

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on August 25th, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, August 25th, 2025, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioner's Present:

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

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Assistant Planning Director
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Senior Administrative Secretary
Mary Michaels – Acting City Attorney
Patrick Conlin – Communications Department

1. CALL TO ORDER:
Chair Smith – Calls the meeting to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:
All members present.
4. APPROVAL OF THE AGENDA:

Chair Smith – Before we approve the agenda, I need a motion to make an amendment to the agenda, to remove item 8D.

MOTION:

Mary Clark CER-6819
August 25th, 2025

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

MOTION:

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

5. APPROVAL OF MINUTES – AUGUST 11th, 2025:

MOTION:

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

6. PUBLIC HEARING ITEMS:

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

- A. SUBDIVISION LOT SPLIT AND COMBINATION REQUEST; located on the east side of David Givens Street, approximately 771 ft. north of 11 Mile Road; and located on the west side of James Street, approximately 702 ft. north of 11 Mile Road; the west 10 ft. of parcel #13-18-377-038 to be split and combined with parcel #13-18-377-037; Section 18; 27300 David Givens Street & 27287 James Street; Herbert P. Heide (Garrett Buffington); PSLS250002.

PETITIONERS PORTION:

Mr. Herbert Heide – 27300 David Givens, it's on a dirt road that will never get paved, I had to bring that one in. I'm just trying to straighten out the property line to the north of mine with my property and it will make a nice straight line that way for fencing purposes.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: In regard to PSLS250002, Subdivision Lot Split and Combination, the Fire Department doesn't see any issues that may hamper our operations.

WATER: No issues with the Water Department regarding this plan.

AT&T: AT&T does not object to the proposed property changes.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Ansar – Are you going to build a house for yourself or for business purposes?

Mr. Herbert Heide – There already is a house there.

Commissioner Ansar – I know one house is there I visited the site. On the left side, I saw there’s an empty space, so do you have any plans for the empty space?

Mr. Herbert Heide – That just stays the way it is. That whole lot is 108 foot wide. It’s not wide enough for two houses. To create the lot to the south of me, they took 6 foot from that property and made a 57 foot wide lot, back in the early 1970’s or 1980’s.

Commissioner Ansar – Okay, that you.

ROLL CALL:

The motion carried as follows:

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

- B. REQUEST FOR STANDARD REZONING; located on the southeast corner of Van Dyke Avenue and Garbor Avenue, approximately 796 ft. north of Eleven Mile Road; from the present zoning classifications of “C-1”, Local Business District (the west 120 ft. of Lots 47 and 48), “C-2”, General Business District (the west 120 ft. of Lots 45 and 46),

“R-1-P”, One-Family Residential and Parking District (Lot 44 and the east 80 ft. of Lots 47 and 48), and “P”, Parking District (the east 80 ft. of Lots 45 and 46) to “C-3”, Wholesale and Intensive Business District; 27332 & 27380 Van Dyke Avenue; Section 15; Frank Arcori/Verus Development Group (Joseph Paluzzi/11SG, LLC); PR250001.

PETITIONERS PORTION:

Mr. Frank Arcori – Good evening, my name is Frank Arcori with Verus Development Group, 950 S. Old Woodward, Birmingham, Michigan. Thank you for this opportunity, Commissioners, to be here this evening. Over the last number of years, we were fortunate enough to have acquired the original or old Williams Heating and Cooling Building, located at 27332 Van Dyke. Then shortly thereafter we were able to buy the old Simple Palate, located at 27380 Van Dyke.

We received a letter this past week as it relates to the recommendation from Planning, and after reviewing that we are going to ask for this to be postponed to allow us to meet with Planning to better understand some of the recommendations that they would like to see from a potential conditional rezone.

Chair Smith – We need a motion to postpone indefinitely to give him time to get the information together, because we don’t know how long it’s going to take for you to gather everything.

Mr. Frank Arcori – We are hoping to come back in the next month. We are hoping in the next few weeks to meet with Planning with the intention of being back in front of you in the next month or two.

