

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on March 24, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, March 24, 2025 at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioners Present:

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

Also present:

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
Patrick Conlin – Communications Department

1. CALL TO ORDER:

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

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

MOTION:

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

4. APPROVAL OF THE AGENDA:

MOTION:

A motion to amend the agenda to add item 7(C) to correspondence was made by Commissioner Duzyj, supported by Commissioner Holowaty. A voice vote was taken and the motion carried unanimously.

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: March 10th, 2025MOTION:

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

6. PUBLIC HEARING ITEMS:

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

- A. SITE PLAN FOR TWO (2) TOWNHOME-STYLE APARTMENT BUILDINGS CONSISTING OF TWENTY (20) UNITS IN TOTAL; located on the east side of Schoenherr Road, approximately 841.58 ft. north of Ten Mile Road; 25440 Schoenherr Road; Section 24; Rafi Ahmad (Jeffrey Graham/Kem-Tec & Associates); PSP250008.

Chair Smith – Good evening, is the petitioner here? Can you come up, please? Want to tell us a little about your project?

PETITIONERS PORTION:

Mr. Jeffrey Graham – Yes, hi, my name is Jeffrey Graham, I'm the project architect; I'm representing Mr. Rafi and his family. I'd like to point out that the Rafi's owned a business in Warren and have working here for many, several decades. They've bought this property and they wish now to put some housing on this property. We've worked very diligently with not only with the City Planning Department, but also with the neighbors and after three years, we've finally sort of worked out a design that we think everybody loves and we hope that you do too. We've gotten reports from the Planning Department, and they've actually given us a few comments. They've written that they're going to vote to approve it. They've listed a number of items on the recommendation. None of these items are significant enough to change our minds on doing the project and we will comply with all the recommendations.

Chair Smith – Thank you, sir. Correspondence.

Secretary Mouri reads the following correspondence:

Danielle L. Harden, CER-8740
March 24th, 2025

TAXES: Current.

ENGINEERING:

1. Provide a complete and accurate written legal description of the parcel including the parcel identification number.
2. Site shall comply with the current City of Warren or 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 and proposed underground utilities including their size, material type, connections, and discharge point in the vicinity of the project (Engineeringinforequest@cityofwarren.org).
5. Any construction within Schoenherr Road R.O.W. shall require a permit from Macomb County Department of Roads.
6. Any construction within Industrial Highway R.O.W. shall require a permit from Rail Road Company.
7. Soil erosion and sedimentation control permit or waiver shall be required from Macomb County Department of Public Works.

FIRE: The Fire Department has no issues with this project.

AT&T: AT&T does not object to the planned Townhouses. We do have facilities in the area, but do not expect them to be affected.

COMCAST: Comcast has aerial facilities in the area. Please refer to the attached map for the location of Comcast CATV/FIBER facilities. Aerial cables are highlighted in orange for fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable. If we can be of further assistance, please feel free to contact us by email at cccutilityrequests@teamsigma.com.

DTE: DTE Electric Company has reviewed the SITE PLAN FOR TWO (2) TOWNHOME-STYLE APARTMENT BUILDINGS CONSISTING OF TWENTY (20) UNITS IN TOTAL. DTE Electric Company has no objection to the SITE PLAN FOR TWO (2) TOWNHOME-STYLE APARTMENT BUILDINGS CONSISTING OF TWENTY (20) UNITS IN TOTAL, impacting 25440 Schoenherr Road; Section 24, 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 the following objection to proposed development at above mentioned site.

1. Provide deceleration and taper lanes per Macomb County Department of Roads standard detail 11C in Schoenherr Rd. MCDR's Right-of-Way. If you have any questions, please feel free to contact me at the phone number above [(586) 463-8671].

Danielle L. Harden, CER-8740
March 24th, 2025

Mr. Ronald Wuerth reads recommendation.

Chair Smith – Thank you, Mr. Wuerth. This is a public hearing, if there's anyone here who'd like to speak on this item, please come up, state your name and address for the record and you'll have three minutes to speak.

PUBLIC HEARING:

Mr. Richard Schmidt – Good evening, my name is Richard Schmidt. I live at 35436 Industrial Highway, right across the street from where the townhouses are going to be built. My concern is if there is any on-street parking, our mail is all delivered on the street. There's no mailboxes on the homes, they're all roadside pickups and deliveries. Is there going to be any parking allowed there? Because the post office won't deliver if a car is too close to the box. The other question I got is the parking going to be adequate for that townhouse/apartment to service it? You're building 20 units, that could be 40 people, easily; is there enough parking? And when are we going to see a little more information about what's going to be going on there and what's going to be the estimated start time?

Chair Smith – Well, thank you, sir.

Mr. Richard Schmidt – Today is the first time that I've seen anything in regards to what it may look like.

Chair Smith – All right.

Mr. Richard Schmidt – I've only seen two renderings, this one and one previous that looked like a Motel 6. I'd just like to be involved in some of this and I would also like to sign up about why do we need to have the road name changed; it's been Industrial Highway forever, what's wrong with Industrial Highway? Anybody got an answer?

Chair Smith – We'll take your questions into consideration when we get back to the meeting, convene.

Mr. Richard Schmidt – Okay. Who can I talk to, to get my name on this list?

Chair Smith – You can go to the court reporter over there and she'll get your name and address and that way we can get you on the list to be on the list for the changes and the name possibly.

Mr. Richard Schmidt – Thank you.

Chair Smith – Thank you, sir. Anyone else like to speak on this item?

