

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on May 12, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, May 12, 2025, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioner's Present:

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

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Planner III
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Administrative Secretary
Mary Michaels – Assistant City Attorney
Christie Laabs – Communication Department
Patrick Conlin – Communication Department

1. CALL TO ORDER:
Chair Smith – Calls the meeting to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:

MOTION:

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

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES – April 28, 2025:MOTION:

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

6. PUBLIC HEARING ITEMS:

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

A. SITE PLAN FOR BUILDING ADDITION TO EXISTING GAS STATION WITH CONVENIENCE STORE AND CARRY-OUT RESTAURANT; located on the southeast corner of Thirteen Mile Road and Hoover Road; 11610 Thirteen Mile Road; Section 11; Nameer Kastaw/13 & Hoover BP LLC; PSP250016.

PETITIONERS PORTION:

Mr. Brandon Kastaw – Good evening, my name is Brandon Kastaw, 8424 East Twelve Mile Road, Warren, Michigan, 48093. I'm the attorney on behalf of the applicant regarding our site plan application for a proposed addition to the existing CITGO Gas Station located at that address. We are seeking approval to expand the existing 2,239 square foot building by approximately 2,153 square feet for a total of 4,392 square feet.

The expanded area will continue to operate a convenience store with additional carryout restaurant as a component. Our goal is to enhance the services offered at that location and approve the overall aesthetic of the location and better serve the needs of the surrounding community.

We reviewed the Planning Departments recommendations; they have no objections. In fact, they are excited about a lot of the recommendations, like improving the landscaping and the exterior façade. We are currently working with the neighboring property owner in finalizing ingress/egress. They've been pretty cooperative,

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so I feel confident about that. Overall, we believe the proposed improvements will enhance the safety, functionality, and appearance of the site. We are requesting approval subject to the conditions stated therein and we are happy to answer any questions.

Secretary Mouri reads the following correspondence:

TAXES: Current.

POLICE: WPD does not foresee any issues with the addition to the existing gas station.

WATER: No issues.

AT&T: AT&T does not object to the proposed addition. And I do not expect any conflicts, please ask the petitioner to reach out if anything arises.

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 received and reviewed the site plan addition to existing gas station with convenience store and carry out restaurant. DTE Electric Company has No Objection With Comments to the above request, impacting 11610 Thirteen Mile; Section 11; per the site plan provided.

Comments:

The following violations to DTE Energy's service requirements need to be corrected:

1. Electrical service wire cannot run over the roof of the property.
2. The metering equipment will need to be relocated to an exterior wall.

Please contact DTE Planning and Design at 1-800-338-0178 to correct these violations. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and have determined the site disturbance is under one acre and the detention basin outlets to a City of Warren owned storm sewer. Therefore, we

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offer no objection. Should the City of Warren require a No-Objection letter from this office, please reach out to me at Wesley.Jonik@macombgov.org or 586-469-5961.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – You had mentioned you will have some sort of carry out there, is it going to be made there or is it going to be fast food?

Mr. Brandon Kastaw – It's going to be made there, fast food.

Commissioner Holowaty – Not like a McDonalds or anything?

Mr. Brandon Kastaw – No, something more like a Buscemi's or Crispy Crunchy something along those lines.

Commissioner Holowaty – Thank you.

Assistant Secretary Chowdhury – What are the hours of operations for the carry outs?

Mr. Brandon Kastaw – Carry out would be from 10:00 am to 9:00 pm.

Secretary Mouri – I know there's a variance that you're planning on applying for, for the parking, so with the gas station parking and the carry out parking do you think it will be enough to suffice everything?

Mr. Brandon Kastaw – I do think it will be enough, there's a national study that was conducted back in 2021 that said 40% of customers that shop at gas stations actually do park at the pump and enter into the convenience stores. So I don't see much difference from that, I will say that the existing parking spaces that we are getting rid of, which are located on the southern property line, are infrequently, if ever, used currently. Neither employees nor customers ever park there, they are very inconveniently placed, non-compliance probably because of the way that they are on an angle and the length of them. I think overall it's going to be a lot smoother. We are adding the parking on the northwest corner closing that exit over there which

would allow for employee parking and then open up more free spots on the eastern portion of the property line.

Secretary Mouri – Thank you.

Chair Smith – Good evening sir, I went by and looked at the site yesterday and one of the things I noticed on your plan where it says the driveway to the east you want widened from 20 feet to 28 feet?

Mr. Brandon Kastaw – That is correct.

Chair Smith – I went over and I measured the existing driving from the curb to the sidewalk and it was like 27 feet 3 inches so I think the reason they wanted you to widen it was to make sure you get the proper radius in the driveway. You may have to relook at that situation and see if you'd have to change anything as far as it's concerned.

Mr. Brandon Kastaw – Okay.

Chair Smith – It states in the recommendation to remove the guardrail on east and south property lines. The guardrail on the east side seems to protect the parking from the other parking lot, it's got a curb there, but it seems to protect cars from coming across. And the one on the south side seems like it protects cars from coming from the south side, I didn't see a curb on that one. In talking with the Planning Department, we thought we could maybe amend that particular item instead of removing the guardrail and maybe painting it and making it look nice.

The other question I had also, there's a vacuum cleaner at the end of that guardrail, where is that going to end up going?

Mr. Brandon Kastaw – I think it will probably remain there next to the loading zone and the dumpster we have. Looking at the property I think the only other place it would make sense to put it would be near the parking on the northwest corner. I imagine it will be somewhere near the same area.

Chair Smith – Right now it's at the end of the south guardrail that goes across to the driveway going to the south parking lot, it's right there at the corner out in the open.

Mr. Brandon Kastaw – Shifting it deeper into the parcel would alleviate that.

Chair Smith – Very good, do we need to do an amendment on H, to just painting the guardrails?

MOTION:

A motion was made by Commissioner Holowaty to accept the changes for the guardrail, supported by Secretary Mouri. A voice vote was taken and the motion carried unanimously.

Chair Smith – That was a motion by Commissioner Holowaty accepted by Secretary Mouri to accept the changes of not removing the guardrail but painting it and making it look nice. Now we will vote on the project. That was a motion by Commissioner Holowaty supported by Secretary Mouri.

MOTION:

The motion carried as follows:

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

Chair Smith – The next item is B and before we get into this item I want to make a couple of announcements. This is a public hearing you can come up and speak, state your name and address for the record, and you'll have three minutes to speak. If there's any disruption in the meeting with people yelling out or clapping I will shut the public hearing down and we won't have anybody else speak. We want to try and keep it orderly tonight.

- B. SITE PLAN FOR NEW SHEETZ GAS STATION AND CONVENIENCE STORE WITH OUTDOOR SEATING; located on the northeast corner of Twelve Mile Road and Dequindre Road; 2003 Twelve Mile Road; Section 7; James M. Dworman/Central Twelve LLC (Derick Riba/MC Development Holdings, LLC); PSP250019.

PETITIONERS PORTION:

Mr. David Bruckelmeyer – 39300 West Twelve Mile Road, Farmington Hills, MI. Thank you for having us here tonight we are excited to present this project. We have been in front of you a couple of times before so you've heard all about our award-winning brand, culture, and our amazing convenience offer, so I won't go through that again, I will focus on a couple of site details.

This is at the northeast corner of Twelve and Dequindre. You can see 1.77 developed acres, 6,132 square foot, convenience store and restaurant with seven fuel pumps located on the west side along Dequindre. There's a site plan, you can see access points off both Dequindre and Twelve Mile Road, again convenience located with full access around this building. We feel like we've complied with all of the site plan requirements, and I think staff will run you through all those items next, but that is a brief look at the site plan.

The elevations that you see before you are almost identical to what you've seen before. High quality finishes, brick and stone veneer, architectural metal façade, and things of that nature; a very good, attractive, four-sided architectural that you've seen before. Just to give a little bit of perspective this is looking southeast towards Twelve Mile Road.

Let's look at our interior, 30 indoor seats, very restaurant heavy focused in our convenience store, it really is truly a restaurant with made to order food. With that, I'll keep it simple tonight, I will be happy to take any questions you may have about the project.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

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

DTE: DTE Electric Company has received and reviewed the site plan for new Sheetz Gas Station and convenience store without door seating. DTE Electric Company has no objection to the above request impacting 2003 Twelve Mile Road; Section 7; 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. MCDR will not allow two entrances from Dequindre Road. Therefore, remove existing approach that is close to other approach being removed. If you have any questions, please feel free to contact me at the phone number above 586-463-8671.

Secretary Mouri – I have two corresponding letters that I'll read, this is from Warren Consolidated Schools, sent on May 1, 2025.

Dear Members of the City of Warren Planning Commission:

I am in receipt of the correspondence from Planning Director Ron Wuerth dated April 11, 2025. With that correspondence, Mr. Wuerth enclosed plans for a new Sheetz Gas Station and convenience store being proposed for the northeast corner of Twelve Mile and Dequindre. This letter explains the public hearing for the proposal is set for your meeting on May 12, 2025, and it requests comments from the recipients of this letter. As the Superintendent of Warren Consolidated Schools, and on behalf of our district and stakeholders, I write to you today to object to an oppose the proposed development for the following reasons:

- Proximity to our schools and bus stops.
- Community concerns about safety at Sheetz Gas Stations.
- Availability of liquor, tobacco, and vape products at these locations.