MOTION:

A motion was made by Secretary Mouri to postpone indefinitely, supported by Commissioner Holowaty

ROLL CALL:

The motion carried as follows:

Secretary Mouri.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Ansar.....	Yes

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

- C. SITE PLAN FOR EXPRESS CAR WASH STORAGE FACILITY; located on the east side of Mound Road, approximately 587.47 ft. south of Twelve Mile Road; 28740 Mound Road; Section 16; Craig Van Bremen/Cleaning Express Auto Wash, LLC (Euponine Pierre/Mannik & Smith Group); PSP250034.

PETITIONERS PORTION:

Euponine Pierre – Good evening, this project is a proposed storage building at the rear of the property where we had the approved site plan for the car wash last year. The proposed used for it is to mainly store car wash parts that will be frequently needed for the nearby car washes for the property owner. It will be 99% car wash part storage and 1% will be some cleaning supplies, which will be kept in a fire rated cabinet. The building is to be 60 x 60 foot squared building and it is also to have 6 parking spaces, and one will be an accessible parking space.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: In regard to the site plan for Express Car Wash Storage Facility, PSP250034, the Fire Department doesn't see any issues that may hamper our operations.

AT&T: AT&T doesn't object, but we do have a cable on the property. Please advise the customer they can contact our Engineer, Joe Sikorski at js3649@att.com or 586-764-8261 if any conflicts arise.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one-acre and will not require a stormwater review from this office. If a no objection letter is required, please forward your request to Wesley.Jonik@macombgov.org.

Mr. Ron Wuerth reads the recommendation of the Staff:

Mary Clark CER-6819
August 25th, 2025

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening, as you see there were quite a few recommendations that were given, do you have any problems with them, especially the moving of the door to make it more ADA accessible?

Ms. Euponine Pierre – Relocating the door should not be an issue at all. We've already been in communication with the architect and that should be revised and resubmitted to the Planning Department as requested.

Commissioner Holowaty – What about the rest of the recommendations?

Ms. Euponine Pierre – There's a whole list to go through, so for the site plan building square footage there was not any additional construction done at the overhang area, that was a typo so that will be revised and resubmitted. The accessible parking will be 16 feet wide to meet the requirements per ADA requirements.

Also, the additional structure on the top of the building is only for decorative purposes. Per conversations with the architect, that can be removed, so we will be removing that in the revised drawing to meet the requirement and not need a variance to get the site plan moving.

In regard to relocating the bathroom and the other room in the office, that is possible, per conversations with the architect, and that will be revised to be resubmitted to the Planning Department.

We have also been in communication with EGLE regarding the potential wetland. The difference with this development verses the car wash development is the car wash development had impervious in that area, so we aren't adding an additional impervious in the potential wetland area. However, for this development EGLE has let us know that they will require us to get a permit, which we have already taken the step to get a wetland delineation and have

submitted to EAGLE. We will be submitting a joint permit application to EGLE once we receive your approval for this site plan.

Commissioner Holowaty – Thank you.

Commissioner Anar – I visited the site. It looks very clean and nice. My question is, you are trying to add storage on the east side of the car wash, you have to cut all those trees, so do you have any plans to put new trees on the side?

Ms. Euponine Pierre – We did submit a landscape plan to the Planning Department, and they did not provide us with any landscaping comments, we do plan on adding some additional trees based on what was removed.

Commissioner Ansar – I have a question for our Director, Ron Wuerth. Same question, I visited the site, probably to execute this plan they have to cut all those trees and make it clean. Did you visit the site and notice that they have to cut all those trees and make it clean?

Mr. Ron Wuerth – If I'm hearing you right, they have to remove some trees to put the building in, is that what you're talking about?

Commissioner Ansar – Yes. Did you visit the site?

Mr. Ron Wuerth – Is there a problem, no, they have the right to do that.

Commissioner Ansar – There's probably 20 to 30 trees they have to cut to make it clean, are you okay with that?