Ms. Laura Gunther – Hello. My name is Laura Gunther, I own the building on 25506 Schoenherr. I have a couple questions regarding this new endeavor. So again, circling back to the whole parking issue. I own a vacant lot, you know that's part of my property, and I'm a little bit concerned about the lack of parking that I'm seeing at this facility and the spillage on not to only the street, but maybe on different areas that people believe are legal to park and whatnot. My second question would be if this apartment complex is going to have pets, my vacant lot is basically an open zone for pets to run around and whatnot, which I don't really want to happen. So, I'm a little worried about the spillage over onto my property, I'm literally adjacent to this building. So, that's what I would like to see addressed, parking and if I'm going to see a bunch of dog poop all over my property.

Chair Smith – Thank you, ma'am.

Ms. Laura Gunther – Thank you.

Chair Smith – Anyone else like to speak on this item? Seeing none, we'll turn it over to the commission.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Can I have the petitioner step forward so we can answer some of the questions that were brought up by the residents? Thank you. Good evening.

Mr. Rafi Ahmad – Good evening.

Commissioner Holowaty – From what I see, I drive by Schoenherr all the time, I live in that area and it looks like a very nice project that's going to be going there, but just a few quick questions. First of all, do you have any problems with any of the recommendations through our Planning Department that they've proposed?

Mr. Jeffrey Graham – No, sir.

Commissioner Holowaty – You'll go along with all the –

Mr. Jeffrey Graham – Yeah, even making the deceleration lane, we feel is a good thing to do to.

Commissioner Holowaty – Okay.

Mr. Jeffrey Graham – It will be easier for people to pull in, so we have no problem with that.

Commissioner Holowaty – Okay. And then, another thing is some people are for pets, and I'm a pet owner and stuff, but are pets going to be allowed in this complex; what are the rules going to be?

Mr. Jeffrey Graham – I don't think we've ever gone that far --

Commissioner Holowaty – Pardon me?

Mr. Jeffrey Graham – I don't think we've ever gotten that far as far as –

Commissioner Holowaty – Oh, okay.

Mr. Jeffrey Graham – Just determining if pets would be – I mean, we haven't even built the building yet.

Commissioner Holowaty – When do you propose start of construction?

Mr. Jeffrey Graham – When do you want to start?

Mr. Rafi Ahmad – Maybe this year.

Mr. Jeffrey Graham – Probably this year.

Commissioner Holowaty – Oh, okay.

Mr. Jeffrey Graham – Start this year.

Commissioner Holowaty – Oh, okay. Thank you, gentlemen, I conclude my questions, thank you.

Chair Smith – Thank you, sir. Anybody else like to speak on this item?

Commissioner Duzyj – Mr. Chairman, if I may?

Chair Smith – Go ahead.

Commissioner Duzyj – How much parking have you got on this site plan?

Mr. Jeffrey Graham – We meet the full recommendation of the Planning Department --

Commissioner Duzyj – Right.

Mr. Jeffrey Graham – -- and their zoning ordinance.

Commissioner Duzyj – Okay.

Mr. Jeffrey Graham – I think it's two parking spaces per unit --

Mr. Rafi Ahmad – Forty-two parking units.

Mr. Jeffrey Graham – Forty-two units, so got more than -- we actually exceed -- we have 42 parking spaces and we have 20 apartments.

Commissioner Duzyj – Okay. All right --

Mr. Jeffrey Graham – And, I mean you know, a number of those apartments are only going to be used by a single person.

Commissioner Duzyj – Correct. I don't know where on-street parking would be --

Mr. Jeffrey Graham – Well, the on-street parking, if somebody wanted -- it would be very difficult for us to have on-street parking on Industrial because we'd have to walk -- we'd have to -- there's no path that goes from Industrial.

Commissioner Duzyj – Right.

Mr. Jeffrey Graham – We'd have to go crawl in between a couple of trees because we have to make them tight enough --

Commissioner Duzyj – Right.

Mr. Jeffrey Graham – for [unintelligible].

Commissioner Duzyj – Yeah.

Mr. Jeffrey Graham – I mean, I can't foresee anybody doing that especially when we have plenty of parking.

Commissioner Duzyj – It looks like you do have enough parking, but I'm trying to address the concern that was brought up here.

Mr. Jeffrey Graham – Sure.

Commissioner Duzyj – I don't know where'd you park on-street; you can't do it on Schoenherr and I don't see anything like that happening on Industrial. This is a nice development.

Mr. Jeffrey Graham – Yeah, thank you.

Commissioner Duzyj – I think this will be an asset to the City and look good. And if I'll throw in my two cents, I'd like to see Industrial Highway renamed W. Smith Drive, so we'll leave it at that.

Mr. Jeffrey Graham – Maybe we can name it after the Mayor?

Chair Smith – Thank you, Commissioner Duzyj. Anyone else like to speak on this item?

To the petitioner, good evening, sir. To address the couple of questions that the residents had as far as the mail on that street. Being there's no parking on that street and the entrance to that complex is only on Schoenherr, I don't see where it would be an issue with the mail trucks going up and down and up and down to deliver their mail. And like I say, we do have enough parking. I think it's a very nicely laid out area. I like the recreation area that they have for the kids to play and things like that. So, I'm really kind of excited to see this take off and get put in.

Mr. Jeffrey Graham – Thank you.

Chair Smith – Any other questions? Roll call.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR NEW SPEEDWAY GAS STATION AND CONVENIENCE STORE WITH SIX (6) DISPENSER AUTO CANOPY; located on the corner of Groesbeck Highway and Frazho Road; 26100 Groesbeck Highway; Section 24; Josh Bratton (Agree Development, LLC)/Mandy Gauss (CESO, Inc.); PSP250009.

