

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on March 10, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, March 10, 2025, at 7:00 p.m. in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners present:

Delwar Ansar  
Andrey Duzyj  
Syed Hoque  
Mahmuda Mouri, Secretary  
Merle Boniecki, Vice Chair  
Warren Smith, Chair  
Melody Magee, Ex-Officio

Also present:

Ronald Wuerth – Planning Director  
Michelle Katopodes – Planner III  
David Crabtree – Assistant Planner  
Amanda Mika – Assistant Planner  
Melissa Maisano – Administrative Secretary  
Laura Sullivan – Assistant City Attorney  
Christie Laabs – Communications Department  
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 Vice Chair Boniecki to excuse Commissioner Holowaty and Assistant Secretary Chowdhury, supported by Commissioner Ansar. A voice vote was taken and the motion carried unanimously.

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES: February 24<sup>th</sup>, 2025

MOTION:

A motion was made by Vice Chair Boniecki to approve the minutes, 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. REVISED SITE PLAN FOR SELF-STORAGE FACILITY; two properties located on the north and south sides of Ten Mile Road, approximately 326.85 ft. east of Mound Road; 6014 and 6015 Ten Mile Road (formerly DeCarlo's Banquet and Convention Center); Sections 21 and 28; Frank Jarbou/SEH Warren, LLC; PSP230038. **Originally approved December 18, 2023. Rescheduled from the February 24, 2025 Planning Commission meeting due to an error on the Public Notices.**

Chair Smith – Is the petitioner here? Good evening, sir.

PETITIONERS PORTION:

Mr. Kalas – Good evening, Mr. Chairman, members of the Planning Commission. My name is Tom Kalas. My address is 31350 Telegraph Road, Suite 201, Bingham Farms. I am here this evening representing the petitioner, SEH Warren, LLC. This is the matter up for revised site plan approval tonight. The site plan that was previously approved has been slightly modified, as indicated in the Planning report that was provided. Basically, we've added some additional buffering to the residential areas. We've actually reduced the unit count in the buildings from what was originally approved, 604 units, we're now down to 523 units. The total building square footage for the buildings on site originally was 105,950 square feet, and that's been reduced to 90,000 square feet. We've changed the underground detention so it's above-ground detention and that, actually, acts as additional buffering for the residential to the northeast and on the south building to the east of the property.

So, we've increased the buffers on the north building for the residential from 23 feet to 43 feet, and on the southern building from 25 feet was increased to 57 feet. So, all in all, it's actually less units. There's more

buffering and we would ask for a recommendation of approval tonight. Thank you.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**ENGINEERING:**

1. Site shall comply with the current City of Warren storm water ordinance. All storm discharge must be contained in the parcels. Detention and pretreatment shall be required for each parcel.
2. Provide a detailed storm narrative on the site plan.
3. Site plan shall show the location of the proposed detention, pretreatment and discharge point.
4. Site plan shall show and identify the location of all existing underground utilities (including City of Warren and Macomb County) and all proposed utilities including size, connection, and discharge point in the vicinity of the project.

**AT&T:** AT&T does not anticipate any issues with the revised plans. We do have facilities on the property and serving the existing building at 6015 10 Mile. Should renovations to the building affect our facilities, please advise the petitioner to contact AT&T so our network can be protected.

**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 reviewed the revised site plan for self-storage facility. DTE Electric Company has no objection to the revised site plan for self-storage facility, impacting 6014 - 6015 E. 10 MILE RD.; Section 21 and 28, per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

**MCDR:** Macomb County Department of Roads (MCDR) has received and reviewed the enclosed preliminary plan for the above referenced site. MCDR has no objections to proposed development at above-mentioned site. If you have any questions, please feel free to contact me at the phone number (586) 463-8671.

**MCPWO:** The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and have determined this site is under the jurisdiction of MCPWO. This project is impacting and/or discharging to a county asset including one or

more of the following: A county drain, county road Right-of-Way, or other (See table 1.1 in the MCPWO's Procedures and Design Standards Manual for Stormwater Management (Rev. March 1st, 2024) for further explanation). Any site disturbance over 1-acre, will require the proposed site to conform with the MCPWO's Procedures and Design Standards Manual for Stormwater Management (Rev. March 1st, 2024). Review section V for stormwater detention and drain easement requirements. 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 or (586) 307-8280.

Mr. Wuerth reads the recommendation of the Staff:

Chair Smith – This is a public hearing. If anyone wants to speak on this item, please come to the podium and give your name and your address and you have three minutes to speak.

MOTION:

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

COMMISSIONERS PORTION:

Chair Smith – To the petitioner, good evening, sir. I like the way you revised the plan. It looks like it's going to be easy access to do what they have to do. I know we had the four-foot wainscot on all the buildings in the original plans and they seem to have been eliminated on this one. Is there a reason why they did that?

Mr. Kalas – I'm sorry.

Chair Smith – The four-foot wainscot that was supposed to be on the lower half of the buildings? It was on the original drawings but --

Mr. Kalas – Yeah. The elevations, the market appeal, elevations change, you know, basically, it's a more aesthetically pleasing look in our eyes.

Chair Smith – So, we're still recommending that the wainscot be put on. Is that a problem?

Mr. Kalas – Whatever conditions are recommended, the applicant will abide by.

Chair Smith – All right. Does anyone else have any other questions? Seeing none, I need a roll call.

ROLL CALL:

The motion carried as follows:

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

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

PETITIONERS PORTION:

Ms. Gauss – Good evening. My name is Mandy Gauss, I’m with CESO, the civil engineer on the project. I appreciate you having us here this evening to discuss the proposed Speedway branded 7-Eleven at the southwest corner of Ryan Road and 14 Mile Road, at the vacant Rite Aid building at that location, the vacant Rite Aid structure. What we’re proposing to do there, the current site is zoned parking C-1 and C-2, which, does allow the gas station use but permitted by right with the site plan approval.

So, we’re here tonight to request site plan approval. We’re requesting to construct a 4,850 square foot convenience store. It will be Speedway branded so it’ll have Speedway signage and Speedway Fuel. With that, there’s no restaurant inside. It’s more of your grab-and-go type of food. We will have 30 parking spaces proposed around the exterior of the building, as well as a six dispenser auto canopy.

Our access, I know Macomb County, for the east 14 Mile Road, wanted us to shift the access to align with the driveway across the street and make it 30 foot wide, which is not a problem. I know that’s in the review letter. And then our access on Ryan Road is under the City of Warren, which we did keep that access as far – it’s in the same location as it is today – as far to the, sorry, I got to get my bearings straight. It’s up there as, let me open up my – sorry – as far south as possible on our property. With that, there is a cross access to the business to the south. I know I did modify the site plan just so you can kind of see it better.

Because I know the landscaping unfortunately got left on the original plan that was submitted. So we will keep that cross access open to the business to the south of us. So with that, it will remain in place and provide access to their parking lot how it is today.

Chair Smith – Thank you.

Ms. Gauss – As far as the building consists, we're looking at doing a more of a modern flat roof building. It is the newer prototype for Speedways in the area. It actually has not been constructed yet in Michigan. We're working on getting some open, so we're excited to bring a newer design, something more modern. It is a CMU building with some Nichiha wood panels, and some metal clad panels as well.

I'd be happy to answer any questions you may have. We are planning on doing underground detention for our stormwater and we are aware that needs to go through either the Macomb County or City of Warren, depending on where we connect, and all that will be determined during the construction document preparation. So, we're here to answer any questions.

Chair Smith – Thank you.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**ENGINEERING:**

1. Provide a complete and accurate written legal description of the parcel including the parcel identification.
2. Site shall comply with the current Macomb County Storm Ordinance. Detention and pretreatment shall be required.
3. Provide a detailed storm narrative.
4. Site plan shall show the location of all existing underground utilities including their size, material type, and discharge point in the vicinity of the project ([Engineeringinforequest@cityofwarren.org](mailto:Engineeringinforequest@cityofwarren.org)).
5. Drive approach on Ryan Road shall comply with the current City of Warren specifications.
6. Dumpster pad shall be minimum 8" concrete.
7. Any construction within 14 Mile Road R.O.W. shall require a permit from Macomb County Department of Roads.
8. Soil erosion and sedimentation control permit or waiver shall be required from Macomb County Department of Public Works.

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

**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).

**MCDR:** Macomb County Department of Roads (MCDR) has received and reviewed the enclosed preliminary plan for the above referenced site. MCDR has the following objection to proposed development at above mentioned site. 1) MCDR allows only 30 feet (Back of Curb (BC) to Back of Curb) wide entrance approach in MCDR's Right-of-Way (ROW). Verify and revise 14 Mile Road entrance. 2) To avoid left turn conflict, MCDR recommends locating proposed entrance in-line with existing entrance on the other side of 14 Mile Road. If you have any questions, please feel free to contact me at the phone number above [(586) 463-8671].

**MCPWO:** The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and have determined that the site is located within the Red Run Intercounty Drain Drainage District and the Red Run Drain is located 2,000 feet south of the property line. Any stormwater discharged to 14 Mile Road will require a MCPWO stormwater review and approval. Any stormwater discharged to the Ryan Road stormwater system is under the City of Warren's jurisdiction and would require their approval. Any site disturbance over 1-acre, will require the proposed site to conform with the MCPWO's Procedures and Design Standards Manual for Stormwater Management (Rev. March 1st, 2024). Review section V for stormwater detention and drain easement requirements. If the stormwater discharge outlets to 14 Mile Road, it is highly recommended that the design consultant and landowner schedule an engineering meeting with this office to discuss how our standards may apply, by contacting Heather Morin at [heather.morin@macobgov.org](mailto:heather.morin@macobgov.org) or (586) 307-8280.

Secretary Mouri – With that, I do have the following correspondence. And I'll go ahead and read these letters. So this one is sent from Sarmad Abdal.