Mr. Ron Wuerth – They've got a greenbelt there because of the residences that's quite a bit far to the south. I don't have a problem with it, do you?

Commissioner Ansar – If you don't, I don't. Thank you.

Chair Smith – Good evening, you answered a couple of my questions, I was wondering about the structure on top and you answered that. You did a very nice job presenting your offer. One thing I was concerned about was the wetlands and I know back in 2014 we had a lot of water backup; I was just wondering, when you build this structure, is it going to be protected from any possible

floods? I know you're going through EGLE to get the permit, but when you build it, are you going to take any of that into consideration for the future?

Ms. Euponine Pierre – Yes, for the car wash development we did have to do some assessment and determine the base for the elevation and that was determined to be outside of where we are proposing the development. We are not causing any impact from the split elevation, so there's no concern for flooding on the site.

Chair Smith – Okay, that was my concern. When you did the presentation, you said it was a 60 x 60 building, but I think it says it's 60 x 80 on the drawing.

Ms. Euponine Pierre – Yes, that was my mistake, it's 60 x 80, sorry, I apologize.

Chair Smith – Thank you for your presentation.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

None at this time.

8. OLD BUSINESS:

- A. MINOR AMENDMENT TO SITE PLAN FOR GENERATOR INSTALLATION AT MEDICAL BUILDING; located on the east side of Hoover Road, approximately 82 ft. south of Robinwood Boulevard; 30300 Hoover Road; Section 11; Edward Mancini/MC Portfolio, LLC (Scott Miller/Fresenius Medical Care); PMA250009.

PETITIONERS PORTION:

Mr. Scott Miller – We’d like to add a generator to our dialysis facility so that we can continue operating during power outages.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: In regard to the Minor Amendment to site plan for Generator Installation, PMA250009, I see that they want to put a 6’ chain link fence enclosure around the generator. Do they plan on locking the entrance? We would require them to have a “Knox Box” locking device for Fire Department access. It would have to be an approved device from Knox Co. Other than that, I don’t see any other issues that would hamper our operations.

AT&T: AT&T does not object to this proposal. We have facilities serving the building, but they should not be affected by this project.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site for the project referenced above and has determined the proposed site disturbance is less than one-acre and will not require a stormwater review from this office. If a no objection letter is required, please forward your request to Wesley.Jonik@macombgov.org.

Ms. Michelle Katopodes reads the recommendations of the Staff:

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – Are you a 24-hour operation?

Mr. Scott Miller – No, we operate 6 days a week. Sam, the exact hours? This is our Director of Operations; he can answer that question better than me.

Mr. Sam Sitto – Good evening, we operate 6 days a week from 4:30 in the morning until about 9:30-10:00 at night.

Commissioner Duzyj – I imagine this is one of those gas generators that kick on anytime that the power goes off?

Mr. Sam Sitto – It's a diesel generator, yes.

Commissioner Duzyj – It's a diesel generator?

Mr. Sam Sitto – Diesel generator with an automatic transfer switch, that when the utility power is interrupted, within 6 seconds it rolls over and starts on generator power.

Commissioner Duzyj – How much diesel do you have in this generator? Because I thought it was natural gas, to be honest with you.

Mr. Scott Miller – I can bring our Architect up, Jim Price.

Commissioner Duzyj – I imagine a diesel generator might be a lot louder than a natural gas generator.

Mr. James Price – I don't know about the sound rating of a natural gas generator, but I do have a presentation on the sound that I had sent, if you can bring that up.

Commissioner Duzyj – Is it over 100 decibels, let's put it that way?

Mr. James Price – No, it's 68 decibels at 23 feet.

Commissioner Duzyj – That’s pretty quiet then.

Mr. James Price – So, 60 is normal conversation level.

Commissioner Duzyj – How often are you going to fill the diesel tank?

Mr. Scott Miller – 215 gallons of diesel fuel. You have to exercise a generator once a month, so we’ll top it off after being exercised every month. It will hold 24 hours of fuel.