PETITIONERS PORTION:

Chair Smith – Good evening, is the petitioner here this evening?

Ms. Mandy Gauss – Good evening, Mandy Gauss.

Chair Smith – Good evening. Do you want to tell us a little better about your project?

Ms. Mandy Gauss – Yes, yes, I'm happy to. Did you want to introduce yourself --

Mr. Cecil St. Pierre – Cecil St. Pierre, good evening.

Chair Smith – Good evening.

Ms. Mandy Gauss – Thank you for having us here this evening. I did do a quick PowerPoint presentation just to kind of showing you the proposed use. Our site is located at 26100 Groesbeck Highway, it's at the northeast corner of Frazho Road and Groesbeck Highway. It is an existing -- do you want to go to the second slide [unintelligible] one second, sorry. As you can see, the existing site is located at the northeast corner of Groesbeck Highway and Frazho Road, it is 2.42 acres. It is currently zoned three different things; it has parking, a small section of it is parking, then we have a C-3 Zoning and a C-1 Zoning, all of which allow our proposed use for a gas station.

Do you want to go to the next slide? Thank you. This site plan that's in front of you right now is just our landscape plan and I did add a little bit of different marks on it just for reference to discuss the different recommendations that are recommended by the planner. So, I will start with just explaining the site itself. What is proposed is a 4,853 square foot Speedway branded 7-Eleven. With this development, we have a six-dispenser fueling canopy in front of the store and then also on the plan that was submitted, we're proposing 36 parking spaces, we'll discuss that a little further as well.

As you can see, currently there are three access drives to the existing development on Groesbeck, we are actually going to reducing that to one access drive as far north away from the intersection as possible. And then, there are currently two access drives on Frazho Road, we will be keeping where that center driveway is open and we'll be closing the one further from the intersection for the development. So, we will be reducing the number of site access drives for the site overall from five down to two.

I know one of the items, the recommendation letter specifically had requested some additional crosswalks, I kind of added them just in the red for visual, we don't have any issues adding those. The one item though that they suggested was reducing our parking spaces down to 20. Twenty spaces is too little of an amount for the use that is proposed here. Based

on other Speedway stations similar in size, their preferred minimum for this size development is actually 25 for the customers and then 4 for employees, for a total of 29 parking spaces. So, what I have shown on here is the areas in green, we would be changing the landscaping around the building and it would be reducing by 5 spaces overall for a total of 29 parking spaces, so we would be going -- oh sorry, more than 5 -- from 36 down to 29, so is what we're showing if we [unintelligible] show it as marked up on the screen in front of you. So, the areas that are showing in green around the building, we proposed to be landscaped islands instead of pavement.

One thing to point out as well, this existing site, I know you guys require 10 percent of the site to be landscaped, for this site specifically, that is 10,550 square feet. The site previously without those added landscape islands was 47,900 square feet, so we definitely have quite a bit of green area on this site. We will be definitely reducing the impervious area and we will be providing stormwater to the rear of the building, then that big green area we will have a stormwater pond proposed as well.

If you have any specific questions -- if you want to go to the next slide, we'll go into the building elevation. This is what I said, a Speedway branded 7-Eleven. So, it's going to be Speedway signage, it's going to also have Speedway fuel, but internal of the building is going to have 7-Eleven offerings.

So, you'll see this is the proposed external of the building, it is a CMU block with some metal pad plaid panels and some nichiha wood fiber panels as well.

If you go to the next slide, you'll see an interior. Can you play this video? This is just an interior rendering of what the inside of the building is proposed to look like. And this is the 7-Eleven outside, so ignore that, sorry the rendering inside is the same. So, the exterior will actually that Speedway elevation that I shared previously, but this will go inside and it's going to be identical to what this one is as far as the inside finishings will be just to kind of give you an idea of the offerings and what will be available.

So again, internal is going to be 7-Eleven, external the signage and the gas are Speedway, so just wanted to point that out. Again, 7-Eleven purchased Speedway back in '21, so that's the reason for both names within the development. As you can see, it's definitely more of a modern look. I think it's a very nice look.

It will be the grab and go type of food, it's not going to have custom order food, it's going to be made to just grab and take with you.

But we'll be happy to answer any questions. Did you have anything you wanted to add from your end?

Mr. Cecil St. Pierre – Thank you. Good evening, ladies and gentlemen. I just wanted to note that I know as Planning Commissioners, and I did it as City Council as well, rezoning or anything, you go by there and you look. Okay, so if you had a chance to go by there and look, you've seen what kind of shape that is on the southeast corner -- the northeast corner of Frazho and Groesbeck there. And they just had a fire there about a year ago and that's been cleaned up and of course it's vacant and about three walls there and then there's a smoke shop and a business like an office building there.

So, I also want to note that this is a project that is going to, for lack of a better term, brighten up that corner of Frazho and Groesbeck. And I also want to make mention about Michael Tobin, who's the owner of this particular property at Frazho and Groesbeck. He has owned the real estate in that area for over three decades. He has built 380 units of apartments and townhouses to the east -- to the east and north, that's all of his over there that he built.

I bring that up because he's done a wonderful job, he's maintained it beautifully. He's in -- because these are tenants, he's in tune with all these tenants and they've indicated to him that they think this is a great idea in order to serve the community for a type of store like this and of course, gasoline because we believe that it's under served in regards to the gasoline and so that's why Speedway has picked this particular spot. So, with Mr. Tobin's knowledge of the community and for him to endorse this particular matter for what he's invested his entire life over there, I think says a lot.