Good morning sir, madam. My name is Sarmad Abdal owner of the BP gas station at 14 & Ryan, I am just reaching out to you and express my deep concern that the City of Warren keep on adding more gas station, latest one a plan to open a Speedway at the southwest corner of 14 & Ryan across the BP that I owned for the past 23 years (this corner already have two gas stations and 7-Eleven store), and now the City trying to bring big corporate like Speedway and Sheetz to kill the small businesses that worked hard and served the community, please help the small business and keep them alive. Stop Speedway please.

Sarmad Abdal

Secretary Mouri – I have more letters as well. This is from Shady Abdelhamid.

I hope this email finds you well. I am writing to express my strong opposition to the proposed gas station project in City of Warren. As a concerned resident, I believe this development would have a negative impact on our community for several reasons.

1. Environmental Concerns - Gas stations pose risks of soil and groundwater contamination due to fuel leaks and spills. The long-term environmental impact could be harmful to both residents and local wildlife.
2. Increased Noise & Traffic - A new gas station, especially one operating 24 hours a day, would significantly increase traffic congestion and noise pollution, disrupting the peace of our neighborhood.
3. Crime & Safety Issues - Unfortunately, gas stations tend to attract crime, including loitering, theft, and vandalism. A 24-hour business of this type could become a safety concern for nearby residents.
4. Unnecessary Development - Our City already has an adequate number of gas stations.

Instead of adding another, I urge the City to consider developments that better serve the needs of the community, such as parks, grocery stores, or other local businesses.

I kindly ask that my concerns be taken into serious consideration. I would appreciate any updates on public meetings or hearings regarding this project, as I would like to participate and voice my opposition in person.

Thank you for your time and attention. I look forward to your response.

Shady HAMID

Secretary Mouri – This one is from Aslan Stepho.

Please we don't need another gas station in my area. It going to cause more traffic and crimes in my neighborhood.

Thanks,  
Aslan Stepho  
I live between Chicago Road and 14 Mile Road.

Secretary Mouri – This is sent from Yakoo Yakoo.

My name is Yakoo Yakoo, and I am a resident of Warren. I strongly oppose the idea of a Speedway being built at the 14 Mile and Ryan intersection. There are already two gas stations and a 7-Eleven at this busy location. Adding another gas station will only increase traffic congestion, especially during peak hours, and raise the risk of accidents.

I urge you to reconsider this project in the best interest of the community's safety and well-being.

Yakoo Yakoo

Secretary Mouri – This is sent from Nameer Kastaw.

I have been running a gas station in Warren for nearly 35 years, and I am very concerned about another big corporate gas station coming to our City. Warren already has more gas stations than it needs about one-third of all gas stations in Macomb County are here.

Small business owners like me are struggling to make ends meet, and bringing in another massive chain like Speedway will only make it harder.

Unlike big corporations, local gas station owners don't have unlimited money to lower prices just to push out competition. We work hard to serve the community, pay taxes, and keep our businesses running. But every time a giant like Speedway moves in, small businesses suffer.

Warren does not need another gas station—it needs to support the local businesses that have been here for years. I ask the Planning Commission to think about the long-term impact on small business owners like me and say no to this project. Please make sure my concerns are shared.

Thank you,  
Nameer Kastaw

Secretary Mouri – This is from Christina Balderrama.

Hello to all,

With the upmost respect, I ask that the City not allow a 3rd gas station to the corner of 14 & Ryan Rd.

While I live in Sterling Heights on Defour Drive, literally just past the city line, I do ALL MY shopping in Warren.

I personally would love to see the City push for something thing like a Chick-fil-A at this corner, or at least advertise to companies like this that it would be a prime location for such a business. A Chick-fil-A would be perfect, because there isn't one within a 10-15 minute drive at least and it would offer more jobs then a 3rd gas station. Because of its consistent and loyal fanbase people would flock to the location and bring the other businesses at that corner more business.

Please please don't place an additional gas station there.

Christina Balderrama

Secretary Mouri – This is sent from Sundeep.

The Officer in Charge,

I am writing to address some of the concerns related to the zoning and plans to construct a new gas station on the southwest corner of 14 Mile Road and Ryan. I am a concerned citizen of Macomb County and would like to bring to the attention of the Planning Department related to this project. To begin with 7-Eleven corporate owns and operates another business across from this site and they should have no need to open another business and try to monopolize the area with their business model. This project will impact the community with some of the irreparable damages and cause nuisance for the citizens of the City of Warren.

Here are some of my concerns.

1. Accidents and Safe traffic – 14 Mile and Ryan has seen several auto accidents in the recent years and has growing concerns for the safety of people. Having another gas station at the same intersection which has already two existing gas stations that have operated and served the community for many years even during the pandemic of COVID will cause unnecessary traffic issues.
2. CRIME – This corporate is known to operate 24 hours operation that will bring a lot of drug activity and crime to the community.
3. Environmental Pollution – This project will yield a lot of pollution in the area with their high traffic, increased noise levels, truck traffic for the vendors and gas suppliers, along with the endangerment of gas spillage.
4. Unnecessary Project – This project is a complete show of corporate greed to control the entire community with expansion of exact same business right across from each other at the same

intersection which already has two other gas stations and one more convenient store.

In the conclusion, I would urge you once again to consider this project and the negative impact this will have on our community. I am certain that the Planning Department will make the best judgment and decision in the best interests of the community of Warren.

Yours Sincerely,  
Sandeep S. Sachdev

Secretary Mouri – This is sent from Aswan.

I hope you are doing well. I am writing to express my concern regarding the proposed Speedway gas station at the intersection of 14 & Ryan. I believe that placing a gas station in this location is not suitable for the area, particularly due to the potential for increased traffic and accidents.

The intersection is already a high-traffic area, and adding a gas station could exacerbate congestion and lead to more accidents, especially during peak hours. The safety of drivers and pedestrians in the surrounding community should be a priority when considering this development.

I kindly ask that you forward this email to the Planning Commissioner members for their consideration. It's essential that they take into account the potential impact on traffic flow and public safety in the decision-making process.

Thank you for your time and for forwarding my concerns to the appropriate parties.

Sincerely,  
Aswan Deza

Secretary Mouri – This letter is sent from Sharkey Haddad.

Please forward this letter to the members of your Planning Commission prior to your Planning Commission meeting today:

Dear Members of the Warren Planning Commission,

We are writing to formally request the tabling of item "b" of the agenda after the discussion at the upcoming Planning Commission meeting of March 10, 2024 due to a clear failure amongst Planning Staff to share the necessary materials with the public, residents, and business owners in advance. Planning Staff refused to share any information

and staff reports with the public. This is not common practice in the Planning field and amongst other municipal Planning Departments throughout the state. This lack of transparency directly undermines the integrity of the Planning process and prevents the community from being adequately informed, educated and prepared to participate in discussions that impact the community.

One of the core responsibilities of any Planning body is to ensure that the public has the opportunity to review, understand, and provide meaningful input on proposals before decisions are made. This is what the Planning process is all about! The failure to make these materials available contradicts the fundamental principles of Planning—public engagement, education, and informed decision-making. Without access to relevant documents, residents and stakeholders are left in the dark, unable to offer constructive feedback or raise legitimate concerns.

Furthermore, this situation raises ethical concerns, as it disregards best practices and professional standards that Planners are trained to uphold. The Planning process should not only comply with legal requirements but should also reflect a commitment to fairness, inclusivity, and good governance. Pushing forward with this agenda item without public access to materials compromises public trust and the credibility of the Commission.

For these reasons, we strongly urge you to table this item until all case materials and staff reports are made available to the public with sufficient time for review and consideration.

Doing otherwise would set a troubling precedent that diminishes transparency and public participation in Planning decisions.

Respectfully,  
Sharkey Haddad

Secretary Mouri – This was sent on the 9<sup>th</sup>. I do have another, petition that has been signed by 291 people.

My name is Samoud Abdal. We, as a Warren community, collected a petition form signatures from Warren resident who trying to stop the approval for development of Speedway gas station at 32983 Ryan Road, Section 6, Warren, Michigan 48092. Public hearing is set for today, 7pm at 3/10/25. Warren Community Center.

Samoud Abdal

Secretary Mouri – This has been signed by 291 people.

Chair Smith – Thanks, Secretary Mouri. In honor and respect of Ramadan, we're going to take a ten minute break. Do I have a motion for that?

A motion was made by Secretary Mouri for a recess, supported by Commissioner Ansar.

#### Recess

Chair Smith – Good evening. We are going to reconvene at this time. And we will start with the Planning Director's recommendation.

Mr. Wuerth reads the recommendation of the Staff:

Chair Smith – Thank you, Mr. Wuerth. To the audience. Being we had so much correspondence, we had a lot of letters from the people, a lot of petitioners signed the petition, so a lot of people, we've heard a lot of different responses from the community. Therefore, this is a public hearing. Anyone that would like to speak, come up and state your name and address for the record. You will have three minutes to speak, but I would like to urge you, if it's something that's already been covered, or one of the people that sent in the letter, but you have something else than what we heard, to add, then come up and speak.

#### PUBLIC HEARING:

Mr. French – Yes, hi. My name is Paul French. You need my address, right?

Chair Smith – Yes, sir. For the record.

Mr. French – It's 33749 Kennedy Drive, Sterling Heights, but I live just a couple blocks. I just wanted to add, I had a few things to say, but as you say, it's been covered. I do want to mention this. My daughter, one of my daughters, I have six children in my household, we live just a few blocks from this intersection. One of my daughters works at this building in the library. I graduated from here when it was Warren High School. We ride our bikes, the six or eight of us ride our bicycles quite often and we cross this. And I tell you, as a father, it terrifies me when we cross this intersection over there because of how the traffic is now already. My daughter rides her bike to work quite often, my son rides his bike to both his jobs. Just a few months ago a driver failed to stop, hit my son, destroying his bicycle, sending him to the hospital via ambulance. So I just wanted to mention that, again, I would reiterate all the things that you've read on those letters, I had to say, but I won't say them. But this corner presents a fantastic opportunity for Warren. Why not seek out something special that will be the envy of the other suburbs. Something that enhances that location rather than degrades it. And I just want to point out one other thing. I know the Speedway

just one mile north at 15 Mile and Ryan, it's the most unattractive business at that intersection. You can go take a look for yourselves. It's diminished that location in my opinion. So I'd really like to see this become something other than a Speedway. Thank you.

