truck and trailer combination. Those truck and trailer combinations, the calculated measurement of that truck

and trailer is 55 feet in length. We can essentially push those vehicles closer to the east end of the property, which will then give that additional footage that is being requested. To push it up to 70 feet that takes essentially that whole west end of that property unusable space.

Commissioner Duzyj – Alright, I think developing this and using it as storage is probably as good of an idea as possible for that area and that lot. I just don't want to see the neighbors having a view of back trailers and or smelling diesel all night long.

Mr. Bobby McIlquham – I agree. In terms of our trailers, residents will not have the ability to see inside the trailers because the tarping system on those kinds of trailers are enclosed entirely so there's no open storage. Additionally, with our customers and their requirements, we will not be storing any commodities on that property whatsoever, it's only going to be trucks and trailers with the addition of the container as quote unquote office space.

And to answer one of the resident's questions earlier we anticipate to do underground directional boring to obtain the underground lines for the water, sewer, and electrical from Pinewood to the container itself.

Commissioner Duzyj – How many trucks to you imagine are going to be kept in this area?

Mr. Bobby McIlquham – A maximum of 32 but realistically between 25 and 30.

Commissioner Duzyj – Alright, thank you Mr. Chair.

Commissioner Hoque – It seems to me that this parking lot was used for truck parking before?

Mr. Bobby McIlquham – Not under our establishment. It's my understanding that this property sat vacant up to 10 years with the possibility of leasing the property, we have no notification of that. It's my understanding that this property was going to be used as a self-storage facility and those plans did not proceed and it sat vacant with the combination of I believe a construction company utilizing the property for various equipment truck trailers and things of that sort. Our intention is to use it solely as our truck and trailer parking at this location.

In addition, cleaning up the west end of the property, a lot of the trees are overgrown, weeds, trash, debris, that we took into account

when purchasing the property and made the effort to clean that area up. To not only the beautification of the property but to keep that area as clean and orderly as possible.

Commissioner Hogue – So your truck is only taking the major roads not any route inside the neighborhood?

Mr. Bobby McIlquham – No.

Commissioner Hoque – Okay, thank you.

Secretary Mouri – I know you had mentioned this is going to be your second location to the Eleven Mile location that you already have, how long have you had the Eleven Mile location for?

Mr. Bobby McIlquham – Since 2021.

Secretary Mouri – With the maximum capacity of 32 trucks you had just mentioned, or maybe on a daily average you'll have 20 to 25, is the possibility every single morning all those trucks are going to be coming out and at night they are coming back in, what does that look like?

Mr. Bobby McIlquham – As of today, or in the proceeding months or years, no. So we will use our 6500 location as our primary spot, the Pinewood location is our secondary off-site for the sole purpose that we do not have any space available to expand due to the geographical area. Therefore, we are using that as our true off-site parking, so, yes, trucks and trailers will come in and out but from everyone leaving at 6 am and coming back at 5 or 6 o'clock in the evening. Those vehicles will come in and out as we are moving vehicles to our 6500 location, but it's not going to be a continuous flow coming in and out of that facility.

Secretary Mouri – For the Eleven Mile location what does your morning look like, is that usually six in the morning when all of the trucks are pulling out?

Mr. Bobby McIlquham – It can vary typically between 6 am and 8 am. Again, we have a lot of trucks that are on the road on a continuous basis so they are not returning for several days later, so that truck may leave Monday morning or Sunday afternoon and not arrive back until Tuesday or Wednesday within that given week.

Secretary Mouri – Thank you.

Chair Smith – Good evening, the extra dimension that we wanted for the greenspace for moving the trailers over to provide extra screening from the neighbors, I like the idea of doing that because the neighbors don't need to see all of that. The other thing you said the hours of operation are from 8 to 6, so does that mean no trucks will pull in after 6?

Mr. Bobby McIlquham – There's no guarantee that would, but given the location as well as a residential neighborhood directly to the west, we can assist in those accommodations to limit the number of vehicles coming in and out of that location and offset it to our 6500 location instead. So, during the day between 8 and 5 we can move our current vehicles at 6500 to the Pinewood location to have our vehicles coming after hours to 6500 location to meet those needs.

Chair Smith – Are there going to be gates on the entrances of the driveways?

Mr. Bobby McIlquham – There will, yes. So there will be two gates located at the east end of the property on Pinewood that will be automatic so the property will be closed off to limit the amount of unwanted individuals coming in and out of that property. All the trucks will have access to opening and closing those gates as they arrive to that location.