Commissioner Duzyj – 215 gallons will last 24 hours?

Mr. Scott Miller – Yes.

Commissioner Duzyj – I didn’t know it was diesel, first of all, second of all, I don’t want it too loud for the neighbors and the people living around it.

Mr. Scott Miller – Yes, we are conscious of that, and so the generator will have a sound enclosure, so that helps keep the noise levels down. And so, every time you double the distance, you drop 6 decibels. So, at 46 feet it would be down to 62, and then we double that again and we get 92 feet and drop another 6 decibels.

Commissioner Duzyj – By the sound of it, you guys have done your homework not to make this a nuisance.

Mr. Scott Miller – And the other thing we can do is, we can program the exercise to occur any day at any time, so we can choose to set that to the least disruption of the community.

Commissioner Duzyj – Okay, you guys have thought this through, very good. Thank you, Mr. Chairman.

Chair Smith – Good evening, sir, I got a little concerned when you said 215 gallons of diesel is only going to work for 24 hours. If we have a power outage, and it’s out for 2 or 3 days, they will be without power. Do you have any type of backup plan for that?

Mr. Scott Miller – I’ve got one more person, our Regional Technical Operation Manager, Milko Maknev.

Mr. Milko Maknev – Good evening, everyone. We do have a program already put in place in case the power outage lasts more than 24 hours. We have a company called USA National, which supplies us with fuel in all of (inaudible) clinics in the area. So that’s already in place. We can submit, to the plan contact, information on how everything works to support that, and refuel when the patients are not dialyzing, so when they come back for the treatments the generator is operating so they can receive their medical treatments. As the Director mentioned earlier the patients dialyzing between 5:00 in the morning until let’s say 9:30-10:00 at night, so we have about 4 or 5 hours between to refuel if needed.

Chair Smith – Is there some sort of monitoring system on that system, so when it gets down to a certain point you can call and have fuel delivered?

Mr. Milko Maknev – Absolutely, there’s a level indicator that signals when the level is dropping, that’s when we contact the vendor to bring the additional fuel, and it usually happens at 50% capacity.

Chair Smith – Very good, sir, thank you. I never heard of the diesel generator, so it’s interesting.

ROLL CALL:

The motion carried as follows:

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

B. SITE PLAN FOR CHANGES TO SOUTH BUILDING AND SPLIT INTO TWO BUILDINGS; located on the northeast corner of Mound and Nine Mile Roads; 23500 Mound Road; Section 28; NP Mound

Road Industrial LLC (Mark Koenigs knecht); PSP220031. **Approved on September 12, 2022. First extension approved to September 12, 2025. Petitioner is requesting a second one-year extension to September 12, 2026.**

PETITIONERS PORTION:

Mr. Mark Koenigs knecht – Thank you for having me, I didn't bring backup like the last petitioner did, so hopefully your questions aren't as difficult. I'm Mark with NorthPoint, I've been here before, thank you for having me again.

I'm with NorthPoint Development, we are the developer of record on the Mound Road Industrial Park at Nine Mile and Mound Road on the northeast corner, that's where we have the Home Depot and a couple other speculative and build-to-suit buildings.

Over the last couple of years, on the industrial side, there's been some economic uncertainty, I would say, especially in the Midwest area, with inflationary pressures, and election cycles, and what's happening with the EV and automotive, it's been up in the air. The good thing we found, over the last three to four months, is probably the busiest we've been on the potential leasing activity, not only in Warren but throughout Detroit, which is a good sign for everyone.

We are really excited about the future, especially over the next year. We kind of put a pause on that development on the south side of that industrial park, as you know, for the last couple of years waiting for interest to peak and spark again.

You may recall we did have a German battery manufacturer about a year and a half ago come through and we were really excited about that one, but a lot of their Federal and State funding fell through last minute, and that one wasn't able to kick off, so unfortunately that one didn't come to fruition like we thought it would.

As I mentioned, the activity levels over the last four to five months have been more than we've seen in the past two to three years. We are really excited to hopefully get started on a speculative building here in the spring.