Chair Smith – Thank you, sir. Good evening.

Mr. Petzold – Good evening. How are you?

Chair Smith – Good.

Mr. Petzold – My name is Michael Petzold, I live at 5624 Streefkerk, right here in the subdivision. Today I want to talk about the harmful impacts that excessive gas stations and liquor stores can have in our communities. While these businesses are essential to some degree, when there's an overabundance of them, they can start to erode the fabric of our neighborhood in ways we often overlook.

Let's start with gas stations. At first glance, gas stations might seem like a vital service. They provide fuel convenience and other necessities like snacks or air for tires. However, when gas stations are too prevalent, particularly in residential or small town areas, they create a range of negative consequences. First, they contribute to environmental problems. Gas stations are often built with large plots of land with servings like asphalt, leading to poor water drainage and runoff.

Over time, the runoff can pollute local waterways, harming the environment and wildlife. Now let's turn to liquor stores. Like gas stations, liquor stores are often seen as a convenience, a place to quickly purchase alcohol. But excessive liquor stores, particularly in low income or high density neighborhoods can bring a host of problems. Studies have shown that areas with a high concentration of liquor stores tend to have higher rates of crime, particularly violent crimes. This is because liquor stores can attract disturbances and increase alcohol related offenses.

Moreover, an oversaturation of liquor stores can contribute to the normalization of excessive drinking, particularly for young people who may be influenced by the environment around them. This creates a cycle of unhealthy habits that can negatively affect the public health. Alcohol abuse can also strain local healthcare services and increase the burden of social services, further deepening economic challenges in the community.

Excessive liquor stores and gas stations also tend to signal an area in decline.

Chair Smith – You need to conclude your comments, sir. You're getting close.

Mr. Petzold – Yes, sir. Let's focus on fostering healthier, more vibrant communities where you prioritize not just convenience but long-term well-being for the area of Warren. Thank you.

Chair Smith – Thank you, sir. Good evening.

Mr. Gutmann – Good evening, my name is Willie Gutmann. I live at 3926 Dawson Drive in the City of Warren. Basically just north of the Red Run Drain. I grew up in that neighborhood, I remember the farmhouses, I remember all the legal challenges regarding Zoning for a number of different businesses. 14 and Ryan is busy. Anything that goes in there involves traffic. I am against another gas station. I would like to see diversification of the area, put something else in there, a restaurant, a hair salon, some manufacturing. Put something else in there other than a gas station that would attract people to the area and maybe give the other businesses in the area some more traffic volume. Give some more customers and find a way to bring something else to the area.

As others have stated, there's a Speedway on 15 Mile and Ryan. There's other gas stations in the area. We don't need another gas station. Over the years I have seen numerous variations to the Zoning plan. In my opinion the Zoning plan is often written in playdough. It can be amended, it can be changed, it can be modified on a whim if people push for something, if people will want something else in there.

Please make that effort. Don't go over just for the low hanging fruit, for the lowest common denominator. For the easiest thing that just arrives on the corner. Hold out. Look for something better. Try and make the area have more, more diversification. Thank you.

Chair Smith – Thank you, sir. Did you give your name and address to the court recorder?

Mr. Gutmann – I think I did. Willie Gutmann, 3926 Dawson Drive. I'm the guy that writes the Red Run Drain Blog. I'm on the internet all the time.

Chair Smith – Thank you. Just checking. All right. All right, sir. Thank you. Thank you. Good evening, sir.

Mr. Ayoub – Good evening, Commissioners. My name is Moe Ayoub, and I am here representing the Chaldean American Chamber of

Commerce here today who represents a variety of businesses in your town. 2229 Trumbull, Detroit, Michigan 48216 is my address. For full disclosure and transparency, again, representing the Chaldean American Chamber of Commerce, however, I also serve as Planning and Building Director for the City of Westland, am a past President of the Michigan Association of Planning, a former Dearborn Planning Commissioner, and currently teach Urban Planning at Eastern Michigan University. So I just wanted to put that out there on the record. Again, here with the Chamber.

I'm here tonight to formally request that you table item B, on the agenda until after a proper discussion can take place. One where the public has access to the necessary materials. Right now, there has been a clear failure on the part of Planning Staff to share key documents, staff reports, and information with the general public, your own residents, and your own business owners, all of whom directly requested materials in advance of this meeting.

This is not common practice in the Planning profession. In cities across this state, transparency is a fundamental expectation throughout the Planning process, and the public is given the opportunity to review, understand, and provide meaningful input on proposals before deliberation is had, and before decisions are made. That is how the Planning process is supposed to work.

When the public is left in the dark, it undermines trust in this process. It prevents your residents and business owners from being informed, engaged, and able to raise legitimate concerns. Planning should be about inclusion, education, and open discussion, not last-minute surprises and restricted access to information.

As Planners and public officials, there is a responsibility to uphold best practices – that includes fairness, transparency, and good governance. Moving forward with this item without allowing public review of the case materials continues a dangerous precedent. One that damages public trust and weakens the Planning process.

For these reasons, I strongly urge you to table this item until all relevant documents and technical reports are made publicly available with sufficient time for review, your business owners and your residents included. I also strongly urge Planning Staff to reconsider this policy of withholding materials until the Planning Commission meeting. Anything less would be a disservice to the principles of good Planning and public engagement.

Chair Smith – You need to complete --

Mr. Ayoub - Thank you.

Chair Smith – Thank you, sir.

Mr. Young – Good evening, my name is Michael James Young, I live at 4180 Hillcrest Drive. I've been a resident of Warren for 61 years and I've lived in the area of 14 and Ryan for 28 years. I have come to know the gentleman who owned the gas stations at Chicago and Ryan and the BP at 14 and Ryan. And we all know already the opposition to the gas station but what about all the folks who have been in it for the long haul. Let's think about them.

A few years ago, they both put exorbitant amounts of money into their gas stations to make them look nice and presentable for the community. They do not sell pornography in their stores, that money would not have been spent if they knew that you were going to put another gas station right on top of them. 12 Mile and Ryan used to have four gas stations. One of them was a Speedway. They went under. Now there's two gas stations and two medical units there and they're doing quite fine.

I feel that putting another gas station here is you're telling business owners in Warren that the tax base is more important than your businesses and we'll just stack them on top of you. What's going to happen with the Speedway is one of these other two gas stations at the 14 Mile, they're going to go under. And now you're going to have an empty gas station that nobody's going to want to build because the Speedway will be there. The point is, how much is enough?

We need the tax money, but at this point there is other uses, medical, and also keep in mind, if you put a gas station there, good luck trying to fill the bank next door. Who's going to want to build a medical office or something right next to a gas station? I urge you, think about the gentlemen who already put the time and effort in to the City of Warren and not somebody new who wants to come in.

I'm sure Speedway isn't real happy about a Sheetz gas station going up at 12 and Mound right down the street from them. They're not jumping for joy but now they want to come and do it to these two gentlemen here who have dedicated their life and their families to Warren and I ask you, I urge you, to think about them and how this is going to affect them along with the community. Thank you.

Chair Smith – Thank you.

Mr. Yaldo – Good evening, my name is Michael Yaldo, I live at 5116 Meckler Lane, Warren, Michigan. I just want to add something, but everybody support people, said the two gas stations, actually, there is

ten gas station within one mile. If I just spin, blink my eyes and hold a stick in my hand and threw it, it's going to fall on one of the gas stations. Another thing then, there's section there is where the car accident. That's going to be more accident there happen. I pass from there every day. I agree with that gentleman say that what happened to his grandson.

Also, what I want to say, I own a lot of business and every time I want to change the re-zone I go through hell. I just want to know how this gas station, they change the zone from C-2 to C-3, how that happened properly, and how easy it was, how was that? And I just want this to not happen, please. We have a lot. We don't need it. We can put something else. Thank you.

Chair Smith – Thank you, sir.

Mr. Fleckenstein – Andrew Fleckenstein with RPF Oil Company, at 5066 East Hill Road in Grand Blanc, Michigan. I'm here to fight on behalf of all independently owned gas stations in the State of Michigan. I supply the BP located at 14 and Ryan. There's 5,000 gas stations in the state of Michigan for 10 million people total. 3,000 of those are independently owned, 2,000 are corporately owned and growing.

Every day they're losing gallons, the average station around here was doing about 80,000 gallons per month, they're down to about 40. The opening of this Speedway is going to shut down at least 24 more gas stations which is 1.2 million gallons per month and that's an average of 50,000 per site.

There's already 79 gas stations in the City of Warren, 10 on the border of the City, for 89 total. And there's 280 gas stations in Macomb County. There's four gas stations almost every major corner, I feel like the last thing we need is another corporately owned station. Especially Seven & I holdings, 7-Eleven, Japanese corporation. These are going to drive out my clients' hard working people who have been here for 20 plus years. I strongly protest the opening of this site. Thank you.

Chair Smith – Thank you, sir.

Mr. Haddad - Good evening. My name is Sharkey Haddad and I work with the Chaldean American Chamber of Commerce, representing 1,000 business. Many of them are sitting behind me tonight. This is my third time addressing your board, your Commission. The first two times, regardless of the over 100 people that attended against Sheetz gas station, your board, your Commission, still approved two gas

stations; one on 12 Mile and Mound and for Sheetz and another one on Van Dyke between 14 and 15.

And tonight your Commission, based on the recommendation of your Planning Director, that's been sit in the position for 30 years, before I even started high school, and recommending another gas station. Really? Really? Another gas station? We need another gas station in Warren like we need another hole in our head.

Why is it that gas stations are so important to you? It's not important to the residents because many of them are here tonight saying we don't need more gas stations. Your City Planner, who decided to be discrete about sharing information, did not bother, probably, to share with you information about all the accidents and crashes that is provided by SEMCOG.