It's also important to note that this is a \$8.5 million dollar investment and you see what bond they have to post and you see it on your documents and so that's quite an investment. And if you didn't know, but this is Warren Woods Schools, they're going to love it, okay, and the City's going to love it. This is an investment that's going to make that corner I think blossom around there a little bit more.

And I know Mr. Wuerth and we as City Council people want it to get more green around these particular developments, you know, they've taken it up from a 10,550 to almost 48,000 -- 47,952. What they're going to do in that area is just clean it up, spruce it up and make it look good. And you seen

the drawings as well, so you see the lines that are really nice and I think it will provide quite a bit to that particular area.

So, with this type of investment, I hope we can get approval from the Planning Commission so that we can brighten up that area of Warren. I'm not sure, on the northwest side, there might be a dispensary. But what we want to do is get this area cleaned up and usually when you start something like this, it keeps going and we want to have that happen in this area as well. As I think you want to see that as a Planning Commissioner, I want to see this as a resident as well. And no offense, we, us locals call it Frāzho, not Frāzho.

I went [unintelligible] Hawthorn right down the street, so I know the area well and that's all I have to say. Any questions --

Chair Smith – Thank you, sir. Correspondence.

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 City of Warren or Macomb County Storm Ordinance. Detention and pretreatment shall be required.
3. Provide a detailed storm water narrative.
4. Site plan shall show the location of all existing, and proposed underground utilities including their size, material type, and discharge point in the vicinity of the project (Engineeringinforequest@cityofwarren.org).
5. Proposed Drive approach on Frazho Road shall comply with the current City of Warren specifications.
6. Any construction within Groesbeck Hwy. shall require a permit from Michigan Department of Transportation.
7. Soil erosion and sedimentation control permit or waiver shall be required from Macomb County Department of Public Works.

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

AT&T: AT&T does not object to the redevelopment and site plan. However, our records show we do have existing facilities on the property that will need to be addressed. Please advise the petitioner to contact Joe Sikorski, js3649@att.com, 586-764-8261 to discuss the project.

COMCAST: Comcast has facilities in the area. Please refer to the attached map for the location of Comcast CATV/FIBER facilities. Aerial cables are highlighted in orange for fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable. If we can be of further assistance, please feel free to contact us by email at ccutilityrequests@teamsigma.com.

DTE: DTE Electric Company has reviewed the SITE PLAN FOR NEW SPEEDWAY GAS STATION CONVENIENCE STORE WITH SIX DISPENSER AUTO CANOPY. DTE Electric Company has no objection to the SITE PLAN FOR NEW SPEEDWAY GAS STATION CONVENIENCE STORE WITH SIX DISPENSER AUTO CANOPY, impacting 26100 Groesbeck Hwy; Section 24, per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MDOT: The proposer will need to submit a MDOT construction permit.

Chair Smith – Thanks, Madam Secretary. Planning Department's recommendation.

Mr. Ronald Wuerth reads recommendation.

Chair Smith – Thank you, Mr. Wuerth. In honor of Ramadan and respect for our community, we want to get a motion to take a ten-minute recess. Need a motion.

MOTION:

At 7:53 p.m., Commissioner Holowaty makes a motion to take a ten-minute recess, which was supported by Secretary Mouri. A voice vote was taken and the motion carried unanimously.

At 8:04 p.m., Commissioner Duzyj makes a motion to resume meeting, which was supported by Vice Chair Boniecki. A voice vote was taken and the motion carried unanimously.

Chair Smith – Okay. This is a public hearing, if anyone would like to speak on this item, please come up and state your name and address for the record and for the court reporter and you'll have three minutes to speak.

PUBLIC HEARING:

Mr. Mark Beltowski – Good evening. I'm Mark Beltowski, I reside at 14755 Frazho Road, which is the property line just west of this proposed Speedway location. My concern is I don't want to a 24-hour Speedway. I have no objections to a gas station going there, but a 24-hour Speedway, absolutely not. Nothing good after 11:00 -- nothing ever good happens after that.

About another location, there's another location about one-tenth of a mile north of this location that's a field that used to be -- it was actually being developed, but it [unintelligible] fall through, that's 1.7 acres over there. Now, if City Council would have listened to my grandfather in the 80's, Mr. Tobin would have never built that area up, which was an absolute disaster. And from my understanding is that was his only loss of revenue, but I understand that you have to move on and I'm probably not going to be able to stop -- and I can't stop this, but my concerns are on the west side of the building with the lighting to make sure that it points down to the blacktop and doesn't get over into the green space because my living room window is 39 feet from the property line, that's where I like to sit and relax.

I suffer from insomnia and when I need some shut eye, I get it whenever I can. And after 11:00 when my eyes are closed, I'm worried about the noise, that's pretty much about it. So, hope you take that into consideration. You know, I just wish there was no parking on the west side of that building, that's my only real concern besides that and the lighting. So, thank you for your time.

Chair Smith – Thank you, sir. Anyone else like to speak on this item? Seeing none, we'll turn it over to Commission.

MOTION:

A motion was made by Commissioner Duzyj to approve with discussion, supported by Commissioner Hoque.

COMMISSIONERS PORTION:

Commissioner Duzyj – A couple of things. The gentleman that was just up here might be talking about the west side from his house because his house is east of this.

Mr. Mark Beltowski – Yes, sir.

Commissioner Duzyj – Okay. There's a couple of things that I don't know if we talked about or not, but one, there's a wall on the east side of this property that is going to stay if I'm not mistaken.

Unidentified Speaker – It was the north side.

Commissioner Duzyj – And I think that's a very good idea to help the neighbor and so on. The lighting will be away from the houses -- the house, rather, east of this development.