Chair Smith – Thank you sir. Just a note I noticed on the findings earlier today and we changed it this evening, the project is on the west side of Pinewood, it's not on the east side of Pinewood. We did make and acknowledge that change. I just wanted to make that note and it will be in the minutes as far as the change.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

None at this time.

8. OLD BUSINESS:

None at this time.

9. BOND RELEASE:

- A. MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT EXPANSION AND TWO NEW PARKING AREAS; West side of Van Dyke Avenue, approximately 549.60 ft. north of City Center Drive; 30001 Van Dyke Avenue; Section 9; General Motors Company (Torrin Jones); regarding minor amendment for the installation of solar canopies. **Approved on June 13, 2011. Surety Bond posted in the amount of \$4,500. Project complete. Release the bond.**

MOTION:

A motion was made by Assistant Secretary Chowdhury to recognize as a minor amendment, supported by Vice Chair Boniecki. A voice vote was taken and the motion carried unanimously.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR CANOPY ADDITION TO EXISTING DRIVE THRU OF HUNTINGTON BANK; South side on Twelve Mile Road, approximately 200 ft. east of Dequindre Road; 2000 Twelve Mile Road; Section 18; Huntington Bank (Christopher Schneider). **Approved on June 26, 2006. Cash bond posted in the amount of \$3,600. Project complete. Release the bond.**

MOTION:

A motion was made by Commissioner Holowaty to release the bond, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

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

- 10. NEW BUSINESS:  
 Planning Commission approval of the 2025-2026 Planning Department Budget.

Mr. Ron Wuerth – I’m here to answer any questions that you may have regarding the budget.

Chair Smith – Looks like you did a very good job of putting the budget together. I want to thank you for all your time and work that you and your office has put into preparing the budget. It looks good.

MOTION:  
 A motion was made by Vice Chair Boniecki to approve the budget, supported by Commissioner Duzyj.

ROLL CALL:  
 The motion carried as follows:

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

- 11. CITIZEN PARTICIPATION:  
 None at this time.

- 12. PLANNING COMMISSION BUSINESS:

**A) Planning Director’s Report:**

Mr. Ron Wuerth – These are most of the meetings that I attended since December 9<sup>th</sup> leading up to tonight’s meeting. We had a meeting with the owner of the M97 location on 26395 Groesbeck to

take a look at their site. They like to change things around about every three years it seems, and they want to do that again so they are working with them, and they will come through site plan approval to change it. I'd say the main thing, aside from changes to where the storage is they are looking to sell some used cars up in front.

I attended a committee of the whole meeting along with Michelle, this had to do with the Village Historic District ordinance that's been out there for a while. City Council finally got around to having a hearing, along with Laura Sullivan who is the Architect of that piece of work, and that was a lot of work. After some discussion they received it quite well during the meeting and, as a result of how positive they felt about it, it's on the agenda for tomorrow night's City Council Meeting on the consent agenda, which is the second reading. What that does is repeal what we have and replace it with a Village Historic District ordinance, it conforms with the State regulations. It will make it possible for the city to apply to become a certified local government. Otherwise as CLG Designation and that helps us apply, we will have the opportunity after we apply for it, to receive grants and other types of funding for our Historic District. It has been lacking, and we hope to improve things in the village and perhaps, in the future, in other areas throughout the city, it won't be just the Village, it may be other areas throughout the city that may turn out to be districts. That was pretty important and like I said it's on tomorrow night's meeting.

On the 10<sup>th</sup> I had a meeting with Tom Bommarito and a representative from MDOT, a Transportation Planner, they took a look at our Van Dyke Corridor Plan. Usually, they end up not being too much in support of plans like that where you take a state road and then you transform it into what we think it should be in a downtown area, that's the south end downtown. This Van Dyke Corridor plan runs from Stephens to Eight Mile, it went past this Board and moved onto City Council. We had a good meeting there and we'll be talking to those people along with Mr. Bommarito looking for grants and funding to make these improvements that will make a difference in what that area will be in the future.

On the 10<sup>th</sup> I attended the City Council Meeting and the standard rezoning to replace that Continental Trailer Park that you recommended for an approval for rezoning, they also approved it. It's for multi-family housing, over 300 units and boy do we need it in this town. It helps us to get closer to providing housing for people in the area, so they went ahead and approved that. Then they also approved the rezoning with conditions. It started here as just a standard rezoning and that's what I call the triangle on Schoenherr

across from Meijer's. That turned out to be a development with conditions and this will come back for site plan approval, the same with the previous one I mentioned. It's a multiple-dwelling development, 20 nice dwellings with lots of landscaping, nothing but the best. In order to make that plan work they also had to approve the vacation of a part of the right-of-way along Industrial Highway. It just so happens that was platted really wide, it's sort of like Groesbeck, the width was wider for some reason I think they thought there was going to be another highway on an angle. It didn't go too far left with a lot of right-of-way they got approval to take the west 30 feet of that right-of-way. It has no effect on the existing roadway that's there, so there's plenty of room and it helps expand that site, so it works really well.