If I, as a resident, got a report from SEMCOG, about all the accidents and crashes, and you did not, it wasn't in your package, then it's not shame on you, it's shame on your City Planner for not providing you with the facts so you could make an educated decision.

Here are the facts. In 2021 there were 34 accidents at 14 and Ryan. In 2022, 41 accidents and crashes. In 2023, 41 again. Injuries: 2021, 10 injuries at that intersection. In 2022, 5 injuries. In 2023, 7 injuries. Property damages: In 2021, 4 property damages. In 2022, 35. In 2023, 33 damages.

There are 76 gas stations in the City of Warren. And I would like this to go on the record; here is a list of all their locations. And they're not just gas stations that are operating, they're former gas stations which means they used to be gas stations, they were put out of business by the competition who is a national chain and as a result of that, they are something else now.

But the tanks are still underground. The tanks are still underground. Why? Because we don't have a law in Michigan that says you must remove the tanks after you close shop. This is what's going to happen, ladies and gentlemen. When Sheetz and Speedway --

Chair Smith – Please conclude your comments.

Mr. Haddad – Chains are going to come in. They're going to put the small guys out of business and you're going to end up with another vacant property just like the Rite Aid's and other vacant properties. Your Master Plan says --

Chair Smith – Sir?

Mr. Haddad – No more gas stations.

Chair Smith – Your 3 minutes is up, sir.

Mr. Haddad – Please refer to your Master Plan. That's how many cities rejected Sheetz and Speedway. In Livonia --

Chair Smith – Sir? You have to conclude your comments.

Mr. Haddad – In Rochester Hills. Thank you very much.

Chair Smith – Thank you.

Ms. Malki – I don't envy your position but I do appreciate you being here listening to us. My name is Laila Malki. My address is 3606 East 14 Mile Road, 48092. Sorry I apologize, I'm kind of short. Okay. Good evening ladies and gentlemen, my name is Laila Malki and I am here before you today as a Warren resident as of five years.

I am most affected by this potential site plan because I live on the same street as such plans on 14 Mile and Ryan Road. I'm literally only one commercial building and one residence away from this future build out. There are a number of reasons as to why this Commission should reject this proposal.

You all have heard many reasons already through letters submitted, and read today to the public, and those that came forward to speak. I would hate to beat a dead horse here but it can't be stressed enough that there are just too many gas stations and convenient stores already in that area.

Like the man in the red coat jacket, great color by the way, sir. He mentioned that he urges you to take a drive in that area and you will see for yourself. Speedway would only shut down already opened businesses that serve and provide the same services and the same product that Speedway would.

We, the residents of Warren, should be heard, and our voices should be heavily considered when rendering this decision. For the reasons already stated before me, after me, and for the reasons I've stated just now, I urge this Commission to consider the unanimous opposition of these plans by the community and reject such proposal.

I thank you for your time and consideration. I know you guys are just taking a beating up here, but I do appreciate your time. And I hope you consider our opposition. Thank you for your time.

Chair Smith – Thank you.

Mr. Kastaw – Good evening. Brandon Kastaw, 42450 Flis Drive, Sterling Heights, Michigan 48314. I'm here today because my family owns a number of businesses in the City of Warren, multiple of which include gas stations referenced today. Gas stations on 12 and Ryan, another gas station on 13 and Hoover, and we already feel that we've been harmed by the approvals of the bigger corporations, we won't use names, but, they're opening up on Van Dyke and on 12 Mile and Mound.

And I'm just here to urge the Planning Commission to consider the small businesses that have been supporting the City and trying to make the City a safer and better place for its constituents. I think that the Planning Commission does need to consider, when grating or approving the subject Speedway, the compatibility with the proposed use, with the adjacent uses in the area.

And I think it does clash in this case since there are already 2 other gas stations and a 7-Eleven located on that intersection. I think adding the Speedway here will overburden the public service and facility already located in the area, not to mention there are two other Speedways located just one mile west and one just one mile north.

I don't think an addition of another gas station will promote the public health, safety, or welfare of the citizens for the reasons stated today. Including increased crime in the City, unhealthy foods in the City, and I think just overall that the proposed use does not align with where the City of Warren wants to be.

If you look at other municipalities in Macomb County, at least one have imposed moratoriums on new gas stations. I think that this is indicative of the way that, not just the community is going, but the way that the world is going. We're moving towards electric, there's not a need for another gas station in the City of Warren, and I'm just here today to make sure that our voices are heard and that you guys make the right decision.

Chair Smith – Thank you, sir.

Ms. Murado - Good evening. My name is Brandi Murado, 3526 Hillcrest Drive. I am not going to beat a dead horse, I'm just going to say I am a resident, I'm a tax payer, we need something new. We don't want the pollution, we don't want the crime. We live here, please hear us out. Please. That's it.

Chair Smith – Thank you.

Ms. Young – Hello, my name is Diane Young, 13250 Irvington Road in Warren. I'm a newly appointed person on the Land Bank Commission so I look forward to working with all of you to help make Warren a better place to live, work, and play.

And as part of my homework for that Commission, I pulled up the 124 page Master Plan and I was shocked to see that the word gas station did not appear one time in the Master Plan that was approved in 2021. Things that were wanted by the citizens of Warren were things that were walkable; public transportation, green space, bikeable, pretty. We don't have a very pretty city as we stand right now.

So, I put together a packet with some reminders from the Master Plan if you'd like to reference it. In addition, my day job, I'm a financial planner and I sit on my firm's Real Estate Investment Committee. So, I make research reports from all over the country, and I've included a couple pages from there. What is needed in our community is affordable housing, multi-family housing units, and senior housing, and if you look at the demographic trends, that's what needs to be supported in our community.

And I've also included in the packet a few photos of local projects that have been going on in other communities that are really great assets to the community, including an apartment building that was built just north of 14 Mile on Schoenherr. It went up pretty quickly and it filled up very quickly.

In addition, I have a picture of one on Auburn Road in Rochester, which was mixed use. It had retail as well as apartments on a corner. It's wonderful. And it included greenspace in that. We need to be thinking a little more strategically and long term, and I'd really like to see fewer gas stations in our community. Thank you.

Chair Smith – Thank you.

Mr. Harbar – Good evening and thank you for inviting us. Commissioner, I have a couple questions that were not answered as far as I can tell. I know traffic was brought up, there was some numbers given out, but has there been a study on the roads and on the intersection in 2024, okay, in how many accidents were actually on Ryan. And, I apologize, I forgot, my address is 34128 Ryan Road. I've been there 41 years. Okay.

And I've been there since it was a two lane concrete road with gravel shoulders. And I've been through all of Ryan Road for the last 41 and a half years. But I'd like to know if there's been any traffic studies that

have been done, and also, fatalities, because I know there has been at least one that I know of, a fatality, at that intersection. And it happened, probably 2 or three years ago. The question is to you.

Chair Smith – We will take all your information down and then we'll turn it over to the Commission and we'll try to answer some of your questions.

Mr. Harbar – Oh, okay. I didn't know if you had that or if there has been a study. Can you tell me; has there been a study on that intersection --

Chair Smith – I am not sure at this time. We'll have to check with the Planning Department.

Mr. Harbar – Okay. No problem. Most of my bullet points were already picked out and mentioned. You know, the accident reports are probably the closest thing to me. I almost lost a son as a senior in high school 28 years ago. Right at that intersection because somebody was running from an accident scene, smashed into him and his car flipped over right on that intersection at 14 Mile and Ryan Road.

Let's see here. I don't want to take up too much of your time. You know, again, I ask you to listen to your constituents, okay? Listen to the residents in the area. A gas station is not needed right on that corner. And, I'm sure you're aware of this, there's a new Dream Dollar that's going in across the street. That's going to add an influx to that grocery store, I mean, by hundreds of vehicles a day. Just in that intersection, and it's almost right across the entrance. From entrance to entrance on 14 Mile Road.

And the entrance on Ryan Road, you can't even enter it going northbound unless you cross the left turn lane.

Chair Smith – Please conclude your comments sir.

Mr. Harbar – Okay. No problem. I thank you, but, again, please listen to your constituents and everybody here.

Chair Smith – Thank you.

Mr. Ayar – Good evening, Alexander Ayar, Attorney on behalf of the Chaldean Chamber. Address 380 North Old Woodward Avenue, Birmingham, Michigan, 48009. Members of the Planning Commission, in addition to all the reasons that identify here today and articulated intelligently to oppose this item, it is, to me, blindingly obvious that this item should be denied.

For the additional reason that there's not a simple traffic study evaluating the increased traffic that this project has got to have. And the effects it will have on the health, safety and welfare of the citizens of the City.

There needs to be a traffic study report. There's, it's blindingly obvious that this project will increase significantly, the traffic, the intersection there, there has not been a traffic study report. For that reason alone this item should be denied, and, at a minimum, this should be tabled so that a traffic study report could be submitted, could be reviewed, and so that counterparties can put forth their own traffic study report to give the Planning Commission all the information appropriate to make a decision that advances the health, safety and welfare of its citizens. Thank you.

Chair Smith – Thank you, sir.

Mr. McCarron – Hi, my name is Michael McCarron. 31617 Wixson Drive. Right here in Warren on Chicago. I don't have any facts and figures in front of me. I want to pose this because no one has mentioned that a half a mile down at 13 and a half, there's also another gas station. That's gone by everyone. So now you got them on the corner, a half mile away, then another half mile away, we don't need any more gas stations. To put in there, I have no idea. But it's surely not gas. Thank you.

Chair Smith – Thank you, sir. Would anyone else like to come up and speak on this item? Seeing none, we'll turn it over to the Commission.

Commissioner Duzyj – Mr. Chairman, I'll make a motion to approve this with discussion. Because there's a number of things that were mentioned, not only in the letters that we received, but in the statements made here. And I've got some questions also, so, that's with discussion. Thank you.

Vice Chair Boniecki – I'll support that.

**MOTION:**

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

**COMMISSIONERS PORTION:**

Commissioner Duzyj – It's interesting how everybody is opposed to the Speedway on 14 and Ryan. What's interesting; how many people here knew what was on that corner before Rite Aid showed up?