Now, a couple of other things here, item L1 or item L, the proposed 36 parking spaces to 20. The petitioner actually wants 29. So, why don't we just change that to 29 spots now? From 36 to 20 -- instead of 20, make it 29. Number L2, remove the west -- instead of 3 spaces, remove 1.

Number 3, remove the south -- the recommendation is 5 parking spaces. Change that 5 to 2.

Number 4, change it from 7 to 2 on the east side, it says here the south.

And last but not least, the bond amount of \$158,000, that ought to do it and I think it's a good development for this area and I'm actually pleasantly surprised by all the apartments and the living spaces, the apartments, condos and everything else that's to the east of this development. There's a lot of homes there and that's what I think Warren needs and this will be an asset to all the people that live in those apartments and so on, so that's why I support this. Thank you, Mr. Chair.

Chair Smith – Thank you, sir. Anyone else like to speak on this item?

Commissioner Holowaty – Commissioner Chair, I have a few questions for the petitioner, if they could step forward, please. Good evening.

Ms. Mandy Gauss – Good evening.

Commissioner Holowaty – I agree with my fellow Commissioner Duzyj that it would be a nice development for that area and I've been by there and something like that would be highly recommended. When do you plan on starting construction approximately?

Ms. Mandy Gauss – As soon as we can get it permitted [laughing].

Commissioner Holowaty – Okay.

Ms. Mandy Gauss – Spring or summertime --

Commissioner Holowaty – Okay. You did notice that this was also going to be a 7-Eleven store there.

Ms. Mandy Gauss – So it is a Speedway branded 7-Eleven.

Commissioner Holowaty – Right.

Ms. Mandy Gauss – So, the inside has 7-Eleven branding, food and offerings; the exterior is Speedway signage and the gas is Speedway fuel.

Commissioner Holowaty – Okay. Because there is a 7-Eleven at Groesbeck and 10 Mile, a gas station. Were you aware of that?

Mr. Josh Bratton – I'm Josh Bratton with the [unintelligible] Agree Development.

Commissioner Holowaty – Yes

Mr. Josh Bratton – We are aware of that. The subject property is going to be a corporately operated Speedway with 7-Eleven merchandising, that's a separate franchisee operator, so separate -- it's being operated by a franchisee, this is being operated by the corporate entity. I don't know the plans of whether or not that operation will continue.

Commissioner Holowaty – Have you been in contact with that other franchisee or whoever it is to see if there will be a conflict? Because it's kind of odd to have two 7-Elevens within a half of mile of each other.

Mr. Josh Bratton – I personally have not, 7-Eleven corporate has been in contact with the franchisee and it's not a violation of their contact with 7-Eleven.

Commissioner Holowaty – Well, you two can work it out.

Mr. Josh Bratton – Sure. I mean, there are 7-Eleven's within a mile of each other.

Commissioner Holowaty – Okay.

Mr. Josh Bratton – It's kind of the different side of Groesbeck, so it's serving primarily the northern bound traffic --

Commissioner Holowaty – Right.

Mr. Josh Bratton – -- well that's getting most of its traffic on 10 Mile, which is an additional 20,000 cars a day and there's also going to be in addition to 7-Eleven merchandising, it's still going to have a lot more products that are focused specifically to Speedway.

Commissioner Holowaty – Okay.

Mr. Josh Bratton – They could in theory operate together.

Commissioner Holowaty – Okay. Final question, will you have any problem with the recommendations through the Planning Department and Planning Board that were just presented, working with those?

Ms. Mandy Gauss – Not with the modified parking, no, we can work within the recommendations.

Commissioner Holowaty – Okay, thank you.

Chair Smith – Thank you, sir. Anyone else like to speak on this item?

Commissioner Hoque – Good evening, I have a question. So, there's steel fence I see on the south side of the building I think -- is it north side of the building. The solid steel fence, so what --

Ms. Mandy Gauss – Along the northern property line?

Commissioner Hoque – Yes.

Mr. Josh Bratton – That fence there on the north side, is that on our property line --

Commissioner Hoque – This side, yes. So, what is your plan, how do you replace with --

Ms. Mandy Gauss – The survey does not show a fence on our property side of that northern property line, so it might be on the property to the north. The intent is if it's not on ours, it's not to remove it, we're not really impacting that northern lot line. So --

Mr. Josh Bratton – The Planning Staff did recommend adding some additional trees on that northern property line, which we agree to do.

Commissioner Hoque – And what is the operation time; what time to what time would we open?

Mr. Josh Bratton – In terms of construction time, the intent is to start construction in the summer if possible; if not, the fall. It's more than likely not going to be complete and open until either February or it might fall into the spring depending on weather and how the winter goes, so 2026 opening is the intention.

Chair Smith – Anyone else have any discussion?

To the petitioner, good evening, I had a couple questions. I noticed on the south side of the building, you've got three sets of doors over there, is that for loading --

Ms. Mandy Gauss – Actually that is just to the electrical equipment; it's accessed from the outside only; it actually does not have access from the inside of the building.

Chair Smith – Okay, all right. And the other question I have, the retention pond in the back, how are you proposing to handle that as far as you know, green, raingarden vegetables [sic] vegetation around it or --

Ms. Mandy Gauss – It’s --

Chair Smith – -- berm around it or how are you trying to handle that?

Ms. Mandy Gauss – Yeah, we will design it to the store model standards and then we will -- we plan on doing a detention pond, not a retention pond. So, it will outlet with a controlled release to the storm system in Frazho Road.

Chair Smith – Okay. Another thing too, the Planning Department suggested that the air pump in the front be relocated.