We also have a request for proposal from an automotive tire manufacturer that we are hoping to get some feedback in the next 30 to 60 days, which may take a large chunk of that south side of the building as well.

All good news on that side where we have multiple irons in the fire to hopefully get a building started here come spring when the weather breaks, but for now we do need to extend or at least request an extension on our original variance, so we are ready to go here if things break lose in the spring. I'd be happy to answer any questions you may have.

Chair Smith – I know I've seen your lease signs up there where you're trying to advertise for people to move in there.

Mr. Mark Koenigsknecht – Certainly, anything we can do to spark some interest and try and draw some local and national tenants, we are trying as best we can for sure.

MOTION:

A motion was made by Commissioner Ansar to approve a 2nd extension, supported by Commissioner Holowaty.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR OPEN STORAGE AND THE SALE OF AUTO PARTS; located on the east side of Groesbeck Highway, approximately 409.25 ft. north of Frazho Road; Section 24; 26130 & 26144 Groesbeck Highway; TGM Properties LLC/Todd G. Middleton (Jamal Sharif-Sarazon Thedford/EMS Auto Parts); PSP230023.

Approved on August 21, 2023. Petitioner is requesting a one-year extension to August 21, 2026.

PETITIONERS PORTION:

Mr. Todd Middleton – Good evening, my name is Todd Middleton, TGM Properties. We are simply asking for an extension for the site plan, I think just the certificate of occupancy, getting in all the windows, the electrical, and roof repairs has set us back a little bit. I think that we have done a really good clean up in the yard and also, I think, part of the site plan is like shrubbery that goes around it which is done. So, we are asking for a 1-year extension, please.

Chair Smith – Thank you sir. I was by there and it seemed like the fencing you had was like siding, it wasn't like a fencing, it was like siding material that was going around the whole yard. Was that permitted or how did you come up with that.

Mr. Todd Middleton – It had an existing fence like that that was kind of sandwiched up against a chain link fence and we were asked to remove the chain link fence, which we did. We replaced it with better nicer looking panels that had a kind of junky looking fence there for 50 years, but it was always like a steel siding fence.

Chair Smith – It was nice looking, I looked at the whole thing I'd never seen that before for a fence.

MOTION:

A motion was made by Commissioner Duzyj to approve a 1-year extension to August 21, 2026, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

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

- 9. BOND RELEASE:
None at this time.

10. NEW BUSINESS:
None at this time.

11. CITIZEN PARTICIPATION:
None at this time.

12. PLANNING COMMISSION BUSINESS:

A) Voting for 2025-2026 Planning Commission Officers:

Secretary Mouri – We will start with Chair, for the Chair position we have Mr. Smith.

ROLL CALL:

The motion carried as follows:

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

Commissioner Ansar – Mr. Chair, I’m going to ask our current Vice Chair Boniecki, are you still interested?

Vice Chair Boniecki – I’d like to continue as Vice Chair.

Commissioner Ansar – If she’s interested, I’ll let her have it.

Chair Smith – Commissioner Ansar said he will yield to her, so roll call for just Ms. Boniecki.

Secretary Mouri – For Vice Chair, we have Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

Commissioner Ansar.....	Yes
Commissioner Duzyj.....	Yes
Commissioner Holowaty.....	Yes

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

Secretary Mouri – For the Secretary position for Commissioner Mouri.

ROLL CALL:

The motion carried as follows:

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

Secretary Mouri – And for the Assistant Secretary position for Ms. Chowdhury.

ROLL CALL:

The motion carried as follows:

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

B) Planning Directors Report:

Mr. Ron Wuerth – This is from the last two weeks, meetings and different things I've attended along with the staff. First, on the 11th, we had the Mayor's Department Head Meeting. It was a usual meeting except that, at the end of the meeting, we had a presentation from our consultants who are working on the Active Mobility Plan, so it was pretty good presentation. That was for the

department heads to take a look at it and if they had any comments later on leading into this plan, eventually coming here for your recommendation. Also, on the 11th, we had a meeting with some people who want to build a small building on Jarvis just west of Ryan, we'll see if it comes to be a fitness use. They are into all kinds of fitness; I'd kind of like to see something like that come to town.