The northeast corner of Twelve Mile Road and Dequindre, measured from boundary line to boundary line, is less than half (1/2) of a mile from Warren Mott High School, making it readily accessible to our student population not only in vehicles, but on foot as well. Our District also operates several bus stops for Beer Middle School and Pearl Lean Elementary less than a mile from the proposed development. In an area that already has very heavy vehicle and pedestrian traffic, adding a large, 24-hour gas station would present a challenge for our transportation fleet, as well as our student drivers. We therefore believe the dangers associated with the proposal far outweigh the need for it, especially considering the proliferation of Sheetz and similar types of businesses throughout the immediate region (including the two heavily publicized Sheetz developments already set to be established in the City of Warren).

Communities across Michigan are pushing back against Sheetz Gas Stations, citing not only traffic concerns, but also ongoing issues with

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crime at their locations. While I have no doubt the company is committed to maintaining safety for their customers and employees, the fact remains these 24-hour locations across the country have become a magnet for criminal activity. Reports of assaults, armed robberies, and murders have all been documented and mentioned in local public hearings in neighboring communities. Students waiting at their bus stops, in their neighborhoods near this gas station, are the first and foremost priority in our District. We are obligated to ensure they are safe and protected as possible from businesses that offer themselves as an attraction for individuals who will inevitably happen upon children simply by virtue of the hours of operation Sheetz typically requests (24 hours, although Mr. Wuerth's letter does not mention the actual hours being proposed).

While I have not seen the formal operational plans for the Sheetz to be located at 12 Mile and Dequindre, I am aware that other locations are open 24 hours and sell liquor, tobacco, and vape products. Warren Consolidated Schools has been active in the fight against youth vaping, including participation in a national lawsuit against Juul, and we do all we can to raise awareness about the dangers of these products. Allowing these products to be so readily available, 24 hours a day so close to one of our high schools and to our bus stops, and near a large neighborhood where many of our students reside is simply untenable for the District to abide.

Notwithstanding the concerns set forth above, we do respect and understand the City's desire to see vacant properties developed. Nevertheless, we are extremely concerned about the development of a Sheetz Gas Station so close to our schools and bus stops. Therefore, we respectfully ask that this letter be given all due weight and consideration as an important part of the record you will be creating on May 12th.

Sincerely,

John C. Bernia, Jr.
Superintendent of Schools

Secretary Mouri – I also have another letter that was sent on May 9th, 2025.

Dear Members of the Warren Planning Commission,

As a parent of school aged children and residents of Warren, I am writing to express my strong opposition to the proposed Sheetz gas station at the intersection of Twelve Mile and Dequindre. We believe

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this development would negatively impact our neighborhood in multiple ways and urge you to consider the broader consequences it may have on our community.

First and foremost, this area is home to families, schools, and small businesses. The introduction of a 24-hour gas station and convenience store poses a real risk of increased crime and late-night disturbances, which jeopardize the safety and comfort of nearby residents. Our children walk these sidewalks, ride their bikes, and wait for buses along these roads. Adding more vehicle traffic and commercial activity in this corridor will only increase the risk of accidents and congestion.

Environmental concerns are also top of mind. Gas stations carry the long-term risk of fuel leaks and underground contamination, particularly harmful in areas with aging infrastructure and vacant land that may already be environmentally vulnerable. This is not the kind of legacy we want to leave for future generations.

Additionally, we are troubled by reports of discriminatory hiring practices associated with Sheetz, which are not in line with the values we strive to uphold in our diverse and inclusive community. We should be encouraging businesses that reflect and support our local population, not those with a history of exclusion.

There are also serious quality of life issues to consider. Round-the-clock operations bring excessive lighting and noise at all hours, disrupting the peace that families in this area rely on. The character of our neighborhood is residential not commercial and this development would shift that balance in the wrong direction.

While economic growth is important, we believe it should not come at the cost of our community's well-being. This proposal would create unfair competition for small, independent businesses, many of which are already struggling to compete with large chains. Furthermore, adding another gas station to an area already saturated with them offers little benefit and puts unnecessary pressure on property values, which tend to fall near fueling stations.

I respectfully ask the Planning Commission to listen to the voices of local families and residents who are simply trying to preserve the safety, value, and character of their neighborhood. Please vote against the approval of this project.

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Thank you for your time and your commitment to our City.

Sincerely,
Serene Fawaz

Secretary Mouri – I do have one more, I'm sorry, there's three letters.

Dear Members of the City of Warren Planning Commission,

My name is Mary Ann Gruda. I am Principal at Immaculate Conception Ukrainian Catholic Schools, in Warren. We are located at 29500 Westbrook, a few blocks away from the potential Sheetz gas station. After being informed about this potential plan on Twelve Mile and Dequindre Road I am sorry to say we at the school disagree with this plan.

We have traffic for our school day approaching in that direction, we have families who walk to school in this area and we have students who walk to the MJR movie theatre, Target, amongst other local businesses, during the school year and summer school for field trips.

The idea that this kind of gas station will bring more traffic to the area is disheartening. Travel times for our parents will increase which can detract from parents sending students to a private school. It is an already difficult task to attract students to a school where tuition is a financial commitment, yet making the attendance to the school more challenging is unnecessary. It will negatively impact our school community.

In addition, this type of gas station which brings about a shady crowd and increased crime in the area is very concerning for the safety of my students both during the school day, extracurricular activities and families who transport by foot. As leader of this institution, I need to feel at ease and comfortable when my students are both in the building for academic learning as well as outside the school facility for other types of learning (field trips, life skills, etc.). This type of environment that is being created with this gas station is not prompting a safer environment for the school as well as general community.

Finally, our school is a mere two blocks from the gas station. I do not want or need wandering individuals coming to the property encroaching on the safety of our building. We have a family

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community of residential housing surrounding the school. I feel they watch out for our children. Individuals who will be purchasing adult body altering substances, may find themselves wandering in the wrong direction and end up in the school grounds.

In saying that I hope you reconsider this plan. I understand you want to promote business in our city. However, if the business brings about additional problems, in a world that already has so many, then I feel a different type of business in the area would be a better idea.

Thank you for your time.
Mary Ann Gruda,
Immaculate Conception Ukrainian Catholic Schools Principal

Mr. James Dworman – Before the department speaks. I'm James Dworman and I'm representing Central Twelve LLC, the property owner, I think you moved on before I had a chance to speak. I just wanted to let you know that I fully support the development of the Sheetz store. My family has owned that property for longer than I've been alive, since 1960 or before that, and all this time it's had a store which sold beer, wine, alcohol, and tobacco and was for many years a 24-hour store so that character of the property isn't going to change at all with Sheetz. Thank you.

Mr. Ron Wuerth reads the recommendations of the Staff:

Chair Smith – We have a lady that wants to attend the meeting on Zoom, are you ready?

PUBLIC HEARING:

Ms. Pat Bernieri – Hi my name is Pat Bernieri, I've already provided my address in the private chat and the court recorder has it. I am speaking tonight just about the feasibility of another gas station being located at Twelve Mile and Dequindre. I would like to state I have never been inside a Sheetz Gas Station, nor have I ever seen one personally. This is not about them in particular this is just about the feasibility of another gas station.

We currently have a Sunoco at Twelve and Dequindre as well as a BP across in Madison Heights. Down the street about a half of mile we also have a Kroger gas station. My concerns about having another gas station there are the hours of operation. As was already stated by others I do have concerns because during the pandemic Meijer, Walmart, and various other entities did close down the 24-

hour format. The reason being, staffing issues and shoplifting crimes, sometimes it doesn't make it work out to stay open past midnight.

We do have some 24-hour availability in this area, we have a 7-Eleven on Dequindre and Eleven Mile, which is a 24-hour and we also have a 7-Eleven just north of Twelve Mile in Madison Heights, which is also open 24 hours. We have a White Castle at the Universal Shopping Center, which is also open 24 hours. So there are some options out there if you would like to eat or partake in buying a beverage in a 24-hour establishment.

My next concern is the traffic, this area of Dequindre and Twelve frequently backs up during the day well past Cozy Cabin restaurant. Today I was at that intersection, an individual was trying to make a right turn out of the driveway by the bowling alley, and it took this person a while just to get let into traffic. Imagine trying to make a left turn out of there in the afternoon when Mott gets out, or even closer (inaudible) very difficult.

I'm all for having new development brought into Warren, I would love to see, in my opinion, another pharmacy, since Rite Aid and CVS down the road closed, we're kind of in a pharmacy desert here. I also wouldn't mind seeing something like a fresh produce stand, like Produce Palace used to be in the day.

So, there's the problem. If we have another gas station, what happens if one of these three gas stations don't make it financially, and they decide to close it. Then we have the environmental challenges as one person already indicated. It isn't what's above that we are looking at, the pumps, the canopies, the buildings, that's fine, that's easy to demolish. What about what lies below, the underground fuel storage tanks that service the station, the removal of these tanks, the cleanup of any possible contamination caused by leaks from them.

It's an involved and expensive process and this could possibly be something that might happen. It might make the site undesirable for future developments. So, there's my dilemma. That corner is a little rough looking, it needs a little help but is this the right answer for that location.

Chair Smith – Good evening, ma'am, you're getting close to your three minutes, you need to wrap up your comments.

Ms. Pat Bernieri – Okay, I'm done, thank you very much, have a good evening.

Chair Smith – Thank you, have a good evening.

Mr. Sharkey Haddad – Good evening, Sharkey Haddad with the Chaldean American Chamber of Commerce. I want to be on record to say we are pro competitions, we love competitions, we think competition is good for the economy, but we also believe in a leveled playing field. We don't believe that a \$13 billion corporation competing with a mom-and-pop operation in the City of Warren.