Ms. Mandy Gauss – We can definitely relocate that to the north property line. We wouldn’t do it to the south just because of the underground storage tanks along the south, so we would plan on putting it -- if you had the PowerPoint, I did have it kind of noted -- it would be north of that canopy, like the end of the canopy. Go one more up, I think one more.

Yeah, so right to the north you can kind of see that red area to the north of the canopy, that is where we would propose it, you can see the cloud around it to the north there, yeah, there you go.

Chair Smith – Oh okay, I see, I see. All right, thank you.

Ms. Mandy Gauss – Yep.

Chair Smith – Any other questions?

That was a motion by Commissioner Duzyj supported by Commissioner Hoque. Roll call.

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj..... Yes
Commissioner Hoque..... Yes

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

7. CORRESPONDENCE:

A. SITE PLAN FOR OPEN STORAGE OF EMPTY METAL CONTAINERS; located on the south side of Rinke Avenue, approximately 609 ft. east of Mound Road; 6060 Rinke Avenue; Section 28; Caren Burdi (John R. Monte); PSP170063. **Approved on November 17, 2017. First extension approved to November 17, 2020. Second extension approved to April 27, 2022. Conditions never completed. Expired on April 27, 2022.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

B. SITE PLAN FOR OPEN STORAGE OF IMPOUNDED VEHICLES; located on the south side of Rinke Avenue, approximately 445 ft. east of Mound Road; 6006 Rinke Avenue; Section 28; Thomas Stidham; PSP180008. **Approved on April 23, 2018. Extension approved to July 13, 2021. Conditions never completed. Expired on July 13, 2021.**

MOTION:

A motion was made by Commissioner Holowaty to recognize this as an expired site plan, supported by Commissioner Duzyj.

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty..... Yes

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

C. Notice from the City of Sterling Heights that a public hearing will be held at the Sterling Heights Planning Commission meeting on Wednesday, April 9, 2025 to discuss the City’s draft Master Plan. A copy of the draft plan will remain available for review at City Hall and online at www.sterlingheights.gov/181/Planning.

MOTION:

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

8. OLD BUSINESS:

A. MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION; located on the west side of Hoover Road, between Hupp Avenue and Toepfer Road; 22105 Hoover Road; Section 34; Daniel Morrell/Ajax Metal Processing Inc.; PMA250003. The Minor Amendment is for a building addition, relocation of a storage tank, and pavement replacement.

PETITIONERS PORTION:

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

Mr. James Cushman – Good evening, everyone.

Chair Smith – Want to tell us a little bit about your project?

Mr. James Cushman – Yeah. So, James Cushman on behalf of Ajax Metal Processing. Our project -- kind of going back, Ajax Metal Processing has been servicing the automotive industry since the early 1900’s. This campus in particular is a steel processing facility. So, we take coil rod, if you would imagine a large slinky, and thermally process it, clean it and coat it. One the unique items that we have here is that we are affluent free, we don’t send any wastewater down the system and as you can imagine it’s a cyclical nature, but the operation is generally 24/7.

There’s some new technology that we want to invest in for our acid regeneration and waste water and in order to do that, we’d like to put about a 3,700 square foot addition; move that holding tank that you down to the right if you were in that parking lot to allow us to put this new equipment in place, maintaining operations without having to shutter that system for

months on end and keep up with production. So, again impervious surface to impervious surface. What I see here, the vast majority of the items in the recommendation can be satisfied quite easily.

Chair Smith – Thank you, sir -- thank you, sir.

Correspondence.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING:

1. The legal description provided does not match the City of Warren and Macomb County records. Provide a complete and accurate written legal description.
2. Provide a site plan that will match the complete and accurate legal description of 22150 Hoover Road parcel 12-13-34-276-009.

COMCAST: Comcast has no conflicts with the above stated proposal.

DTE: DTE Electric Company has no objection to the SITE PLAN FOR MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION; impacting 22105 Hoover Road; Section 34; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Ms. Michelle Kaptopodes reads recommendation.

Chair Smith – Thanks, Ms. Michelle. First thing I'd like to do, I need to get a motion to recognize this as a minor amendment.

MOTION:

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

Motion by Commissioner Duzyj to approve this as a minor amendment with discussion, supported by Secretary Mouri.

COMMISSIONERS PORTION:

Commissioner Duzyj – To the petitioner, you're moving a lot of metal here. Are you straightening this, cutting it, heat treating it; what process are you doing with these coils?

Mr. James Cushman – Yeah, excellent question. So, yes, we thermally process to soften up the material and then we do a cleaning coating. The

coating is a hydrated line, so it just allows it go through what we call a draw box to just get roundness tolerances then the cold forming.

Commissioner Duzyj – Right.

Mr. James Cushman – So, fastener industry if you will, heavy automotive, some government work, but yeah, anywhere between about 100,000,000 and 180,000,000 pounds annually.

Commissioner Duzyj – That’s some serious tonnage. So, if you’re annealing it, are you heat treating it at all?

Mr. James Cushman – Yeah, it’s a softening process.

Commissioner Duzyj – Is it?

Mr. James Cushman – Yep.

Commissioner Duzyj – So, you’re just annealing it, you’re not making it hard?

Mr. James Cushman – No, no, no. What you’re referring to is kind of a hardening process, that’s at my Detroit location and Indiana. We’re one of three campus sites that we have within the Ajax Metal Processing.

Commissioner Duzyj – Okay. So, you folks are annealing; is this all just carbon steel?

Mr. James Cushman – Yes.

Commissioner Duzyj – You’re not doing any stainless or anything else?

Mr. James Cushman – No stainless work.

Commissioner Duzyj – Okay. You’ve got a heck of an operation, it’s nice to see, thank you. Mr. Chairman.