On the 12th, Michelle and I attended a meeting with some representatives of Crestwood Elementary School. They are actually Eastpointe, the school is in Warren, the entrance is in Eastpointe, and they are having a heck of a time with drop off and pick up of the kids. They have designed another way into the site to provide some type of safer flow, so we had that discussion in the Mayor's Office. All we can do is comment, this is a public school, but they wanted to hear what we had to say about it.

Also on the 12th, I attended a City Council meeting that had to do with a utility easement on that property of Sheetz on Van Dyke, that was approved with no particular problem. Had another meeting with the Islamic Center that's moving in on Thirteen Mile. We were talking about the trees; the architect had a thought of what he wants to do and that will be submitted to us to talk about in the future.

On the 13th, I, along with Michelle and Melissa, attended a Civil Service meeting, and at that meeting Michelle was promoted to the Assistant Planning Director and Melissa to the Senior Administrative Secretary.

On the 14th, at 11549 Nine Mile, on the north side just a little bit west of Hoover, there's an old restaurant there, but it hasn't been in operation in a long time. Some young people and their parents are excited about opening that up. It was exciting to see people who had some energy like that who wants to open up a new restaurant here in town.

On the 15th, we had our Master Plan update meeting. Delwar was at the meeting, along with Mahmuda; we did a lot of work actually. Economic Development, Hunter and Tiffany, were there; we do this about every 3 to 4 months. The five-year update to the Master Plan is coming up rapidly, that will be next year sometime. We will create a report on everything that has been accomplished in that 5-year time period, then we'll determine some simple questions to the Master Plan about whether we want to continue exactly with the Master Plan or have some new things changed and what we should

do with the plan. We will have that report next year, not sure when, but we will. It's pretty interesting to see all the good things that we've done in the last 5 years, that's what this is about, simple accounting.

On the 19th, it's now a Vietnamese Catholic Church on Ryan Road, they were here a little while ago for a site plan approval, but they came in and just talked to our staff about, I call it, a worship garden. It's really going to be something once they move along with it. I don't see it as a site plan approval, there's no buildings, these are statues, places where you sit, they observe the stations of the cross during Easter. We are just getting an updated plan because of the newest plan you approved, and we want that plan also approved with the garden in it. Their plan didn't have the building addition in it so both plans will merge, we will get them straightened out. The one with the garden won't come here, it's just not necessary.

We also had another discussion about the EV charging station; they called us up, that's after your approval, and continued to work out the signage part.

Another potentially important thing, on Ryan Road, 24703 Ryan, it's an Islamic Center they are looking to expand, that one is on Ryan Road south of Ten on west side. They have a lot of things that they want to do, they want to double the size of the building, they'd like to put in a large parking area in the rear, and they'd like to put a banquet hall up. There are a lot of working parts there. Also, it was discovered that they are running a school there, so they have to come in for site plan approval for any number of those things. They seem to be excited about all the things that they want to do, we look forward to working with them. That's about it, if you have any questions I'll try to answer them.

Chair Smith – That restaurant over on Nine Mile you're talking about I think that used to be a Subway.

Mr. Ron Wuerth – I think it was.

C) Planning Commission Discussion and Concerns:

Commissioner Duzyj – A couple of things, first of all, congratulations to the newly appointed elected Officers.

Next, I was very surprised to hear that the school came to the Planning Department to discuss traffic through their site. That goes to the expertise that we have at the Planning Department level, I'm very proud of all the people that are working for us. I would put our department up against anybody, anytime, anywhere. All of you ought to be commended for the work you do. Thank you very much.

Chair Smith – Thank you for your support, you've been a warrior up here for us.

13. CALENDAR OF PENDING MATTERS:
None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 8:08 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

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