Mr. Commissioner, you and I both accused, or I at least accused Sheetz of coordinating a third gas station in Warren after you guys voted yes on their second gas station on Twelve Mile and Mound and they said no. You Mr. Chairman asked them the same question again, and the representative of Sheetz, no we are not, and now they are coming to you with a third proposal for a Sheetz Gas Station. They lie; they discriminate according to the lawsuit against them by the Federal Government for discriminating against minorities. They already paid a fine for the lawsuit by the EPA for violating environmental regulations and now they are coming in front of you for a third and God knows if there's a fourth, fifth, or sixth coming up in the City of Warren.

The City of Warren has 76 gas stations, the entire Macomb County has 280 gas stations. There's no value, there's no need for more gas stations. And as the speaker on Zoom said before me, you have plenty of gas stations that were built 50 or 60 years ago, if those gas stations go out of business because of Sheetz and manipulation of the market you're going to end up with gas stations not only vacant above ground, but with contaminated dirt underneath which the tax payers will end up paying to clean the property.

Mr. Wuerth, Madison Heights next door, despite the fact that Sheetz met all the requirements and checked all the boxes, their Planning Commission as well as the City Council said you know what we have too many gas stations, this is not the route we want to go and we are going to deny you.

John Bernia, the Superintendent of Warren Consolidated Schools mentioned the safety of the students. There was no traffic study done, we ask you to require them to do a traffic study to determine if public safety is okay. And finally, we are asking to table this matter because you do not have all the Board Members present.

Chair Smith – Sir, you need to wrap up your comments, your time is up.

Mr. Sharkey Haddad – There's something else called no business and this is for the Commissioner over to the right, no business is better than bad business. Thank you very much. I hope you take the public's concerns into consideration.

Mr. Sam Ayad – I work in the automotive industry in the City of Warren. First, I want to quickly share my personal experience driving daily on Twelve Mile Road. If you're driving between Van Dyke to Dequindre on Twelve Mile Road at the peak hours which is between 7:00 am to 9:00 am, or between 3:00 pm to 5:00 pm it can literally take you about 15 minutes for a couple miles. Due to the Mott School and the Ukrainian School, and you have General Motors there, this intersection is very busy at these hours. So, I'm wondering how the traffic study will look like for this intersection, especially if we add the approved Sheetz gas station at Twelve and Mound. If we add the traffic they are going to make over there, plus everything else I listed I'm wondering how the traffic study will look.

My second point is, according to the michigantrafficfacts.org there were around 70 crashes at this intersection of Twelve Mile and Dequindre between 2019 and 2023. That translates to 14 reported crashes per year. So the question here is do we have a target that we are trying to beat, are we trying to break the crash record at this intersection, it is really bad.

I myself am an elected board member at my local church and before I take an decision or any vote, I look at my congregation and vote for what's best for them. I understand that Sheetz are very smart in business, and they meet every single requirement for section C zoning on paper. However, we are here seeking your support for the community, for the Warren residents and Michigan residents. Sheetz are not from Michigan; they don't care about Michiganders. This Committee should care about our safety, our kid's safety, and the people's safety. You have the power to say no for safety even though the meet on paper all the requirements.

My third point, as Sharkey and the other lady explained, how many gas stations and small businesses are we planning to put out of business in the City of Warren if approving the Sheetz's gas station. If we approve this one today there's two gas stations on the same intersection that will be out of business in a few months. As Sharkey mentioned, no one has the money to clean the environmental

contamination and there are going to be dark spots in the City of Warren due to the Sheetz Gas Station. Thank you very much.

Mr. Greg Donahoe – Good evening, 30409 Madison Avenue. Of the comments that came up here that bemoaned the sale of alcohol and tobacco at that location, I remind the Planning Commission that Rite Aid sold those very products there for years without incident.

Rite Aid was a high-profile retailer that also had a reasonably high volume of traffic, that business is now gone, a loss to the community. Sheetz offers to come in and offers desirable products, a desirable service, and tax revenue for the City. They will modernize that corner, which sees a lot less traffic than it once did with the demise of Produce Place, the related restaurant, and Rite Aid and start bringing business back there again that can revitalize some of the other adjacent tenants, like Universal Mall or the Cabin restaurant.

They meet all the requirements, failing to approve this only exposes the City to potential litigation. You need to act in the best interests of the City, but I must wonder if there's something more to this seemingly organized opposition than what's best for the City. I'm a Warren resident, I traverse that location regularly, I'm involved with St. Louise Parrish, and I welcome Sheetz. I'm glad they are here, I'm glad they see Warren as a desirable place to do business and to make an investment of this magnitude. So, I hope considering what was lost at that corner, the loss of revenue, the potential blight that may be, because there's not exactly anyone lining up to take over that business, and the benefits to the community will guide your decision. Thank you for considering my comments.

Mr. Nasir Siddiqui – Good evening, 26200 Ford Road, Dearborn Heights. Mr. Warren Smith, that was a meeting Sharkey alluded to, you did make that comment that if these two were the max amount of gas stations they were going to put in and they said yes that two was all that he was aware of, and you said two was suffice at that meeting. Now here they are with a third one. You also advised them to work with the Community Chambers, which they did not do, or the local community, which they did not do.

The last time you made a Master Plan people went around asking one word to all the residents how they would describe the City of Warren, for example how would you describe the people of Warren, and the most common answer was diverse, great people, and blue collar was the most sought out feedback. When they went to the businesses to describe Warren the number one answer was too many gas stations. The next time they do this they are going to have too many gas stations and too many recreational weed

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dispensaries. That's the environment we are creating for the young children near the high school where you have weed regularly available and you have alcohol readily available.

Did the petitioner submit a traffic study? Did a light plan get submitted with the site plan, we didn't go over a site plan he ran through it like it was a slam dunk. He had three slides up, we've been here plenty of times, we know what's going to happen. I believe a light plan is required by the City of Warren before you give prior approval. There are 90 gas stations in the City of Warren. Gas demand is going down, electric vehicles are coming, hybrid vehicles are here, people are driving less, and you are building more gas stations in a town that has too many gas stations.

Farmington Hills, Madison Heights, Wixom, and Livonia they've all rejected Sheetz gas stations, they don't need 24-hour gas stations. What's the logic behind building more and more gas stations. Thank you.

Ms. Christina Hines – Good evening, my name is Christina Hines, I live at 4817 La Chene Drive, Warren. I grew up in this city and I still live here with my husband and our three kiddos, I live near Thirteen and Ryan and my children go to school over there. I drive through that intersection every single day and it's already a really difficult intersection to go through. I know some other folks mentioned this but it genuinely does take a long time already and if you're trying to turn out from any of those businesses that we frequent a lot and it's already a really difficult intersection to traverse through.

This is a really important time in our city. Warren has been growing, Warren is an incredible city, and I want to make sure that we are leaving a real legacy behind for our children not just a cemetery of gas stations, which is exactly what's going to happen if we do allow these businesses to come in. These other gas stations are going to go out of business. I've talked to a lot of the other gas owners across the City, as some of you know I've run for office here, I'm running for office now, I talk to a lot of our local business owners. A lot of them already do see the writing on the wall the EV's are coming and some of these gas stations are going to go under. Adding more gas stations right now in this time in our city's history is going to be even worse for coming generations. I want my children to be safe here just like Mr. Bernia, the Superintendent of Warren Consolidated Schools, and I want them to be able to grow up and actually want to stay in the city. I don't want to leave them a cemetery of gas stations so please truly consider all of the parents

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that are in this fight to stop the Sheetz gas stations from coming in here. Thank you so much for your time.

Mr. Andrew Sedra – Good evening, I'm here on behalf of Sunoco 1950 E. Twelve Mile. Council Members, tonight you have heard our voices not only filled with concern, but they are filled with love. We are all here today to express our concerns regarding the proposal. We are not here out of anger, we are here because we care, because we want to protect what we have built together.

The Sheetz proposal does not just threaten property lines, it threatens our peace of mind, our children's safety, the survival of our neighborhood. We understand the (inaudible) of the development, but we are asking you to look beyond the store front, look at the stories you have heard tonight. We are your neighbors, we are your voters, we are the heart of this town please do not let a corporate (inaudible) the soul of this town. Say no to this proposal not just because we are asking you but because deep down you know that this is not right for us. Stand with the people who call this home. Thank you.

Ms. Sylvia Sammoe – Good evening, 30990 Dequindre Road. I know you don't want us to repeat much so my comments tonight are mainly just towards the Sheetz representatives over there, to bring attention to the way they've been acting towards the whole thing. Their conduct has been nothing short of disrespect throughout this entire process. They've laughed at our concerns; they refuse to meet with business owners the way you all suggested that they should as the last meeting. They've shown an alarming lack of empathy towards everything.

This isn't just about business, this isn't just about money, this is about people. When a cooperation refuses to even engage with the community that it wants to move into that tells us a lot about how they will operate their business in the future. Like someone stated earlier they are not from Michigan, they don't care about Michiganders, they care about their own pockets and that is it. Thank you.

Ms. Munni Rahman – Good evening, 26361 Curie Avenue. I'm a long-time resident of Warren and a parent of students that attend the school surrounding the area that's proposed for Sheetz gas station on Twelve and Dequindre.