Chair Smith – Thank you. Anybody else like to speak on this item?

To the petitioner, good evening, sir.

Mr. James Cushman – Thank you.

Chair Smith – I looked at the project and I see where you removed the one tank to the east, but it also says that you’re going to remove the AC, but I don’t see where you relocated the AC to. On the drawing it says

remove AC and the tank, well you moved the tank over, but there's no -- I don't see where the AC got relocated to.

Mr. James Cushman – Yeah, it's being located to the roof.

Chair Smith – To the roof --

Mr. James Cushman – Yeah, it's a small make-up air unit, a pusher blower, so it's just pulling fresh air from the outside and pushing it across.

Chair Smith – Oh, okay -- okay then, all right, very good. I guess that's all the questions I had, did anybody else have another question.

If not, turn it over to the board.

That was a motion by Commissioner Duzyj, supported by Commissioner Mouri. Roll call.

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Secretary Mouri.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes

[Roll call paused and petitioner portioned is continued]

PETITIONERS PORTION:

Mr. Ted Hirsch – I'm sorry, excuse me. I don't mean to interrupt, but if there's no more questions, if there's an opportunity to address one of the conditions in the Planner's report; do we have that opportunity?

Chair Smith – Sure, go ahead, we'll hold the vote. Go ahead, sir --

Mr. Ted Hirsch – Sorry about that. My name's Ted Hirsch, I'm with Midwestern Consulting, we're the civil and surveyor for the project. So, item 1E, regarding the trash enclosure. So, on the site plan that we submitted, I mean as you can see this is kind of straightforward pretty minor modification that they're doing to the site here and we noted on the site plan that none of the -- the building addition wouldn't result in any additional solid waste generation, wouldn't require any modification to the way that they manage solid waste currently. So, with that stated and you know,

talking with the Planners, felt it was appropriate to discuss with the Planning Commission about reconsidering that as being a condition of approval.

Chair Smith – Was that your only question?

Mr. Ted Hirsch – Yes.

Chair Smith – Okay. Mr. Wuerth, do you want to come up on that or, Ms. Michelle, do you want to come up and speak on that? Because they say that they're really not going to need a trash enclosure for that area, is it okay if we scratch it from the recommendation?

Ms. Michelle Kaptopodes – Yeah, we can waive that condition from the recommendation.

Chair Smith – Okay. So, we're going to scratch the trash enclosure from the recommendation.

Ms. Michelle Katopodes – Mh-hmm.

Chair Smith – All right, thank you then.

Ms. Michelle Kaptopodes – You're welcome.

Chair Smith – Is that okay with you guys?

Mr. Ted Hirsch – Yes, thank you.

Unidentified Speaker – I agree with it.

Chair Smith – Then, we'll go back to the roll call again. That was a motion by Commissioner Duzyj, supported by Commissioner Mouri; roll call okay.

Secretary Mouri – Okay, we'll do the roll call again with the removal recommendation –

Chair Smith – Item number E.

Secretary Mouri – Yep.

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Secretary Mouri.....	Yes
Commissioner Holowaty.....	Yes

Commissioner Hoque..... Yes
 Assistant Secretary Chowdhury..... Yes
 Vice Chair Boniecki..... Yes
 Chair Smith..... Yes

- B. SITE PLAN FOR PARKING LOT AND OPEN STORAGE FOR TRUCKS AND TRAILERS ADDITIONS; located on the west side of Mound Road, approximately 307.75 ft. south of Ten Mile Road; 24815-24705 Mound Road; Section 29; Mound Road Express LLC/Joel Ruhlman (Spartan Real State/Paul Reschke); PSP230006. **Approved on April 10, 2023. Petitioner is requesting a one-year extension to April 10, 2026.**

PETITIONERS PORTION:

Chair Smith – Good evening, sir. Do you want to tell us a little bit about what you want to do?

Mr. Paul Reschke – Good evening, how are you? Pardon me?

Chair Smith – Do you want to tell us a little bit about what you need the extension for?

Mr. Paul Reschke – We really don't even need a year; we plan on starting within a couple weeks. We ran in a situation last year where we were getting late in the season and the owners of the property just didn't feel comfortable running the risk of opening the property up and if the weather changed, we couldn't pave it and they had too much business, so they asked us to push it back to the spring.

Chair Smith – Okay. Thank you, sir.

Mr. Paul Reschke – So, our intent is to start as soon as the weather breaks here, which it should be a couple weeks.

Chair Smith – So, if we approve the one-year extension, it should give you plenty of time?

Mr. Paul Reschke – Plenty of time.

Chair Smith – All right, very good. Thank you, sir. I need a motion to extend the project one year to April 10th, 2026.

Commissioner Duzyj – Mr. Chairman, I'll make a motion that we extend, give the petitioner a one-year extension until 2026 and I hope the weather cooperates, let's put it that way. This is still Michigan, so –

Mr. Paul Reschke – I'm sure it will.

Danielle L. Harden, CER-8740
 March 24th, 2025

Commissioner Duzyj – We go through all four seasons daily.

Mr. Paul Reschke – We actually did another project at 2700 9 Mile. We intended to start this one two weeks before and we finished that project no problem in time.

Commissioner Duzyj – All right.

Mr. Paul Reschke – Very similar, paving underground retention.

Commissioner Duzyj – Just make sure you’re safe, that’s all that we can ask for.

Chair Smith – I need a second on this motion.

Vice Chair Boniecki – Support, Boniecki.

MOTION:

A motion was made by Commissioner Duzyj, supported by Commissioner Boniecki.