How many people know what was at the 7-Eleven across the street before it became a 7-Eleven? Yeah, there's some of us that have been around that know that enough. The Rite Aid closed down, why? Because they couldn't get enough business. And the company went belly up after everything was said and done.

I don't know when the bank was closed; does anybody have an idea out there, when the bank closed down? Yes, sir?

Unidentified Audience Speaker – 16 months ago.

Commissioner Duzyj – So about a year and a half ago? Does anybody remember what was there before the bank, before the Rite Aid?

Unidentified Audience Speaker – Steak house.

Commissioner Duzyj – It was Ryan Road House. Used to go there a lot because I lived in Bristol Village. There's a number of people that are complaining about, well, we don't want the competition, we don't need another gas station, we don't need this, we don't need that.

Well, okay. Rite Aid couldn't make it. The bank couldn't make it. Nobody else is interested in the site other than Speedway. I kind of agree with your comment about needing a traffic study but I sincerely doubt if putting a Speedway there is going to significantly increase traffic there. There's also a number of restaurants further down the street. Is something going in on the Gardner White site?

Unidentified Audience Speaker – Not at this time.

Commissioner Duzyj – There's a lot of things that are happening here. I'm not happy about a gas station. I'm not that big a fan of them, but, that being said, I'm not going to drive an electric vehicle, either. There are a lot of comments that have been brought up very well, but I don't appreciate sending in a letter and telling us how we have no idea what we're doing and that going forward, we really need the help, and so on and so forth, to help us make a decision.

People, we've got a very, very good Planning Staff here in the City of Warren and we've also got a lot of people that actually care. There's a whole bunch of them right here. Getting beaten up at meetings like this is part and partial of being a public servant.

Now, what else do you want to put – a restaurant hasn't worked there, Rite Aid hasn't worked there, a bank hasn't worked there. Any other suggestions on what we could possibly put there other than a gas station? Go ahead.

Unidentified Audience Speaker – That's the job of the Planning Department, is to sit down with business owners and the community and --

Chair Smith – Excuse me, sir.

Commissioner Duzyj – That's all very, very nice. But it's not up to the Planning Commission or the Planning Director to sell property.

Chair Smith – Order.

Commissioner Duzyj – Thank you. So other than that, there might be a whole bunch of people that are not happy about what's going on and how it's being done and so on. And the public portion is done, sir. Have a seat.

Chair Smith – Public portion is done.

Commissioner Duzyj – So, that being said, what I would really, really like to see after everything is said and done, is Speedway to be given that list of all the people that are against this, that signed the petition and at Speedway's cost, to have a meeting with all these people and take down what their concerns are and everything else. We were – it was mentioned in the comments that the tanks are left in the ground and everything else. On 12 and Ryan, at that Speedway, they pulled the tanks, at the Amoco they pulled the tanks, so that's not correct in their statement that the tanks are left in the ground.

So, that being said, I have made my motion and I stand by it, but I'd like to see Speedway get together with everybody and have a meeting and come to a meeting of the minds. Thank you, Mr. Chair.

Chair Smith – Thank you, Mr. Duzyj. Anyone else like to comment? We have no more response from the audience, this is the Commission only. It was out of order to have him ask the audience questions because there shouldn't be any response from the audience at this particular time. But he needed some answers, that he wanted some answers to his questions. That's the only reason why he engaged the audience. But the audience participation has been done. So now it's up to the Commission. And our Commissioner spoke his peace and I will see if there is anybody else that has anything to say and we'll move forward on this item.

Secretary Mouri – I wanted to discuss among us that what about the idea of doing a traffic study in that area? I know that's going to take

some time and we might not be able to move forward with it today. But, what is everyone's thought and opinion on that matter?

Commissioner Ansar – We can table it.

Chair Smith – Let's ask Mr. Wuerth. Mr. Wuerth, can you come up a minute, please? Have we done a traffic study on this area?

Mr. Wuerth – No. No one from the City has done a traffic study. It's not often that the City does. Usually it's the petitioner who does the study.

Chair Smith – Okay.

Mr. Wuerth – Sometimes they'll come in, they will have already done it, and they are able to talk about the concerns about anything to do with traffic and accidents and things of that nature. But the City does not do that on a regular basis.

Chair Smith – Thank you, sir. Can the petitioner come back up a minute, please?

Ms. Gauss – Hello. Good evening.

Chair Smith – Good evening, how are you doing?

Ms. Gauss – A traffic study was not done for this site. It was not required by the City or by the County when we had initially reached out, so it was not prepared for this project. Due to the access drives being as far away from the intersection and the previous use, and traffic in the area, it was not required of us to prepare a traffic study with our submittal.

I will note that with a gas station, it is mostly a pass by use. It's 75 percent pass by. So you are pulling cars from the existing traffic that is there, you are not bringing in new vehicles, compared to like, a Chic-fil-A or something, that is more of a destination use where they're going there for dinner.

So just to point that out it is – a gas station has more pass by trips so it does reduce your traffic that you are pulling in to that site. But a traffic study was not prepared for this specific site.

Chair Smith – All right. Thank you, ma'am. Anyone else like to speak on that matter?

Secretary Mouri – Regarding that matter, I would be interested in a traffic study in that location. I don't know what the Planning

Commissioner has to say about that, too or, the Planning Director, too. But I think I would be interested in a traffic study.

Commissioner Ansar – Same thing here.

Chair Smith – So we have a conversation about having a traffic study done in that area just to see if there is a lot of traffic. Does anybody else want to say anything?

Commissioner Ansar – Can we change the motion?

Unidentified Audience Speaker – We cannot hear you, sir.

Chair Smith – I know. You will hear me, sir. And, like I say, we don't want any disruptions from the audience, please. Thank you. I was talking to our City Attorney.

One of the issues I have also, is that we talk about another gas station. Certain people have a gas station that they go to. If it's not a gas station that they go to, they pass right by it. So it's not like one gas station serves everybody because it doesn't. Everybody has got their own gas station they go to, they got rewards there, they do what they have to do, and they may drive a way to go to the gas station.

My Commission members said that they would like to have a traffic study done on this, so, we had a motion to approve it, and Commissioner Duzyj suggested having a traffic study done. So, with that in mind, if it meets all requirements of the Zoning Ordinance, as a board, we have to approve it. But we can make the condition that they do a traffic study that has to be based on our decision.

Commissioner Duzyj – Mr. Chairman, if we added to the findings – or to the – to everything here, as far as doing a traffic study and a meeting with Speedway – with a representative – there you are. And all the people. Would it be better to add it as a portion of the motion or would we have to – or would we have to table this, possibly, until those two things are done? And, I'll ask our City Attorney for that.

Attorney Sullivan – Thank you. What I was saying earlier is you had a motion on the floor to approve with the condition that Speedway meets with the interested residents --

Commissioner Duzyj – Right.

Attorney Sullivan – Then it was brought up to have the traffic study done. So if you want to amend your motion you can amend it to add, in addition, a traffic study is done.

Commissioner Duzyj – Okay. Then I'll amend my motion to add the traffic study and the meeting between Speedway and the residents.

Secretary Mouri – If I may, I have a question. Not a motion. With the meetings with the residents between Speedway and the residents, and this is just my own opinion; I feel like a lot of the residents who are here are against the whole idea of Speedway --

Commissioner Duzyj – Yes.

Secretary Mouri – So is the plan to – were you thinking that the residents are going to convince Speedway not to open that up there? Or are you going to address some concerns --

Commissioner Duzyj – It would be a two-way street on – on – having concerns and, and comments. We've heard a lot of stories about – no, we don't need a gas station. Okay, fine. What are we going to put in there? Electric charging stations or what? The business that have been on that corner have been on that corner in the past have not made it and frankly, I'm surprised that Speedway wants to put one there but, you know, the history of that corner is not good, as far as business is concerned. There's too many – there's businesses that started up and closed constantly on that corner – on that intersection. So I agree with a lot of the statements that were made but, okay. What do you want me to do about it?

Secretary Mouri – That's where I kind of have a question. It's like, if Speedway is doing the meeting with the residents, they want to put the gas station there, right? But the residents don't want it. So it's kind of like, you are --

Commissioner Duzyj – Yeah, but it's – it's --

Secretary Mouri – I don't – to me --

Commissioner Duzyj – I want to see dialogue between the two parties.

Secretary Mouri – I see.

Commissioner Duzyj – That's – that's more important to me than a lot of this other stuff.

Secretary Mouri – Okay. Thank you.

Commissioner Ansar – Can I say something?

Chair Smith – Commissioner Ansar.

Commissioner Ansar – Can we just table it? So that way, you know, we can – the City can do the traffic study and also, Speedway can have a meeting with all the residents. Then after that we can come up with a decision.

Commissioner Duzyj – Oh, stop.

Unidentified Audience Member – You need a traffic study anyway because the --

Commissioner Ansar – Please.

Chair Smith – If there is another interruption, we will shut down the public hearing and we will stop it. If there is another interruption we will shut down the public hearing and no one will speak.

MOTION:

A motion was made by Commissioner Duzyj to amend the motion to allow for a traffic study and for residents to meet with Speedway, supported by Vice Chair Boniecki.

Chair Smith – So we will take a vote on that motion. Roll call.

ROLL CALL:

The motion failed as follows:

Commissioner Duzyj .....	Yes
Vice Chair Boniecki.....	Yes
Commissioner Ansar .....	No

Secretary Mouri – So we are making a motion – we are going to vote once the traffic study is done and the Speedway meets with the residents?

Attorney Sullivan – No. The motion on the table is to approve the recommendation of the Planning Commission with two conditions; one, that Speedway meet with the concerned citizens and, two, that a traffic study be done. If you vote yes, it means you want to do that. If you vote no, it means you don't want to do that. And then you start all over again with your motions.

Chair Smith – All right. Thank you.

Secretary Mouri – I do have another clarifying; so this does approve the site plan, also, with this motion?

Attorney Sullivan – Yes.

Commissioner Ansar – Can I say something?