From my understanding this is to be a 24-hour gas station and it is a walkable distance from Mott High School, a high traffic area during school pickup and drop-off times. I don't like the idea of my kids having access walking to go there. I just can't envision having something that will make the traffic situation even worse. Why do we need another gas station when there's one already on Twelve and Mound. I want adequate research done before something like this goes up in my neighborhood impacting our livelihoods. So far the data and statistics are on the wrong side of this establishment. I myself recently started driving a hybrid, like many others going fully electric or hybrid so does that sound like more gas stations are needed. I want to know what happens to this site 20 years after when the lease expires. There are many questions to be asked and answered please take some time to consider the impact this will have on our community. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – You've heard quite a few comments from the residents of Warren. I used to work at a gas station myself, as far as pollution is concerned, I think they are worried about the underground storage tanks, that's the only place I see where there's possible pollution. Those are highly regulated by the Federal Government on how the gas is stored and even if the station is ever closed the gas has to be properly removed, correct me if I'm wrong, but it would have to be approved by EGLE antipollution companies, correct?

Mr. David Bruckelmeyer – Yes, what you're referring to is correct. Underground storage tanks are now heavily regulated by EGLE. In addition to that we provide several levels of extra security. We do extra inspections on our tanks, we have an entire dedicated environmental team to make sure that those tanks are operating properly, that they've been installed correctly. All of those details are sorted out in our UST System and our Fuel System's state of the art so it does protect from contamination. If there's an issue going on with the tanks, there's a host of sensors that can alert us to any issues that may be going on. We actually have gone to another step and we hire and have brought on people that are fully certified to operate and maintain the UST system and they are in-house Sheetz employees.

Commissioner Holowaty – As far as the vapes, I know teenagers are smoking these vape products, will they be selling those?

Mr. David Bruckelmeyer – We do have a limited selection of things like that, but of course for alcohol and tobacco we follow all State and Federal regulations regarding sales.

Commissioner Holowaty – I know you have other locations, have you noticed increased crime in those areas?

Mr. David Bruckelmeyer – Specifically, in regard to location we have in Michigan operating right now in Romulus, and I spoke to the Police Chief six or seven weeks ago, he knows of no issues going on in Romulus. We spend a lot of time making our stores feel very safe for our customers as well as our employees. We take that very seriously; we invest in things like the state-of-the-art security system that's monitored 24/7. We have local people on the ground that can assess any security issues that are ongoing at a store, we create relationships with local police departments, we take it very seriously it's of the utmost importance.

Commissioner Holowaty – You heard Mott High School is right there and the private school over there, you can't discourage student congregation but maybe somehow if you can keep them from not congregating during school hours.

Mr. David Bruckelmeyer – Hopefully not during school hours, hopefully they are in school. We do understand the concern, we do have a very strict no loitering policy that we can enforce, we have a pretty good staff they are ready to address any issues of that nature.

Commissioner Holowaty – You did say Warren residents are going to be the first ones built?

Mr. David Bruckelmeyer – Can you say that one more time?

Commissioner Holowaty – The Warren residents are going to get priority for employment at this Sheetz and the one approved on Van Dyke?

Mr. David Bruckelmeyer – Correct, so we do have 30 to 35 jobs per location, we put up now hiring banners at the site, we do make a very good effort to hire locally, yes.

Commissioner Holowaty – Chair I concluded.

Assistant Secretary Chowdhury – I know the residents brought this up multiple times have you considered doing a traffic study?

Mr. David Bruckelmeyer – We have completed the traffic study. We are going to work through the Macomb County Department of Roads for our access. There's something I'd like to note, we are reducing the number of cuts with this project on Dequindre Road so we are going to move the access points further away from the intersection and that is going to increase the safety of that intersection.

Assistant Secretary Chowdhury – Was this traffic study presented yet?

Mr. David Bruckelmeyer – Not yet, it was completed very recently, but the Macomb County Department of Roads will be reviewing that. We are very confident in both of the locations. I know in the staff packet it did reference that first drive on the southwest corner on Dequindre, that access point. The Macomb County Department of Roads has said they do not support that one so that will be something we work with them on and it will most likely go away as part of this project. So there will only be one access point on Twelve Mile and then one on Dequindre if that's all we can work out with the Macomb County Department of Roads.

Assistant Secretary Chowdhury – I know you heard all the residents; they didn't see the full plan, you just said the basic plan you had the slides up here, did you think about meeting with the residents and showing them the plan?

Mr. David Bruckelmeyer – For this particular location that's located on a very heavy commercial corridor there are no direct abutting residents to this location. That was something that was attractive about it and we submitted a set of plans that we think are approval through staff administratively.

Assistant Secretary Chowdhury – I mean with the residents here I feel they are entitled to that. I know you showed the basics, I feel like they should be able to see the full plan that you have for this location. Like he said that all the residents are not here at the meeting at all times, so I do feel their concerns.

Mr. David Bruckelmeyer – If there's any residents that would like to ask some questions about this plan, we'd be happy to answer them, either after the meeting or some ongoing dialog if they have any

specific questions. At this point we submitted it through staff, and we believe we submitted an approval set of drawings here.

Assistant Secretary Chowdhury – I understand your concern because you're trying to get your business in the City of Warren and I truly respect that, but the resident's concerns need to be addressed as well. So I think you need to try and work it out and see what the residents' concerns are so you can be on the same page.

Secretary Mouri – I know he just mentioned the fact that there was a traffic study that was recently done, we haven't seen it either, it's still with the County I believe. Is there a way we can maybe postpone this until we are able to review the study and make a better-informed decision. I know the motion was made by Commissioner Holowaty and supported by Vice Chair Boniecki.

And I have another quick question for the petitioner. So, what number of gas stations will this be in City Warren?

Mr. David Bruckelmeyer – This will be our third.

Secretary Mouri – So do you have the first one that you had proposed up and running at this point?

Mr. David Bruckelmeyer – Not yet, we have closed on both properties, and we are soon to commence construction.

Secretary Mouri – When is the construction going to start?

Mr. David Bruckelmeyer – The construction for the Van Dyke site should be started pretty imminently and then the Twelve Mile site we are still working through final Engineering approval; we have a few other permits to get and then shortly thereafter it commences construction.

Secretary Mouri – How are you planning on targeting an audience with this one and the one on Twelve Mile being so close. If you ask me, I'm looking at something that offers the best price, for me it does look like a saturation of the whole business. You're coming in with all three gas stations at the same time and it's going to take over, that's what it looks like to me. I just wanted to know how you plan on getting a lot of audience, are you going to lower the gas prices a lot

because you'll be filling a lot of the tanks at the same time and they are all opening up around the same time. I just wanted to know your opinion.

Mr. David Bruckelmeyer – We've gone so far as to perform studies to see traffic patterns and how they are. Where customers come from and going so looking at all three of these locations we are very confident that traffic is appropriate for what we are looking for. We've gone so far as to do those studies so it's really about different traffic patterns that we are trying to capture. Again, convenience stores are that they are convenient, someone is not going to drive multi miles away up Dequindre and over to Twelve to go to our other location they are going to go somewhere that they can turn right into and right out of. Something on their way and convenient. And we also happen to offer other things like made to order food, fresh things like that and that's going to be very attractive for the customers on their way to work and things of that nature.

Secretary Mouri – The restaurant that is inside what are the hours going to be?

Mr. David Bruckelmeyer – 24/7.

Secretary Mouri – Also being freshly made, so there's going to be a cook 24 hours where they are going to be cooking something fresh?

Mr. David Bruckelmeyer – That is correct, we will have someone in the kitchen 24/7. We will have a minimum staff of 3 and our largest shift is 8, so we really do have a lot of people. I actually went to a location and helped them out the other day, there were 6 people in the kitchen making food, it's a very busy restaurant.

Secretary Mouri – That's all I have, I definitely wanted to bring up the traffic study for all of us to review if that's something we can consider. Thank you.

Commissioner Hoque – Inaudible, microphone was not on.

Chair Smith – Good evening, sir. When Sheetz comes into a city what kind of strategy do they have as far as where to put their gas station/convenience store. What are the things they look at, what are they trying to do when they bring Sheetz into Warren. They came before us for Twelve and Mound we approved that one, then they wanted to go Van Dyke by Thirteen and a half and we approved

that, and we figured that was going to be it. Now they have another one and they are all within 2 to 2½ miles of each other.

My thing is how do you figure where you're going to put them in relation to the area. I know you look at different lots, vacant spaces, and something that would fit but do you look at the surrounding area. Like the schools, the neighborhoods, even though they are not backed up to it, are still in the area and affected by the area. So, what is Sheetz strategy for planning these in our area?

Mr. David Bruckelmeyer – Sure, when we are looking for different locations there's a host of information that we gather about them. We do a lot of studying prior to engaging even with the property owner. We look for demographics, the amount of traffic, are there the appropriate number of households nearby that would enjoy our business, it comes down to an incredible number of details.

We've also done, on this location, what is called a study of cannibalization study, so we've looked at this and we feel very confident that with the amount of traffic, the amount of people, and the density of people in the area of this location that it's very supportable of our locations.

Chair Smith – Right now if we approve this there's going to be three Sheetz gas stations, are there going to be anymore because before it was just going to be two.

Mr. David Bruckelmeyer – And the last time we had a discussion I was unaware of this location coming up, this location wasn't being looked at when we had our last discussion, I'm not going to say that there won't ever be another location in Warren. At this time, I'm not aware of any other property that we are engaged in or looking at at this point.

Chair Smith – One of the concerns I have also is, are you going to be able to maintain the quality of your foods and services with having enough employees to run a 24-hour, 7-day a week business. When you start spreading things too thin then your employees leave, and you don't get the same quality of food because you get someone in there that half cooks and don't do what they are supposed to do, so how do you control all that?