ROLL CALL:

The motion carried as follows:

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

9. BOND RELEASE:
None at this time.

10. NEW BUSINESS:
None at this time.

11. CITIZEN PARTICIPATION:
None at this time.

12. PLANNING COMMISSION BUSINESS:

A. Planning Director's Report:

Mr. Ronald Wuerth – Okay. This is from the 10th and leading up to this particular meeting and moving down through here. We had a meeting on the 12th with Emerald Marijuana Structure, it's a building at Toepfer and Hoover and we spent some time looking over the landscape plan; it was approved several years ago and they were hoping to get a few less trees in some of the islands and we asked [unintelligible] said no problem with that and then we asked for a few other things needless to say, so it's balanced out, but that was a meeting on the 12th.

On the 13th, I attended a meeting with the Macomb Partners and that's a meeting where leadership throughout the county from different municipalities gather to talk about just, I guess you could say, development and good things that are happening in their communities and so that was about two hours with that particular meeting. I had attended that one.

Next, on the 14th, we had someone come in and want to talk about a conditional rezoning request for a car wash on the property on Schoenherr Road that is right next to the new fire station. And it was -- well, I just cut it short, we discouraged that completely, it's an area where all up and down Schoenherr Road in that part happens to be more office zoning. Don't want change – we don't want to change that type of zoning, so we talked to these people actually for quite a while and discussed other locations throughout the City, particularly on that side of that City there are that many car washes and so we left it at that. They're not going to come and do that.

The same day, we had a Master Plan update and went through the whole list of items that at the end of the Master Plan document to talk about what we should be doing and not doing. But we're moving along, we're in this first five years, and it's not been five years, but in this first time period, I'd say that we're accomplishing quite a bit, it's pretty amazing.

On the 20th, we had a meeting with a collection bin person, this is at the old Target site on Dequindre Road, and discussed that particular issue. I've said it before that these bins or storage bins, as we'd like to call them, are a problem in this town. The Zoning Division is actively ticketing them and those who want to stay, they'll have to get site plan approval it [unintelligible] and that will probably be an amendment to a site plan, but yet, they're going to have to come to us and get an approval for those.

It's been found that they just come and drop them off and they may drop off two or three anywhere without permission or with permission, but not in places where would we approve them. So, with that said we -- but, we talked about that particular location with these people. Actually, those people are very high tech with their particular bins and they're able to know

when their bin is, I think they said 40 percent full and they've got an interior type sensor that tells them. So, the bins never really get full to the point where people are trying to put things in and they don't and they just leave them outside and creating a blighting situation. And so, they collect quite a bit more than the other ones, a lot of times the things are left outside.

And so, let me see here. We talked to Caren Burdi about a site on 9 Mile, 11055 9 Mile and to the north of the building itself. Behind the building there's an alley and there are two open properties that they have, they've used them for pedestrian parking -- for just regular parking spaces and now they want to use them for storage back there. It's a tricky situation from a Planning point of view; I told her I wasn't too accepting of the proposal. She's going to contact the people around the area to make sure how they feel about having that activity because it's in an R-1-P Zone, they'll have to get a use variance to do it and I'm very sensitive to what goes on near residential buildings and homes and all that, so that's the problem and concern.

And then, last Friday, we sent out the FOIA to Moe Ayoub. He was one of the Chaldean Chamber representatives and he wanted the FOIA of the last meeting at 14 Mile and Ryan for the Speedway at that site. So, with that, I don't have anything else.

Chair Smith – Thank you, Mr. Wuerth. Does anyone have any questions for Mr. Wuerth?

Mr. Ronald Wuerth – All right.

Chair Smith – Seeing none. Don't step down yet.

B. Planning Commissioner Search:

Chair Smith – Item 12B, Planning Commissioner Search. Do you want to go through that?

Mr. Ronald Wuerth – Just to comment on that, the Mayor's Office is having trouble trying to fill our last position and she asked for our help. So, our staff and the Planning Commissioners, if you know of anyone who possibly would be interested in sitting on this board with you, then ask them, let us know who it might be, we can set them up with applications, so we need to fill this board, simple as that. And we've been eight and seven and eight for I don't know how many years, it seems like a couple years. We haven't had a full board in a long time and it's time we did, so just keep that in mind.

Again, I'll repeat, if you know anyone or someone who knows of somebody who might be interested in this type of Commission, you know you got give

of yourself and describe it, don't let them think it's just come to a meeting and go home, that's not what you do; is it? And you're busy on the weekend before any meetings, you're out inspecting sites and you're reading our recommendations and our findings, so there's quite a bit to it, plus the other Committees. So, that's what we're hoping for and we, the staff, if we know of anybody, we'll be looking too. So, that's –

Chair Smith – Thank you, sir. Do any of the Commissioners have any recommendations at this time or no?

Unidentified Speaker: We'll think about it.

Chair Smith – All right. Thank you, sir.

Mr. Ronald Wuerth – Okay.

C. Planning Commission Discussion and Concerns:

Chair Smith – Item 12C, Planning Commission Discussion and Concerns. Do we have any discussion and concerns?

I just have one that I want to mention. I know a lot of times when we're in a meeting and someone has to get up and go to the bathroom and they just get up and leave the stage, that's not appropriate to do that. So, if someone has to get up and go to the bathroom or leave when the meeting is in process, just ask to have a motion made for five minutes so they can leave and go and then come back and then we'll resume after that, that way we don't have the disruption in the meeting of somebody just getting up and walking off the stage; okay? Okay.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 8:45 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by:
Danielle L. Harden, CER-8740

E-mail: hardenreporting@yahoo.com

DRAFT

Danielle L. Harden, CER-8740
March 24th, 2025