Chair Smith – Yes.

Commissioner Ansar – So the reason I say no, I believe that the corner of 14 Mile Road already has two gas stations and I understand that the City needs more business as our Commissioner colleague did say that fewer the business, but still, you know, I personally believe that we already have enough gas stations. And I think, you know, we don't need one more there within one mile ratio we already have enough. So that's the reason I think for the betterment of the neighborhood and the constituents, I think you know, we don't need anymore Speedway there. That's the reason I say no.

Commissioner Hoque..... Yes

Secretary Mouri..... No. So with considering the public health, wealth and the safety, and also keeping the Master Plan in mind, I am going to vote no for this.

Chair Smith.....Yes, with the motions amended as we stated in the beginning.

Secretary Mouri – It is 4 - 2. 4 - 2. Four yes, two no.

Chair Smith – Okay. The motion was voted; 4 yes, 2 no. We have to have a total of 5 to pass the motion. So the motion failed. Let me say something. Mr. Wuerth, can you come up a minute, please?

Mr. Wuerth – Yes, sir.

Chair Smith – I know this is kind of late in the game on this item. The vote was 4 to 2. Which would make it fail. But we are actually missing two Commissioners tonight. So, actually, the petitioner could reschedule and ask for a full board to make the final decision.

Mr. Wuerth – Well, this would be – they need 5. There aren't 5. That doesn't defeat it, it postpones it to the next meeting.

Chair Smith – Okay. All right.

Mr. Wuerth – That's what it would do.

Chair Smith – Okay.

Mr. Wuerth – I just want to add my one thought here. I do think a traffic study should be completed.

Chair Smith – Okay.

Mr. Wuerth – That's my – that's what my thought is. I would be more satisfied and satisfy everyone else to have a traffic study. I'm not sure how long that would take but that would satisfy myself and, I think a lot of other people, about what's going on at the intersection. That doesn't mean it still has a bearing. Remember, just remember this, they have a right, a by right to be where they're at, according to our Zoning Ordinance. Remember that.

Chair Smith – So we make a motion to postpone this. The next meeting might be too soon, do you think, for a traffic study?

Mr. Wuerth – Probably.

Chair Smith – The following meeting?

Mr. Wuerth – We were thinking maybe June 2<sup>nd</sup>?

Chair Smith – Okay. We will postpone this to June 2<sup>nd</sup>. That will allow time for the traffic study and that will allow time for us to have all the Commissioners on board. I need a motion to postpone this to June 2<sup>nd</sup>.

Commissioner Duzyj – I'll make a motion that we postponed it until June 2<sup>nd</sup>, until after the traffic study and the meeting between Speedway and the residents.

Commissioner Ansar – Support.

Vice Chair Boniecki – I support that as well.

MOTION:

A motion was made by Commissioner Duzyj to postpone to June 2<sup>nd</sup>, 2025, to allow for a traffic study and meeting with petitioner, supported by Vice Chair Boniecki.

Mr. Bratton – Is it possible to open the discussion for the petitioner just to rebuttal the discussion here? About this --

Chair Smith – No, there is no more discussion out there.

Mr. Bratton – Even on this new motion that was put up?

Ms. Gauss – We are the applicant.

Chair Smith – Pardon me?

Ms. Gauss – He is the applicant.

Mr. Bratton – We are the applicant. I’m with the applicant. I’m the property owner.

Chair Smith – You’re the property owner?

Mr. Bratton – Yes. I am the petitioner, so I am on the application to speak tonight.

Chair Smith – Discussion is done. We have decided to postpone this to June 2<sup>nd</sup>, 2025. And then that way you can come back with your idea or your discussion, and we will make a discussion at that time. So right now, it’s postponed to June 2<sup>nd</sup>.

Attorney Sullivan – You got to vote.

Chair Smith – We have to vote. Okay. Roll Call.

ROLL CALL:

The motion to postpone carried as follows:

- Commissioner Duzyj..... Yes
- Vice Chair Boniecki..... Yes
- Commissioner Ansar..... Yes. Postpone it.
- Commissioner Hoque..... Yes
- Secretary Mouri..... Yes
- Chair Smith..... Yes to postpone to June 2<sup>nd</sup>, 2025.

Chair Smith – So, hopefully, by June 2<sup>nd</sup>, 2025, we will have the information needed to make a final decision on this. Thank you.

Mr. Wuerth – Mr. Chair?

Chair Smith – Yes.

Mr. Wuerth – I am just asking maybe for some time off here. Five minutes. Yep.

Chair Smith – We are going to take a five minute break.

Recess

- C. SITE PLAN FOR REDEVELOPMENT INCLUDING NEW LOGISTICS BUILDING, OFFICE SPACE, WAREHOUSE, AND TRUCK/TRAILER STORAGE; located on the east side of Groesbeck Highway, approximately 510 ft. north of Frazho Road; 26160 Groesbeck Highway; Section 24; Andrew Moiseev (Penx Logistics LLC); PSP250003.

**PETITIONERS PORTION:**

Mr. Moiseev – Good evening, Andrew Moiseev, Moiseev Associates, 4351 Delemar Court, Royal Oak. The owner, Paul Enzinga, is also here. The purpose of our presentation is we are looking to rebuild the existing facility, divide a new larger facility for the clients logistics company.

The building is for the temporary storage of goods to be picked up by other trucks and distributed around the local area. Trucks will be mostly out during the day. The building and site was designed for larger trucks to be able to approach the building at grade on the east side, the back side of the building, out of sight of the road for the most part – at grade without a recessed truck well. As I said, the owner is here to answer any questions you may have.

Secretary Mouri reads the following correspondence:

**TAXES:** Current

**ENGINEERING:**

1. Provide a complete and accurate written legal description of the parcel including the parcel identification.
2. Site plan shall show the location of all existing underground utilities including their size, material type and discharge point in the vicinity of the project.
3. Site plan shall show, dimension and identify all easements.
4. Drive approach shall meet current City of Warren specification.
5. Grease interceptor shall be required before the storm discharge.
6. Dumpster pad shall be minimum 8" concrete.

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

**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 reviewed the SITE PLAN FOR REDEVELOPMENT INCLUDING NEW LOGISTICS BUILDING

OFFICE SPACE WAREHOUSE AND TRUCK/TRAILER STORAGE. DTE Electric Company has no objection to the SITE PLAN FOR REDEVELOPMENT INCLUDING NEW LOGISTICS BUILDING OFFICE SPACE WAREHOUSE AND TRUCK/TRAILER STORAGE, impacting 26160 Groesbeck Highway; Section 24, per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

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

**MDOT:** The developer will have to apply for an MDOT construction permit.

Mr. Wuerth reads the recommendation of the Staff:  
I'm going to go back to H. We haven't said how much to widen that driveway, and it's got to be a minimum 26 feet in width. MDOT may want something different.

PUBLIC HEARING:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – I do have one question. Mr. Wuerth changed the width of the drive – in of the – yeah. The drive in to 26 feet. And on the print it's 24 feet 3 inches.

Mr. Wuerth – Yes, I did. And it's mentioned twice in the recommendation. But 26 feet is the minimum width that the Engineering Division of the City of Warren requires a driveway to be.

Commissioner Duzyj – Okay. I just wanted to make sure because I saw the 23 on here.

Mr. Wuerth – You read it right.

Commissioner Duzyj – It's funny how it works. Give it some time and the Chairman will go out there and measure it. I have full faith that he will do something like that. Last question; are there going to be any refrigerated trucks running 24/7 back there in the --

Chair Smith – Can the petitioner come up?

Mr. Wuerth – I don't have the answer to that. The petitioner does.

Commissioner Duzyj – He should.

Mr. Paul Enzinga – No.

Commissioner Duzyj – So no refrigerator trucks, no trucks running all night long --

Mr. Enzinga – No.

Commissioner Duzyj – So we get calls from a mile away about how loud and stinky it is.

Mr. Enzinga – No.

Commissioner Duzyj – That's what I wanted to know. Thank you.

Mr. Enzinga – I have a question for Mr. Wuerth, I think. You talk about a variance for the truck parking in back for storage? If it's just parking for trucks, do we need a variance for that?

Mr. Wuerth – The answer is yes, it is considered open storage, not just parking. So that's the difference, it's open storage. Open storage of this particular brand, so to speak, is not permitted in a C-3 zone.

Chair Smith – To the petitioner, good evening, sir. How are you doing today? I noticed that in the office space they have a gym and a lounge. I didn't understand the purpose of that if it's offices and they're going to have truck parking where they're going to be bringing materials in and out, why they had a gym, or, who's the gym and lounge for? The employees there? Can you explain that?

Mr. Enzinga – Yeah, for employee use. For the drivers, you know, they've been in the truck all day, a chance to get loose. An amenity to help keep them on the job and sometimes they have to lift and they need to keep in shape so they don't get injured. It's also an amenity to attract employees.

Chair Smith – Thank you. Very good, sir. It's an idea I haven't heard of before in that particular application so that's the reason I asked the question but sounds like it's a good idea and it's worthwhile.

Mr. Wuerth – Mr. Chair, there is more discussion. If you look at J, and you have a choice in front of you, the Planning Commission shall either approve the modified greenbelt consisting of the wooden privacy fence, 15 arborvitae and 5 spruce trees, staggered, or 20 foot wide greenbelt, or a 6 foot high, brick-embossed, poured concrete wall.

Chair Smith – To the petitioner, based on these modifications --

Mr. Enzinga – The owner would prefer a fence.

Chair Smith – The wall?

Mr. Enzinga – Yeah. The masonry wall.

Chair Smith – Decorative wall?

Mr. Enzinga – Correct.

Chair Smith – All right. Very good. The decorative wall has been added, you said a fence. We still have shrubs and everything along the back wall as a greenbelt.

Mr. Wuerth – All right. It shows a wall and that’s all that needs to be back there. Aside from that detention pond.

Chair Smith – So we have the biodetention pond behind the trucks and then a wall?

Mr. Wuerth – And then the wall. And that will be a green area – grass. But it doesn’t have to be planted with anything.