Mr. David Bruckelmeyer – I think that really comes down to our culture. We have a great culture. It's hard work, can-do attitude,

and our operations people are amazing, they are incredible people, they work very hard. They are good at bringing people up through that culture and teaching them.

One of the great things that's going to happen here is the ability for people that hire on at the store level to go and move up into management, they are going to get that kind of access to vertical movement in their career. They can build a career at Sheetz. In fact, one of the guys that I work with started out in operations, he started out as an associate in our store. He worked up to General Manager, moved over to Marketing and then came into Real Estate. So, there's upward mobility at Sheetz and that's something that keeps our talent as well as great compensation and the benefits. We really do focus on hiring the best people and that's how we get the best service and quality.

Chair Smith – Sir please sit down, is there an officer here. Can we escort this gentleman out please.

When you start to get multiple places that are supplying the same service there's always a weak link in it somewhere and that's what my concern is. One of the issues is you came before us for Twelve and Mound. We approved that then we did the other one, so you've got two places that have been approved already, and we haven't seen construction on any of them yet. If you can see something it might make a decision but when you're asking for all these different things and you're not seeing anything happening then they get concerned, which that's just human nature.

As far as the traffic study and as Secretary Mouri states, everybody wants a traffic study because of all the accidents. The thing I noticed just watching people drive, people don't have respect or courtesy for each other. Everybody wants to be first, they cut off people, they run to the traffic light so they can be first, there's no respect. Traffic is a problem not because of the cars going through it's a problem because of the people driving the cars don't have any respect for the other people on the road.

The other thing is, we had talked to Sheetz about talking to the residents on the other locations to get their comments and see what could be done to work with them, did that happen?

Mr. David Bruckelmeyer – We've actually spent some time with our Marketing and PR team to just engage with the public at large, not just in Warren but in southeast Michigan. Contrary to what some of the headlines are and things of that nature we see a lot of support for Sheetz. People are excited about having our awarding winning offer, our culture, and the jobs that we bring to southeast Michigan. So we see a lot of support at large in the communities, which is opposite of what you might see sometimes in a situation like this.

Chair Smith – I think the main concern with the whole situation is we are hearing a lot of talk about it but we are not seeing any action. The sooner we can see the action and see what you're actually talking about and see the efficiency of it and things like that then it would probably break the ice and make people understand what it's trying to do.

Mr. David Bruckelmeyer – You asked when we are going to break ground, it does take a long time to get through the Engineering and permitting processes, especially here in Michigan, there's a lot of T's and I's to be crossed and dotted. We are very close to starting construction on both of those. For instance, the Van Dyke site we've got all of our permits in hand from both Macomb County Department of Roads, MDOT, City of Warren Planning and Engineering, and demolish is imminent of that site. We've got a lot of things that are about to kick off, we are very excited about making these investments in the City of Warren.

Chair Smith – Thank you for your comments, sir, but my concern is I think by doing all three at once you're spreading yourselves pretty thin and it's going to take a lot of good employees to provide the quality of service that you say Sheetz gives.

Mr. David Bruckelmeyer – Sheetz opens between 50 and 60 locations a year around our operating area. We are very used to scaling up, we are used to hiring and training people, in fact we made an investment in an office here in Michigan. We have a training room we are going to bring people in and teach them food safety and all kinds of things about Sheetz and get them ready. They go through actually 40 hours of training before an employee hits a store, before they even start to talk to a customer. We make the investment into training, we hire the best people, and we are ready to scale at this point, which we've done before, so we are very capable of scaling our operations.

Chair Smith – You're going to have a big job ahead of you, trying to get people to do what they are supposed to do is difficult in this day

and age. I don't want you to get started and then fall through the cracks because people are concerned about what's going to happen. I need you to take into consideration everything the people have said and if there's anything you can do to address some of their ideas I'd appreciate it.

Mr. David Bruckelmeyer – Thank you, very much.

Chair Smith – This was a public hearing, and we spoke to the audience but as a Planning Commission if it meets all the ordinance and standards, we are obligated to approve it. All we can do with the petitioner is have him look at the different things and take all of our suggestions and everything the people have spoken about and see what you can do to implement it. I would recommend is when you get the first one opened up send a notice to the people in the community that you've opened up come and see it.

Secretary Mouri – Are we able to get and look at the traffic study. So if the Commissioners who did make the motion, which is Commissioner Holowaty and Vice Chair Boniecki are we able to postpone it and look at the traffic study, what does the Commission think, I'd like to do that.

Commissioner Holowaty – With due respect to my fellow Commissioners, I don't feel a traffic study, with GM already being there, Universal Mall, Target, and everything around there, I personally don't see how that's going to increase traffic any more than what's already in that intersection.

Chair Smith – Excuse me, excuse me, there is no audience participation at this point in the meeting. If you have something to say and you can't hold it in, please step out.

People in the audience yelling

Chair Smith – Officer can you escort who is blurting out, can you escort this lady out please. Ma'am the officer is going to help you out, ma'am.

Mr. David Bruckelmeyer – We have received that letter that was read into the record from the Macomb County Department of Roads, they have taken a preliminary look at our access, and the only comment they had was to eliminate that second access point on Dequindre, which we are willing to abide by. That's something that I think is very reasonable, so there would be one access point on Dequindre and one on Twelve Mile Road. Knowing that we are

moving it back further away from the intersection and improving the safety along with the traffic study that we have looked at we are very confident in the safety of this access to this location.

Secretary Mouri – Because of the fact that this traffic study has already been done according to what you have mentioned, I would love to see that before we make a decision.

Commissioner Holowaty – So we are going to take a new vote to have a traffic study done first before approving?

Secretary Mouri – It's already been done, so it's going to get presented.

Commissioner Holowaty – But I made a motion to approve this.

Chair Smith – I don't see where the traffic study is that important because they've eliminated the one driveway, it's not the traffic, it's the people. You're going to have more traffic now because of the construction on 696 where people are taking Twelve Mile.

Secretary Mouri – It's done.

Chair Smith – We can still approve it and still review it.

Excuse me, excuse me, if there's another outburst we will just do roll call.

Secretary Mouri – So if we vote it's a yes or no, so I would want to make an informed decision on my side by looking at the study and then make that decision. At this point I might be, I'm not saying I am, but I may be leaning towards a no, so a traffic study before I make that decision would be something that I would consider.

Chair Smith – So we have three against three, because I say no also.

Ms. Mary Michaels – There's a motion to approve on the floor so that should be heard first.

Commissioner Holowaty – Are we voting to table until we get the traffic study?

Ms. Mary Michaels – There would have to be a motion to postpone.

Commissioner Holowaty – Until we get the traffic study?

Ms. Mary Micheals – Yes.

Chair Smith – But we don't have the majority.

Ms. Mary Micheals – There's a motion to approve it, if there's a motion to postpone it would have to be made and seconded.

MOTION:

A motion was made by Secretary Mouri to postpone to review the traffic study, supported by Assistant Secretary Chowdhury.

Mr. Ron Wuerth – So you're going to postpone it correct?

Chair Smith – Three want to postpone it and three don't want to postpone it, three feel we need a traffic study and three don't feel like we need a traffic study. So we don't have a majority on whether to postpone?

Mr. Ron Wuerth – You've taken a vote, right?

Chair Smith – Yes.

Secretary Mouri – No we did not.

Ms. Mary Michaels – No, there has not been a vote on the motion to postpone.

Mr. Ron Wuerth – Okay, so we need a vote, if it goes less than five then this gets postponed. I'd appreciate it if there was some kind of vote and direction on what you want as far as what you want. I know nothing about this traffic study by the way, nothing. If you want a traffic study, then certainly we should get what he's done to make sure it's valid because we've asked for one. I have not seen a traffic study, and did you still want the petitioner to have a meeting of some sort with the public or not, is that part of it or not. The main thing is I want to set a date for when this would come back assuming it's going to be postponed.

Chair Smith – It's going to be postponed, it's three to three.

Secretary Mouri – We didn't vote.

Ms. Mary Micheals – The vote would have to be on the record.

Chair Smith – We have a motion by Secretary Mouri, supported by Assistant Secretary Chowdhury to postpone until June 16, 2025, roll call.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – Sir, if you can arrange a meeting with some of the residents to go over what you’re talking about because there’s a lot of issues. I did some investigating on my own today and there were some things I was concerned about. Being they have nothing to see, it makes it a lot difficult to accept. Even when you get the first one open, I would invite them all to come and see what it’s all about.

MOTION:

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

Meeting continues

- C. SITE PLAN FOR AUTO REPAIR SHOP, PARKING LOT EXPANSION, AND OPEN STORAGE OF REPAIR VEHICLES; located on the southwest corner of Groesbeck Highway and Nine Mile Road; 22755 Groesbeck Highway; Section 35; Joseph Tringale/JNT Investments; PSP250017.

PETITIONERS PORTION:

Mr. Joseph Tringale – Good evening, and my son Joseph Tringale. We are seeking approval from you guys for our site plan application in order to get approved for outdoor storage and for parking lot expansion.

Secretary Mouri reads the following correspondence:

TAXES: Current.

Mary Clark CER-6819
May 12th, 2025

FIRE: In response to your request to review site plan for PSP250017, the Warren Fire Department sees no issues with this site plan.

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

AT&T: AT&T does not object to the proposal. We do have facilities in the area and serving the existing building. Should any issues arise, please advise the petitioner to contact Joe Sikorski, js3649@att.com, 586-764-8261.