December 11<sup>th</sup> was the Active Mobility Plan presentation. Michelle and Mahmuda attended it. It was a nice small gathering I do wish it could have been larger; we advertised it as much as we possibly could have. It was at the Burnett Library from 6 pm to 8 pm and Councilman Newnan and Magee were also there, a lot of good discussion, it was a good meeting.

On the 12<sup>th</sup> there was a meeting in the Mayor's Office, and we were discussing some major concerns with the cannabis growing facilities in town, especially the grows because there has been a little change in how they look at growing cannabis. Some legal powers seem to think that it has to do with agriculture, this is about as far I'm going to go with this, we are wrestling with it in our Zoning Ordinance. I think there will be more to come when it comes to where everything is at regarding the whole cannabis industry in this town. I think we need more site plans approve for these locations so we can nail them down a lot better.

On the 16<sup>th</sup>, today, I met in the Mayor's Office for a normal meeting and then went to the tree ordinance that we've been wrestling with and the mayor's taking an active interest in this particular thing, and I greatly appreciate that. She has good incentives and good thoughts regarding it all, but we are still working on this tree ordinance, and Councilman Newnan has also had a great hand in this, but this was an internal meeting, so we are moving forward with that. So with that those are the highlights of some of the meetings that I attended and what we are doing.

Commissioner Duzyj – Two things, you mentioned Van Dyke Corridor from Eight Mile to Stephens that's the TIFA Corridor, so is TIFA working on this also?

Mr. Ron Wuerth – Absolutely, it's their plan.

Mary Clark CER-6819  
December 16<sup>th</sup>, 2024

Commissioner Duzyj – I'm glad to hear that they are involved. And when you mentioned funding, we are still getting CDBG Funding aren't we? Are we going to continue getting that funding for any development in the Historic District or anyplace else?

Mr. Ron Wuerth – Michelle attends the TIFA Meeting.

Commissioner Duzyj – Are they able to use CDBG Funding there and/or the Historical District?

Ms. Michelle Katopodes – We don't administer the Block Grant Funding, I know that they use them in certain areas of the city, primarily in the south side of Warren, that's what I'm familiar with. From what I gather, it's mostly for residential rehab, that's what the Block Grant Funding has been for.

Commissioner Duzyj – Okay, are they doing some of that in Historic District?

Ms. Michelle Katopodes – Are you referring to the northern side of the city?

Commissioner Duzyj – The northern part of the city for Historical Business.

Ms. Michelle Katopodes – I'm not familiar with that, I have heard it's primarily in the south end of the city.

Commissioner Duzyj – Okay fair enough. Who is administering the CDBG Funding now, because it used to be out of Planning?

Ms. Michelle Katopodes – It's a separate department, the Community Development Block Grant Program, Tom Bommarito is the Economic Development Chair, so he heads it, but there are other staff in that department that administer it.

Commissioner Duzyj – Alright, that's what I wanted to know, thank you Mr. Chair, and thank you, you're doing a nice job.

Ms. Michelle Katopodes – Also don't forget that Townhall Meeting I mentioned last time on the 18<sup>th</sup>. There's going to be a presentation at City Hall on the 1<sup>st</sup> floor on the 18<sup>th</sup> from 10 am to 12:00 pm and in that evening the same presentation at the Burnette Library from 6 pm to 8 pm.

Chair Smith – Both are on the 18<sup>th</sup>?

Ms. Michelle Katopodes – Yes, we can email the flyer to you if we haven't yet.

Chair Smith – Thank you.

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

Commissioner Duzyj – I'd like to take a moment to wish this entire Board, and the Planning Department, and everybody involved a very happiest and healthiest of Christmas Holidays and whatever holidays that people celebrate and a very happy, healthy, and blessed New Year. Thank you.

Chair Smith – Commissioner Duzyj, you always take the words out of my mouth I was going to say it too. There's one other thing I need to add also, I didn't recognize our Ex-Officio Councilman Newnan because he's hiding behind the screen down there and I couldn't see that far. I want to thank him for being here this evening and I want to thank all the Commissioners for the great job they've done this year. I hope everyone has a Merry Christmas or any other holiday that you celebrate and Happy New Year. Stay safe and healthy.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 8:23 p.m.

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Warren Smith, Chair

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Mahmuda Mouri, Secretary

Meeting recorded and transcribed by  
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