Chair Smith – All right. Very good.

Mr. Wuerth – I mean, it would be nice if there were some trees back there but this is what he’s chosen, so we can’t really – okay?

Chair Smith – Okay. So we modified to the wall only as far as having no greenbelt.

Mr. Wuerth – That’s it. Yeah.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj..... Yes

Vice Chair Boniecki..... Yes  
 Commissioner Ansar..... Yes  
 Commissioner Hoque.....Yes  
 Secretary Mouri..... Yes  
 Chair Smith..... Yes, with the relinquishing of  
 the existing variances and the addition of the wall for the greenbelt,  
 instead of the greenbelt added to the motion.

- D. SITE PLAN FOR MIXED USE DEVELOPMENT FOR MYHEALTH URGENT CARE MEDICAL FACILITY AND MULTI-FAMILY DEVELOPMENT; located on the southwest corner of Van Dyke and Continental Avenues; 23157-23151-23145-23131 Van Dyke Avenue and 7608-7600-7592 Continental Avenue; Section 28; Tom Bommarito/City of Warren-TIFA (Neil McGrath/Pro Contracting Group); PSP250007.

PETITIONERS PORTION:

Mr. Manikas – Good evening, Commissioners. Thank you for having us tonight and listening in. So I'm Hunter Manikas, I'm with the City Economic Development Department, here on Tom's behalf. Along side me is Pro Contracting Group. They built this design and carry out this project.

It's going to be a mixed use development with a health care facility on the bottom floor, apartments as well, and the next two floors will also be residential apartments. So any questions you have they should be able to answer. If there's anything else I can maybe jump in. Thank you.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**ENGINEERING:** The combined written legal description provided does not match City of Warren, and Macomb County records. The combined legal description has not been recorded.

**POLICE:** WPD does not foresee any issues with the site plan.

Ms. Katopodes reads recommendation of the Staff:

PUBLIC HEARING:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – It's about time we got something like this in the TIFA district. I commend the City and the developer to do this. I'm looking forward to seeing this. That area could definitely use it. Thank you, Mr. Chairman.

Secretary Mouri – I do have a quick question for the petitioner. Just thinking about it – Do you know what the cost of the apartment would be, just a rough estimate?

Mr. McGrath – The cost of the project is a little over \$7 million dollars.

Secretary Mouri – Just when a resident is renting out, or, like a lease in the area; what would the cost be?

Mr. McGrath – That is to be discussed.

Secretary Mouri – That is to be discussed? Okay. That's what I was wondering. And, also, any – what would the hours be? Or you probably don't know the hours for the urgent care?

Mr. McGrath – No, we don't. That's to be discussed also. It's actually going to be a primary care walk-in clinic. So it's going to be not so much an urgent care, it's a primary care. Primary physicians will be there.

Mr. Manikas – We would state that the cost in compliance with the MEDC will be 120 percent or less of the area median income.

Chair Smith – I was looking over the drawing and when you come in to the back on the first floor, there's some room that's got boxes, I don't know if those are storage units, or, what is that area used for?

Mr. Manikas – Yes, those are storage units for the apartments.

Chair Smith – Okay. So there's one for each apartment, roughly? So people can store?

Mr. Manikas – Yes.

Chair Smith – I had the question about the elevator earlier because I figure, you know, people are going to go grocery shopping, they come back with groceries and they have to carry all their groceries up the steps, it seems like they need to have something to get to the third floor instead of – not all young people are going to be in there because you might get some older people that want to live there because they are close to everything to catch the bus. So you know, the elevator is

a good idea, I believe. Or some sort of lift that they can take the ride up to the second and third floor.

Mr. Manikas – Yeah, there was a space made if that was something that was going to be needed and I believe that was something that the Planning Department said would be a condition so that can be added to it.

Chair Smith – Okay. It says that 23 primary spaces, requires 46 spaces. You only have 37 spaces. So where would the additional spaces be if you had – all the spaces were taken up?

Mr. Manikas – We will need a variance for that. There is also a library across the street which has public parking. There are plans right now within the City to put a public parking lot right across Continental behind the old Louie’s Bar site. That has not been finalized yet but that is planned use.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:  
None at this time.

8. OLD BUSINESS:

A. MINOR AMENDMENT TO SITE PLAN FOR A PLANNED UNIT DEVELOPMENT, ITEM E, FOURPLEX COMPONENT; located on the southwest corner of Thirteen Mile and Mound Roads; 13-08-226-002 & 13-08-204-011; Section 8; Gaetano (Guy) T. Rizzo/Columbia Homes Heritage LLC; PPUDMA250001. The Minor Amendment to the Heritage Village Planned Unit Development is to change the original development of Component E from a fourplex to a triplex condominium development.

Chair Smith – We got communication from the owner on this project and they want to postpone to May 12<sup>th</sup>, 2025.

MOTION:

A motion was made by Vice Chair Boniecki to postpone to May 12<sup>th</sup>, 2025, supported by Commissioner Ansar.

ROLL CALL:

The motion carried as follows:

- Vice Chair Boniecki.....Yes
- Commissioner Ansar.....Yes
- Commissioner Duzyj.....Yes
- Commissioner Hoque.....Yes
- Secretary Mouri.....Yes
- Chair Smith.....Yes, to postpone to May 12<sup>th</sup>, 2025.

- B. MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT ADDITION; located on the west side of Mound Road, approximately 367 ft. north of Eight Mile Road; 20787 Mound Road & 20780 Albany Avenue; Section 32; Mazin Marogi/Marogi Investments LLC; PMA250002. The Minor Amendment is for the modification of the parking lot, eliminating the parking lot islands along the public alley.

PETITIONERS PORTION:

Mr. Powell – My name is Michael Powell, I’m the civil engineer for the project. My office is at 4700 Cornerstone Drive, White Lake Township. We are happy to be here, it would’ve been nice not to have had the Speedway in front of you, but, we totally understand, being a trustee in White Lake Township, I’m very familiar with that.

This is a very unique request before you. The owner, Mr. Marogi, has tried to upgrade this building. It’s an existing building in an existing parking lot. As part of the project and renovating the existing building, he wanted to also resurface the parking lot that currently exists within and enclosed fence line with an obscuring wall, per ordinance, wanted to resurface that parking lot, and upgrade the entire area.

He received a permit to resurface the parking lot and as part of the project he contacted my office because he really wanted to take care of a little drainage issue in the parking lot as well. Also, he wanted to see what would be needed to pave the alley between the building and the parking lot. It’s in extremely bad shape, it’s almost gravel with big potholes in it.

So as part of the improving the draining in the existing parking lot, and paving the alley itself, it required Engineering review. We worked with the Engineering Department, received approval for the drainage system to be put in the parking lot out letting to the City storm sewer system. And also paving and upgrading the alley between the building and the parking lot.

Short of getting formal approval of that, the Planning Department took a look at it and because the owner was making more changes than just resurfacing the parking lot, the Planning evaluated the proposed paving based upon the current Zoning Ordinance and that required landscaping to be put within the parking area and along the alley itself.

That immediately raised a concern with the 4 businesses that are in that existing building because they need as much parking as they can get within that secure parking area. That was issue number 1. And the issue number 2 was in order to landscape the area outside the actual travel portion of the alley, it took out the turning radius to be able to pull cars into the building itself.

So, there are three overhead garage doors there that the landscaping along the alley there would prevent access into those overhead doors. So, we are before you today, the owner still wants to improve the parking lot, he still wants to pave the alley; however, in order to provide the best service he can to his existing businesses, and, to actually access the building, the owner is looking for a waiver of the landscape requirements.

This is an existing parking lot, an existing alley, and an existing building, and the owner would very much like consideration to remove the landscaping requirements within the parking area and along the alley.

With that being said, we are certainly here to answer any questions you may have, we've been working with the Staff Planning and Engineering Staff, and they said that for this recommendation or for this waiver, we need to come before the Planning Commission.

So, the owner is here, I'm here to answer any technical issues and certainly your Planning Staff is here as well to assist you in determining whether you can grant this waiver or not of the landscaping.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

**ENGINEERING:**

1. Site plan shall show the location of all existing underground utilities including their size, material type, and discharge point in the vicinity of the project ([Engineeringinforequest@cityofwarren.org](mailto:Engineeringinforequest@cityofwarren.org)).
2. Drive approach shall meet current City of Warren specification. Show and provide dimensions.

3. The outside perimeter of all paved/parking spaces shall be minimum 6" concrete.
4. Dimension the alley.
5. Dumpster pad shall be minimum 8" concrete.

**POLICE:** WPD does not foresee any issues with the amended site plan.

**DTE:** DTE Electric Company has reviewed the MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT ADDITION. DTE Electric Company has no objection to the MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT ADDITION, impacting 20787 Mound Road & 20780 Albany Avenue; Section 32, per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

**MCDR:** Macomb County Department of Roads (MCDR) has received and reviewed the enclosed preliminary plan for the above reference site. MCDR has no objections to proposed development at above mentioned site. If you have any questions, please feel free to contact me at the phone number above. [(586) 463-8671]

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

Mr. Wuerth reads the recommendation of the Staff:

Mr. Powell – Mr. Chair, if I could just comment very briefly on the request before you, as brought up by the Planning Staff. The owner has agreed to remove the proposed parking within the – along side the alley. So we will be removing those spaces and therefore those spaces will not be required to be expanded as presented in the presentation.

The corner areas where the landscaping – the Planning Staff has asked to be removed, is the far back corners of the parking lot. Those, we specifically paved and we are asking for a waiver of that. That's where they were restoring and stock piling their snow in order to push all that snow back into those corners, quite frankly, the plows will scrape up any landscaping that's back in that corner and we're asking for those two spots to be waved as well.

They're cross-hatched so there will be parking but we're looking for those to be paved to be able to store snow. The owner has no problem

landscaping the areas back of curb and within the parking area on each side of the parking lot, however, this is an existing paved parking lot.