DTE: DTE Electric Company has received and reviewed the site plan for auto repair shop, parking lot expansion, and open storage of repair vehicles. DTE Electric Company has no objection to the above request impacting 22755 Groesbeck Highway; Section 35; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

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.

MDOT: The applicant's project is in MDOT's ROW, so it will require a permit from MDOT.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the site disturbance is under one acre and the detention basin outlets to a City of Warren owned storm sewer. Therefore, we offer no objection. Should the City of Warren require a no-objection letter from this office, please reach out to me at Westly.Jonik@macombgov.org or 586-469-5961.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

A motion as made by Commissioner Holowaty to approve, supported by Commissioner Hoque.

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening, thank you for being patient. A couple of quick questions, first, do you have any problems with the Planning Director's recommendations?

Mr. Joseph Tringale – I just think it's kind of severe all the changes that he wants us to do. It was my intentions to buy this location just to keep it a mechanic shop that it's been for 50 years. I own a car lot now on Van Dyke and I also own another one on Nine Mile in Eastpointe, so this mechanic shop in the middle was perfect for me. I was here probably three months and I wanted to turn that into a car lot and they gave me a laundry list like they just did now of things that I need to do, it's just tough for me to swallow. A sign that's been there for 50 years, they want me to relocate it, I just don't get it, if we have to do it, we have to do it, it's not a cheap fix.

Commissioner Holowaty – You have to understand we do have certain regulations that he has to follow, the previous owner may not have known about it, I don't know. I go by that intersection all the time, where do you plan on storing the additional cars? According to my pictures, you have the building triangular on the lot and you already have quite a few cars on the lot stored.

Mr. Joseph Tringale – See the cement area between the factory and the high building. I think they said the sign is like six inches out of whack, if I'm not mistaken.

Commissioner Holowaty – And you said that was there from the previous owners?

Mr. Joseph Tringale – Yes.

Commissioner Holowaty – I can see where that could be a hardship, signs are not cheap.

Mr. Joseph Tringale – To relocate the sign it will probably cost me \$20,000.00 or more.

Commissioner Holowaty – Is the movement of the sign your only objection to the recommendations?

Mr. Joseph Tringale – The grass is another one, I'm on the corner of Nine Mile and Groesbeck, there are many residents in the area, I believe he wants me to put a berm where that arrow is there,

according to what the City is telling me. When I first took over that corner it was a disaster, I don't know if any of you lived in that area and seen how it was.

Commissioner Holowaty – You have done a great job, but there's still quite a few cars there too.

Mr. Joseph Tringale – These cars that are on my lot, I buy from Hamilton Chevrolet, I buy from Friendly Chrysler Jeep, I buy from Van Dyke Dodge, and I bring them to my mechanic shop, we fix them, and then we issue them to the different dealerships that are in the area. That was the purpose of me buying this property, but now it's turned into a very expensive project.

Commissioner Holowaty – I conclude my comments.

Chair Smith – I went by and looked at the site, I have a lot of questions. On the backside next to the building behind you it's supposed to be the drive to go through there and you've got vehicles parked up against the building. Your vehicles aren't in any arranged portion on this property. As far as the sign, if you don't want to replace the sign, what you might be able to do is shorten the width of the sign and use the same sign, just make it a narrower sign instead of taking the whole sign down.

The other thing is, there's a used oil tank sitting out in front and I imagine that when you change the oil on vehicles you put your oil in a tank, how often does someone come to pump that out?

Mr. Joseph Tringale – Whenever it's full, probably once a month I'm guessing. When it gets $\frac{3}{4}$ full we call them and they come immediately and suck out the oil that's in that drum, and that drum has been there for years. It's secure, it doesn't leak, it works.

Chair Smith – The other thing is, there are few pallets laying around, I couldn't see inside the fence, where you have the area fenced in, to see what kind of organization was in that, but the whole lot itself kind of needs to be reorganized again. You said you bring cars in from Hamilton Chevrolet, you repair them, and then send them out where they need to go, how long are these cars staying there before they get repaired and shipped out?

Mr. Joseph Tringale – It depends on what has to be done. Like the cars that you see in the back part there, those cars were towed in, they need engines. We try to get the easier jobs in and out, the

engines we probably do once a week. We will have to push that car or tow it into the garage area, that's why those cars are there.

Chair Smith – The two vans sitting off to the right on the west side, what's going on with those because those are in the right of way?

Mr. Joseph Tringale – One of them is a parts truck, let's say we do wheel bearings the metal that comes off the wheel bearings we store in one of those red trucks then take it to the junk yard, probably every two weeks. Behind that fence, see where the red trucks are, that area when I first purchased it was all broken-down trucks, cars, weeds, and trees. I cleaned all that out and poured concrete back there. I cleaned it up, it was nasty, there were rodents, it was a mess, there were cars that sat back there for years. I really fixed that corner up good.

Chair Smith – So what's in there now?

Mr. Joseph Tringale – Some cars that need to be fixed, they are neat, they are not just thrown in there with flat tires, they are cars that are going to be worked on. They are waiting for parts, there's a lot of things that happen in this business.

Chair Smith – I understand that, I've been looking at the area, it does need some housekeeping over there.

Mr. Joseph Tringale – If you would have seen it before you would say I did a remarkable job, believe me.

Chair Smith – I appreciate everything you've done, but I think there needs to be a little bit more done also. Mr. Wuerth, on the bumper curbs that he's got in there some of the vehicles are hanging over the bumpers at the sidewalk, those supposed to be five feet.

Mr. Ron Wuerth – They shouldn't be, are we talking about the bumper curbs that we asked them to put in?

Chair Smith – Yes.

Mr. Ron Wuerth – They'll be setback five feet from the property line, so when they park a car there it will overhang the bumper curb about 2½ feet, so it will never get to the sidewalk. That's instead of asking the petitioner to put in concrete curb and gutter.

Chair Smith – The picture here is what I'm talking about, where he's got the vehicles right here close to the sidewalk.

Mr. Ron Wuerth – Those are in the wrong location, they need to be put farther away from there, there are some I can see that are. There's an exact location where the bumper curbs are supposed to be located according to the Zoning Ordinance, and that is setback for each vehicle five feet from the property line. So, you have to locate the property line and set the bumper curb five feet away from that for each parking space and then you're good.

Chair Smith – Thank you, sir. Sir, another thing, the area between the sidewalk and the curb has concrete or asphalt that has to be taken out and replaced with grass and a couple of trees, do you understand that?

Mr. Joseph Tringale – I do understand it, I don't agree with it, but I do understand it.

Chair Smith – I know you don't agree with a lot of things.

Mr. Joseph Tringale – It's not a lot of things I don't agree with but that I don't, if it needs to be it needs to be.

Chair Smith – We would like it to be. We are trying to make things look nice in the City and add more greenery because we need green plants for oxygen so we can breathe. There are some things that need to be done, you might consider shortening the sign.

Mr. Joseph Tringale – I'd like to talk about that.

Mr. Ron Wuerth – We looked at the survey real close, it looks like the sign is located in the Nine Mile Road right-of-way. It never got placed where the Zoning Board of Appeals said to place it, that's the law. So, back in 1978, they said exactly where it should be constructed, but it never got that way. So now you've got a sign that's out in the right-of-way, although it may not seem like it is, I think it is. The Planning Commission can't say you can put it here or there, but in order to get it adjusted you'd have to go back to the Zoning Board of Appeals and beg for forgiveness. You have to move it out of the right-of-way first off, maybe they will let you move it just a couple feet, but we said in here in two separate places exactly where it's supposed to be located according to their rule. We can't do anything except go back to the Zoning Board of Appeals and ask for a change. Someone there will have to make that determination, or I can help them make a determination in my office or with their surveyor. I want you to know it's in the Zoning Board of Appeals hands not the Planning Commission.

Chair Smith – Sir, do you need some time to go over these things that need to be done, get with Mr. Wuerth and figure out what you can work out to correct some of these things that need to be done?

Mr. Joseph Tringale – Yes, what would happen if I just removed the sign, would that be a possibility?

Chair Smith – You can do that, but you've got other issues on the lot that have to be corrected.

Mr. Joseph Tringale – I'll put the curbs in next week if I can get them there, the grass is going to take some time.

Chair Smith – The curb for the street and the sidewalk is already there you just have to dig that out and put some dirt in there and you can put grass in there.

Mr. Joseph Tringale – The cement doesn't have to be removed?

Chair Smith – Yes, but it's inside the area that we are talking about.

Mr. Joseph Tringale – I'm confused.

Chair Smith – See where the grass is on the Groesbeck side, the oval section there?

Mr. Joseph Tringale – That's all cement now.

Chair Smith – I know, it needs to be grass with a couple of trees in there.

Mr. Joseph Tringale – Yes sir.

Chair Smith – Once we put things where they're supposed to be is that going to eliminate the number of cars you can have in there because right now they are all over the place.

Mr. Joseph Tringale – I'm not going to be able to put as many cars in the lot.

Chair Smith – Right, but do you have other places you can put them until you can work on them?

Mr. Joseph Tringale – Yes.

Chair Smith – So you can correct that problem pretty easily. Do you want some time to speak with Mr. Wuerth on what you can do?

Mr. Joseph Tringale – No, there’s nothing to speak about. I already got a price from the sign company. Just to move the sign, it’s going to cost me like \$25,000. You can’t just move the top section, so I think my best bet is just to remove the whole sign.

Chair Smith – Do you agree with everything else?

Mr. Joseph Tringale – Yes.

Chair Smith – The vehicles that are parked up against the building behind you, they can’t be there.

Mr. Joseph Tringale – In the alley, yes.

Chair Smith – That has to be opened up. If you agree with everything that needs to be done and you want to remove the sign, I guess we can make a decision.

Mr. Joseph Tringale – How long do I have, the bumpers is not a big deal but the grass is not a cheap fix, how much time do I have?

Chair Smith – Usually when we do an approval like this you get two years to do everything that needs to be done, will that work?

Mr. Joseph Tringale – Yes thank you.

ROLL CALL:

The motion carried as follows:

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

- D. SITE PLAN FOR OPEN STORAGE OF TRUCKS AND TRAILERS; located on the east side of Schoenherr Road, approximately 600 ft. north of Nine Mile Road; 23170 Schoenherr Road; Section 25; Terraval LLC/Ramona Cean; PSP250014.

Chair Smith – Good evening, thank you for patience this evening, I know it's been a hectic meeting.

Ms. Becky Klein – I understand, and you guys deserve a lot of credit when the people in the audience are not being polite.

PETITIONERS PORTION:

Ms. Becky Klein – I'm with PEA Group, 58105 Van Dyke Avenue, Washington Township, I'm here on behalf of the owner Ramona Cean. Our purpose for being here this evening was actually to apply for a variance for outdoor storage so the tenant can get a Certificate of Occupancy for their business that they want to move in there. I know the Planner has a laundry list of items that they want us to adhere to to bring the site into compliance. I do have some questions on those after Mr. Wuerth has had a chance to read those into the record.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: In regard to the site plan for PSP250014, the Warren Fire Department sees no issues with the proposed plan.

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

WATER: This project does not present any issues with the Water Department.

AT&T: AT&T does not object to the proposed storage plans. We do have facilities in the area, but they are not expected to be affected.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined that the site is located within the Schoenherr Relief Drainage District. The Schoenherr Relief Drain lead exists and is located at the ROW property line. Any stormwater discharged to the Schoenherr Relief Drain will require an MCPWO stormwater review and approval. Any stormwater discharged to the Roseberry Street 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. Prior to the 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. Ron Wuerth reads the recommendations of the Staff:

1K – Remove – A driveway extension to Rosebery Avenue shall be constructed and indicated on the plan.

1L – Remove entire statement.

1N – Remove entire statement.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Once again, thank you for patience and your kind words when you came up. You said you had some comments for Mr. Wuerth?

Ms. Becky Klein – He actually covered the couple things I was going to mention and that was item I, is actually moot because they've removed the curb drops that existed along that road when they fixed it a couple years ago.

Commissioner Holowaty – Any other questions with any of the other recommendations?

Ms. Becky Klein – We have agreement to comply with most of the asks on this list. The question has to do with the status of Roseberry Avenue. So currently there is a chain link gate in the fence along that street put in by a previous owner and they have no intention of using it. If we remove that gate and just put the fence in there so that there's no access do we still have to treat that road as a frontage in terms of setback?

Mr. Ron Wuerth – Yes.

Ms. Becky Klein – We do okay, in that case we would need to add variance onto request to be able to use that 75 foot for outdoor storage. The second question has to do with the trash enclosure. I actually went onto Municode and downloaded some of the text in the ordinance and this is right out of the code. It says containers for refuses and recycling uses shall be screened from view from any residential use or public right-of-way excluding alleys. Screening may consist of a 6-foot-high opaque wall constructed of masonry material which matches the primary masonry of principle structure on the site. Then it goes into no concrete blocks and poured footing landscape material to provide additional screening as encouraged. That word “may” troubles me, in most Ordinances that I’ve read, in my experience, that word would say must, but it does not. So, in my brain that means you actually have the choice, not that you’re required, so can I get clarification from the attorney on that?

Ms. Mary Michaels – Give me one moment just to look at it please.

Chair Smith – While she’s looking at that would you want to comment on it?

Mr. Ron Wuerth – My first comment is she’s read the Ordinance quite well. Where it’s located it’s behind the building--

Ms. Becky Klein – And there’s a wood fence that screens it.

Mr. Ron Wuerth – Is there?

Ms. Beck Klein – Yes.

Mr. Ron Wuerth – What will also screen it is those slats that are going to fit in the fence so it’s not so unusual to have just that application as long as you can’t see it and that’s what they have. I would strike that out as a requirement. Instead of having to build one, they’ve got screening, first with a wooden fence and then with the slats that are going to go in that fencing along Roseberry.

Chair Smith – Thank you, sir. Do you understand what he said ma'am?

Ms. Becky Klein – We do and that's completely acceptable. We do intend to put the slats in the fence; we do intend to close that gate on Roseberry so it should be adequately screened.

Chair Smith – Mr. Wuerth, I have one question for you, she's talking about closing the fence, it's got a gate on it, they are not using it, there's no access to the street, so would they have to remove the fence and put fencing through there or can they just leave it?

Mr. Ron Wuerth – You can leave the gate, just lock it.

Ms. Becky Klein – That's even better, thank you.

Chair Smith – So you don't have to remove the gate, just leave it locked, there's no access to that driveway if you go through the gate anyway because there's curb and gutter going across there.

Ms. Becky Klein – Regarding the front apron we do intend to reconstruct that as per comments. So that leaves us with the item regarding the cross-access easement which was item 2 on the list. I believe the comments stem from the fact that at some time in the past when they were adding pavement on this building and the one adjacent to it they just ran asphalt right across the front and took it right across whatever little strip of lawn used to be there between the old driveway on our property and the property line. So if we cut that off at the property line and replant that with some mulch and grass would that remove the need to get a cross-access easement, because they have no intention of sharing access with that adjacent building.

Chair Smith – So that driveway, the owner to the north of that doesn't use that driveway?

Ms. Becky Klein – Not as far as we know, he's got his own driveway I think it was done originally for parking. So yes, if we buffer in there, we are good okay. I think that's all the elements I had an issue with.

Chair Smith – Thank you, ma'am.

Commissioner Holowaty – Thank you for being very thorough. I used to walk up and down Roseberry all the time, where 7-Eleven is at Nine and Schoenherr, there used to be a gas station there in my

youth, and I used to work there. I commend you for wanting to improve that area that has needed improving for a long time, so I'm definitely for this.

Chair Smith – On our findings on page 3, Open Storage of Area 1. It says the rectangular area, measuring approximately 50 x 30 containing 1,432 square feet, that's close enough to approximate. The one for Open Area 2, says an irregular shaped area, measuring approximately 145 ft. x 250 ft. and containing 18,726 square feet. If we multiple the 145 x 250 it's 36,259 square feet. In your recommendation you're allowing 20,158 square feet for open storage, so I'm trying to figure out how those numbers were obtained.

Mr. Ron Wuerth – I guess we'll have to double check our numbers, I don't have the answer.

Chair Smith – I kept plugging in different ways to see if I could get to it and it didn't work out.

Mr. Ron Wuerth – We will check it over; I don't think the amount will change, but we will correct it.

Chair Smith – When they do the dimension on the plan, they will be able to get a better idea of what size the open storage is. That was a motion by Commissioner Holowaty supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

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

- E. SITE PLAN FOR OPEN STORAGE OF SEMI-TRUCKS, EMPLOYEE PARKING, AND NEW PARKING LOT; located on the west side of Ryan Road, approximately 108 ft. south of Otis Avenue; 22323 Ryan Road; Section 31; Tomas Zuniga/Zuniga Cement Construction (Michael Malone/Partners in Architecture); PSP250018.

PETITIONERS PORTION:

Mr. Andrew Sowinski – It is a redevelopment of a formerly vacant bowling alley on that site that is being redeveloped as open storage for commercial vehicles with employee parking area as well.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: In response to the site plan for PSP250018, the Warren Fire Department sees no issues with the project.

POLICE: WPD does not foresee any issues with the site plan as long as the semi-trucks in the rear (west) parking lot do not remain running for an extended period of time, due to the close proximity of the residents on Bach St. to the west.

AT&T: AT&T has no objection to the proposal.

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.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – This is going to be a storage of trucks and trailers, correct?

Mr. Thomas Zuniga – Pretty much semi-trucks with their trailer.

Commissioner Holowaty – Are they going to be going in and out all hours of the night?

Mr. Thomas Zuniga – No, we are a construction company so they'll be leaving in the morning and coming back about 7 o'clock, there will be no in and out at night.

Commissioner Holowaty – Thank you.

Chair Smith – I’ve been by there and looked at it, it looks a lot different without the bowling alley. Is the back lot going to be paved?

Mr. Thomas Zuniga – Yes, we will pave by the curb all the way around the perimeter of the parking lot.

Chair Smith – So this oil interceptor and manufacturer treatment, the drains are going to be tied into that before it goes into the retention basin.

Mr. Aaron Santangelo – Yes, it’s all going to collect in those two basins at the top left and then it will be put into the interceptor, and right now I found a unit from one of our suppliers that’s going to bring that down from the two structures I showed to only one. So it will actually just go right into that square, the larger structure, and then it will go into the detention pond where it will be emptied after 48 hours.

Chair Smith – Thank you. I didn’t know what the purpose of that was, is that basically anything leaking from the trucks?

Mr. Thomas Zuniga – Any surface oil.

Mr. Aaron Santagelo – I believe the recommendation was made from our pre-meeting with the Planning Department.

Chair Smith – Okay, I just wanted a little more understanding on it. Thank you, sir.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:
None at this time.