And to extend irrigation to those spots would be extremely disruptive and they'd actually have to dig up existing pavement and run irrigation then down along these very 3-foot wide, 4-foot wide areas behind the curbs. That would be a hardship to dig up pavement in order to bring landscaping irrigation there.

They have no problem with drought resistant landscaping, but they'd like the requirement of the irrigation to be waved for that area.

Chair Smith – All right. Thank you, sir.

MOTION:

A motion was made by Vice Chair Boniecki to recognize as a minor amendment, supported by Secretary Mouri.

ROLL CALL:

The motion to recognize as a minor amendment carried as follows:

Vice Chair Boniecki.....	Yes
Secretary Mouri.....	Yes
Commissioner Ansar.....	Yes
Commissioner Duzyj.....	Yes
Commissioner Hoque.....	Yes
Chair Smith.....	Yes, to recognize as a minor amendment.

MOTION:

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

Chair Smith – To the petitioners, how are you doing this evening, sir?

Mr. Powell – I'm sorry, I didn't hear.

Chair Smith – How are you doing this evening?

Mr. Powell – I'm doing well, thank you.

Chair Smith – The parking spaces that you got on the drawing there, next to the wrought iron fence at the alley, those are going to be eliminated?

Mr. Powell – That is correct.

Chair Smith – And the corner pieces, we're going to keep in there because that's for snow removal?

Mr. Powell – That is correct.

Chair Smith – Now, I noticed there's cars parked in the alley in the easement where the electrical is. There can't be anything parked in the alley at all.

Mr. Powell – We will be removing – we will not be parking – the only time that that would be used is temporarily for the tow truck to come in, go in and make sure the door is opened up, and then they'll be pulled right in immediately. Not for any parking at all.

Chair Smith – Okay. And I noticed the whole thing needs to be paved, but I noticed there are a lot of cars in the lot itself. And I don't know how many cars you designed that you can have in there but if you get an overflow, what do you do about overflow so you are not having a problem with them parking in there?

Mr. Powell – The owner has designated the spots for each of his businesses and the parking lot can only hold 45 cars. And so, there will not be any, and they'll be put on notice that they cannot have any more than their allotment – about 13 cars per business. So, there will not be any overflow parking allowed on the site.

Chair Smith – Okay. Because that was a concern because I went to try to go down through the alley today and there was a van on one side next to the building and then a guy pulled up and he got out and he went inside. So you couldn't even get down the alley.

Mr. Powell – Yes.

Chair Smith – Then couldn't get by the car because he parked in the middle of the alley, so, he hollered in the door, the guy came and moved the car so he can – I can get down. But you know, you can't block the alley off because it is a thru alley. It is a public alley.

Mr. Powell – That is --

Chair Smith – It comes off of Mound and goes around and goes back down to the other street. But, like I say, the cars that are parked on this side of the fence in the alley, that's going to have to be eliminated.

Mr. Powell – That is – has been – the site plan shows that they will be eliminated.

Chair Smith – Thank you, sir. Any other questions?

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....Yes  
 Vice Chair Boniecki.....Yes  
 Commissioner Ansar.....Yes  
 Commissioner Hoque.....Yes  
 Secretary Mouri.....Yes  
 Chair Smith.....Yes, to approve.

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. Wuertth – Thank you, Mr. Chair. Just meetings and other things that have been done since the last Planning Commission meeting that was on the 24<sup>th</sup> of February. On that particular day, we had an internal meeting to discuss the collection bins, or, donation bins, whatever you want to call them. And a pretty good discussion amongst ourselves about what we would like to see and where and how, or, if any for that matter. But we talked about that and then the very next day we had a meeting with, let's see, Mr. Moussa and Mark Demorest, their attorney. And Moussa owns a bin company and we had quite a discussion with them. And of course they're not too happy that we're requiring site plan approval to have those bins placed on any property. So there's much discussion back and forth, but we still maintain there needs to be site plan approval unless something else has changed or something from the administration gets placed in the Zoning Ordinance. But, right now, I repeat, third time, it is site plan approval.

So then on the 25<sup>th</sup>, had a meeting with the Mayor and our City Attorney on the bench there, Laura, and we talked about the Historic District Commission, what needs to be done first, those types of things. And so we're actively moving forward for the Planning Staff and Planning Department to be working with those people and improving everything that they're going to do in the future as far as a

Historic District Commission needs to be. And that's from the bottom up, so to speak. There's that much that needs to be done, it will be. Just moving along, not in a rush and it's kind of been like that for a while. We're going to change it in time to take care of the new business that they're going to experience in the future.

Okay. So after that I attended a webinar, this one is called Smarter Mobility. It all had to do with SMART itself with the bus system, the adding of flex areas and additional areas that they're going to add service. So that was pretty interesting. And that same day, an hour and a half later, I was in another webinar having to do with the funding of housing in the State of Michigan. And they were – the group that – the 4 people that did speak had numerous ways to gain funding and very complicated, needless to say. There might be four entities or five or six entities that are providing funding all adding up to a business location.

And it's all housing, needless to say. But it's not that easy with the perceived cut backs right now from the Federal Government, it's going to be more difficult. I think once the Federal Government can straighten out what they think they need straightened out, then I think the funding will come back. Maybe not as strongly, but there will be funding for housing and that's what we need in this state.

So we had a meeting with Planet Oil Change on Van Dyke. I don't know if anybody – if you all know where it's at, but it's just north of the McDonald's that is north of 11 Mile or the interchange there. And Planet Oil, they added a building addition without permits or any of that. And finally they came to us with a new site plan. We worked it over pretty good, adding a lot of landscaping and bringing back the setbacks for landscaping along Van Dyke and – I can't think of the street next to it. What's it called, do you remember? No, it's not Murthum. I can't think of it. It's just north of the McDonald's. Whatever it is, it'll come to me next time, two weeks from now.

So we worked it over that way, new parking, maneuvering, that type of thing. We found out that they didn't have drainage, it's sheet drainage. You don't see that too often. So we'll try to control that with some new curving and the landscaping that we hope to see out there.

Their architects were there, they were in agreement so we'll see another plan very soon, get that before you guys and get it to site plan approved. That same day the Office Staff had a budget meeting and the reason we did is that we were told by the Administration that we needed to make cuts.

And we're not the only one to make cuts, that's everyone. So we took a look at our budget and we chose some cuts to make, if needed.

Because I'm going to have our budget meeting on the 17<sup>th</sup> of March here where we can go in and discuss what there is of our budget – I have to say, our budget doesn't compare largely with big sums of things that we buy and need or that type of thing.

So we'll see what we have to do. We will report to you what the result of that meeting holds and then whatever that is that'll move on to City Council for their approval or budget cuts. So things are a little bit tight, obviously.

Then we met with – this is on the 28<sup>th</sup> – Vito Castellana. And Vito owns the housing right off of Kohl street. Right sort of behind City Hall and to the south east. There used to be an old high school or junior high school building there that they tore down and wanted to develop that.

Well, Vito owns the property right next to it and believes he could develop it. So we had a really good discussion with him, we'll see how it all works out. And maybe he'll come back for site plan approval there.

And then, on March 3<sup>rd</sup>, I talked to Zuniga. They are a construction company that the City uses quite often for the construction of our roads. They're located on Ryan Road just opposite of where the old Bronco Lanes was at. Now, that's a clear site that's been torn down and they looked at that and said that's a great place where they can move some of – all that's parked all that storage and trucks and everything else on their current site. And they were getting some notices from Zoning for violations so this may help them. So we talked about that site plan.

Let me see, on the 5<sup>th</sup> of March, last week, we talked to the Active Mobility people, Norm Cox and Carolyn, and had a good discussion. But the one thing that really came out of it is that this is an Active Mobility – well that's bikes, that's roller skates, that's anything that can move along bike paths or walking or that type of thing.

But what has to be realized is this is a City Master Plan. And it's a Master Plan that has come about because the City's 2021 Master Plan called for one. And that's what we're doing. It's very involved, but I think once we get it straightened out and clarified on what streets and other areas will be used for paths, I think everyone will be quite pleasantly surprised at how well a plan can be and how well we implement it and start work on that.

I attended one DDA meeting, and then Michelle, myself, and Amanda, way over there – she's waving her hand – attended that Historic

District Commission meeting with Laura. And had a discussion about how we're going to get involved with them. Going to help them with the website, they're going to be interconnected with our website, interconnected with the Historical Commission and kind of get things straightened out in a number of ways for the public to be able to get to them for improvements on their homes. Otherwise known as homes in commercial areas, but otherwise known as resources.

And so lots going on there. Amanda is going to be the liaison, she's going to head it up and we're going to move at a pretty good fashion. I'm not going to say fast, it's kind of difficult, we've got another Commission to work with, but I think we can handle this and I know Amanda is going to do a great job on that.

So what else here? That's enough.

Chair Smith – Mr. Wuerth, you mentioned to me that Friday the 13<sup>th</sup> or 14<sup>th</sup>, I think, you said we have a Master Plan committee meeting?

Mr. Wuerth – Yes.

Chair Smith – Can you give us some more information on that?

Mr. Wuerth – I can't but maybe our friend over here; do you have some information on that Master Plan update, David? What? Is there any information that you can provide us?

Mr. Crabtree – Hello. So, as Warren mentioned, so this Friday, it'll be the Master Plan Committee meeting with the Committee Members and the Planning Staff to discuss updates to the ongoing action plans that we've been going over the last several meetings that we've had for the Master Plan. And so, we'll basically review the updates from the last meeting that we had, which, I believe was in November of 2024, so we'll be able to see what updates we've been able to make since then, and then further discussion on going forward.

Chair Smith – Thank you, David. Is that at 3 o'clock?

Mr. Crabtree – 3 o'clock.

Chair Smith – The Van Dyke –

Mr. Crabtree – Van Dyke.

Chair Smith – Okay. Thank you, sir. Any other questions?

B. Planning Commission Discussion and Concerns

Chair Smith – I'd like to thank Attorney Sullivan for sitting in with us tonight. I know it was a long night and I know everybody is kind of ready to go.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting adjourned at 10:05 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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