8. OLD BUSINESS:

A. THE MINOR MODIFICATION OF THE HERITAGE VILLAGE PUD AGREEMENT; located at 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; PPUDMA240001. The Minor Modification to the Heritage Village Planned Unit Development Agreement is to change the original development of Component E from a fourplex to a triplex condominium development. **Approved by the Planned Unit Development Committee on January 23, 2025. Petitioner is withdrawing their minor modification application to the PUD agreement.**

PETITIONERS PORTION:

Mr. Guy Rizzo – I’m with Columbia Homes, good evening. We are not going to precede forward with the triplex building instead we are going to proceed forward with the fourplex building as per the PUD as it exists.

Chair Smith – So this one is for withdrawing this minor modification application?

Mr. Guy Rizzo – Correct.

MOTION:

A motion was made by Assistant Secretary Chowdhury to withdraw the minor amendment application, supported by Secretary Mouri.

ROLL CALL:

The motion carried as follows:

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

B. 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 for triplex condominium buildings has been changed to fourplex condominium buildings. The original site plan from 2005 for this development was for fourplex condominiums. **Postponed from March 10, 2025.**

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: The Warren Fire Department doesn't see any issue with this project.

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

AT&T: I don't see any problems with the site plan for AT&T. Can you please let the petitioner know if they have any conflicts or development issues, they can contact Joe Sikorski at js3649@att.com, (586) 764-8261.

COMCAST: Comcast has facilities in the area, but no conflicts are anticipated.

DTE: DTE Electric Company has no objection to the Minor Amendment to Site Plan for a Planned Unit Development, Item E, Fourplex Component, impacting Thirteen Mile and Mound Roads, 13-08-226-002 & 13-08-204-011; Section 8, per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

A motion was made by Assistant Secretary Chowdhury to recognize as a minor amendment, supported by Secretary Mouri.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Chowdhury.....	Yes
Secretary Mouri.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes

Mary Clark CER-6819
May 12th, 2025

Vice Chair Boniecki..... Yes
 Chair Smith..... Yes

PUBLIC HEARING:

Ms. Eha King – I live at 5617 Storrow Court, Warren, Michigan 48092. I live in one of the two complexes that was completed in the beginning, and I noticed when they said that it was going to be Courtyard 2, so there not going to do anything to what's there already, like trees?

Chair Smith – Just ask everything you want to ask and then we'll comment when you're done.

Ms. Eha King – When this complex was first being built, I came, and I was going to get a condo and the place folded. So, I ended up buying the same plan at 22 and North Avenue. Very well put together with good material. Later I moved back to where I wanted to be in the first place, which is that area, so my husband and I bought the same condo because somebody wanted to sell. I know this is going to be number 2 and they are going to do all the landscaping but are they going to do any landscaping or do anything to the part that we have. Our area does not have any landscaping because they went bankrupt before they finished it. They used shotty materials, bricks are falling out, and it's only 20 years old. So I'm asking with the new developers, I know they are not responsible for what someone else did, I'm just asking if they are going to make everything look uniform?

Chair Smith – Thank you ma'am, we will see what we can find out for you.

PETITIONERS PORTION:

Mr. Guy Rizzo – Of course it's a different developer all together. It will be landscaped, the streets will be all treelined per our requirement, there's not a whole lot we can do in their own units, it's a different association all together.

Chair Smith – Would they have to contact the condo organization for the area they are in to get those repairs done or get their questions answered?

Mr. Ron Wuerth – She kind of answered her own question, they went bankrupt, so they were responsible for landscaping, and they don't have any money to landscape. There's not responsibility here for the present petitioner.

Chair Smith – I understand that. It’s all part of Heritage Village and they only did part of them, now they are coming before us to do the rest of them. I understand it’s two separate condo associations. You don’t want some to look bad when the other ones are looking good. I don’t expect the petitioner to go into that, maybe it’s something we can discuss later.

Mr. Ron Wuerth – It’s a pretty unusual request. We do have the original landscape plan for all of it together you can look at that and see what should have gone there, but I don’t know who is going to pay for that.

Chair Smith – Thank you. So, basically, the fourplexes that you’re putting back in there is what was in the original plan?

Mr. Guy Rizzo – Correct, in keeping with the PUD development.

Chair Smith – We are not doing 51 correct, we are only doing 43, so is that going to increase some of the landscaping in the area?

Mr. Guy Rizzo – Ours will be extensively landscaped, the streets will be treelined with the landscaping, it will be attractive as per plans that were submitted, that are before you.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

- C. MINOR AMENDMENT FOR OUTDOOR PATIO (TABLE 53 PIZZERIA); located on the southeast corner of Van Dyke and Jenny Avenues; 32270 Van Dyke Avenue; Section 3; Assaad Sobh/4Ward Development LLC; PMA250005. The Minor Amendment is for the addition of an 18 ft. x 20 ft. outdoor patio.

PETITIONERS PORTION:

Mr. Assaad Sobh – We are looking to put an outdoor patio by the front door, 18 feet wide x 20 feet deep, 3 feet high, with a gate, some lighting to attract more customers. Being on Van Dyke and part of the downtown, make it a little livelier.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

AT&T: AT&T does not object to the proposed patio area.

COMCAST: In response to your request, Comcast has no facilities within the project area. If we can be of further assistance, please feel free to contact us by at cccutilityrequests@teamsigma.com.

MDOT: The property sits on MDOT ROW, so any changes to the existing condition must be communicated with MDOT through a permit.

Mr. Ron Wuerth reads the recommendations of the Staff:
Item 2 – You don't have to do for the height.

COMMISSIONERS PORTION:

Chair Smith – I went by there today and looked at the wall and it's not 8 feet. I like the idea of putting the outside patio, it should help with business.

MOTION:

A motion was made by Assistant Secretary Chowdhury to recognize as a minor amendment, supported by Commissioner Holowaty.

ROLL CALL:

The motion carried as follows:

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

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

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

Chair Smith – We received an email from Mr. Cavaliere, he’s not going to have a representative here tonight to discuss this. He would like to postpone this until June 2nd, 2025.

MOTION:

A motion was made by Assistant Secretary Chowdhury to postpone until June 2, 2025, supported by Secretary Mouri. A voice vote was taken and the motion carried unanimously.

- E. SPECIAL LAND USE FOR BANQUET HALL; located on the east side of Dequindre Road, approximately 255 ft. south of Eleven Mile Road; 26768 Dequindre Road (26800 Dequindre); Section 19; Tamara Owens (Tuan Dang/Saigon Center, LLC); PSLU240002. **Recommended for approval by the Planning Commission on September 23, 2024. Petitioner is withdrawing their application for Special Land Use.**

MOTION:

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

- 9. BOND RELEASE:

- A. MINOR AMENDMENT TO SITE PLAN FOR KITCHEN ADDITION, TWO BARBEQUE COOKING AREAS, AND OUTDOOR DINING AREA FOR THE VICTORY INN; located on the southeast corner of Twelve Mile and Mound Roads; 28950 Mound Road; Section 16; Beverly Suida (James Schneider); PMA160010. The minor amendment is for changes to the building addition and outdoor seating area. **Approved on September 12, 2016. Cash bond posted in the amount of \$6,000. A new development (Sheetz Gas Station and Convenience Store) received site plan approval for this site on August 19, 2024 and a surety bond in amount of \$240,000 was posted on December 12, 2024. Release the original \$6,000 cash bond.**

MOTION:

A motion was made by Commissioner Holowaty to release the bond, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

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

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

MOTION:

A motion was made by Vice Chair Boniecki to release the bond, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

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

10. NEW BUSINESS:
None at this time.

11. CITIZEN PARTICIPATION:
None at this time.

12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

Mr. Ron Wuerth – The highlights of what I've done in the last couple weeks.

Mr. Yaldo who came in with a lot split, lot combination that we've been working on at Hoover and Ten Mile, the southeast corner area. It's been terrible to deal with between the owners and the people who want to purchase it. Long story short, they finally solved the problem and I'm going to be able to close the file that's been open that seems like for five years.

We met with some people over on Riggs Street which is Dequindre and Ten Mile area, the north quadrant, they simply want to do a parking lot for storage. It's a difficult area, it's a green lot but drainage may be a problem.

We had a meeting on George Merrelli at Lorna, on the corner, these people came in and got site plan approval. The problem is they still need to go to City Council, site plan approval was a recommendation by this group now they have to go to City Council, and they've had some problems back and forth with the plan, unbelievably difficult communication. I think we've got it straightened out they have an attorney working for them, so we will see what they can come up with.

I met with maybe another Planning Commissioner, the Mayor asked me to interview, and I think that person could definitely be our next Commissioner and put us at 9 like we should be.

We had another meeting on Hoover south of Nine Mile; it's called Blue Star. They've got three parcels that they have operations, they are kind of together and kind of not, so that needs to be straightened out. We've had our second meeting on that; they will come in for site plan approval and we will have it straightened out.

The budget is not final. It looks like it might be tomorrow, we were hoping to get a position, we didn't get the position, we've lost a position we are down to 6. I made the effort to try to fill our remaining Planner Aid position on a temporary basis until the next budget comes into play where I can try and reclaim the Office Assistant position, it's a little confusing, I've been working with the Administration and City Council to try and do that.

That's about it, a lot of hard work into the findings and I commend Michelle for all her work in this.

B) Planning Commission Discussion and Concerns:

None at this time.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 10:25 p.m.

Warren Smith, Chair

Mary Clark CER-6819
May 12th, 2025

Mahmuda Mouri, Secretary

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Mary Clark - CER-6819

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DRAFT

Mary Clark CER-6819
May 12th, 2025