

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on August 11th, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, August 11th, 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

Also present:

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

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

MOTION:

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

5. APPROVAL OF MINUTES – JULY 28th, 2025:

MOTION:

A motion was made by Assistant Secretary Chowdhury to approve, supported by Commissioner Holowaty. 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. SITE PLAN FOR 30 FT. x 30 FT. BUILDING ADDITION TO NONA'S COLLISION SHOP; located on the south side of Ten Mile Road, approximately 359.17 ft. west of Mound Road; 5650 Ten Mile Road; Section 29; Kamal Nona/Nona's 2 Collision Inc. (Karim Yousif/Morin's Properties LLC); PSP250033.

PETITIONER PORTION:

Mr. Elias Ayad – We got approved in 2022 about this project but for some reason the owner stopped it but now he'd like to have it approved because the previous one expired.

Secretary Mouri reads the following correspondence:

TAXES: Current.

AT&T: AT&T does not object to the building addition. We have facilities in the easement along the south side of the property, but they should not be affected by the addition.

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.

DTE: DTE Electric Company has received and reviewed the site plan for 30 ft. x 30 ft. building addition to Nona's Collision Shop. DTE Electric Company has no objection in relation to the site plan for 30 ft. x 30 ft. building addition to Nona's Collision Shop, impacting 5650 Ten Mile Road, Section 29; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined 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 me at Wesley.Jonik@macombgov.org.

Mr. Ron Wuerth reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Lori Harris – Glad to be back. First of all, 11 different things need to be different, it went from A to I and there are variances that you need to get. I heard him say this gentleman has to show that he has checked with the neighbors about the access through a driveway or an entrance exit. So, before you approve that I would hope that you would ask him to come back after he's already done that, if he hasn't done it yet. And I would hope that you ask questions about paint fumes. If they are wanting to do painting there what's the difference in that neighborhood. How will that affect the neighborhood if they are only 163 feet from a residential spot, it's not very far, it's one lot, like a deep lot by my house.

I just want to see you interested enough to ask questions and not just approve things. Think about how many different things have to change and how many variances they have to get, we are approving way too many variances in this city and if we really care about our city we are not going to let this happen. Just because they can come and ask for variances, we can't just vote yes, and you guys have done that a lot. I'm hoping that you will ask good questions, thank you.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Have you checked with your neighbors related to the access doors to the building?

Mr. Elias Ayad – Yes, the owner he already, (inaudible). Any evidence related to that issue, he's ready to submit it.

Commissioner Holowaty – So there's no problem working with your neighbors?

Mr. Elias Ayad – The current situation for that is already blocked because they poured to the parking lot with concrete (inaudible) and our access areas, so there's no way they can use it.

Commissioner Holowaty – Do you have any other problems with any of the other recommendations from our Planning Department?

Mr. Elias Ayad – All the recommendations from A to I we already incorporated to the comments (sic) and we have five copies that indicate that it's changing on the drawing.

Commissioner Holowaty – I presume that when you work on the cars you repaint them?

Mr. Elias Ayad – Yes.

Commissioner Holowaty – And do you have fans inside the building that will properly dispense the fumes?

Mr. Elias Ayad – It has a paint booth inside the property already, and that's going to stay the way it is.

Commissioner Holowaty – Thank you, sir.

Commissioner Ansar – I see in our recommendation 2A the variance needed is 163 feet from the residential district, my question is what is the recommended feet by the Ordinance?

Mr. Ron Wuerth – It should be over 200 feet away.

Commissioner Ansar – Second question, 2B, you're saying that two parking is minimum, that means it did not meet the requirements of the City Ordinance, so 2 more parking is less, right?

Mr. Ron Wuerth – That's correct, the two parking spaces that they have face the building addition, because you can't get back to the storage area and those are the two parking spaces that are referred to here.

Commissioner Ansar – So my top question is, do you recommend approving this and then get the variance or get the variance first and then we can approve it?

Mr. Ron Wuerth – And like the last meeting we'd prefer that the Planning Commission offer up their opinion and their approval on something first before going to the Zoning Board of Appeals. When it goes to the Board of Appeals and they potentially turn down even one of these variances then the plan can't go forward. It's a condition and it's something that Planning has looked at it's something that the Planning Staff has recommended approval on it because they have a tight site, no doubt about it, and they do big business. The fact of the matter is, if the Zoning Board doesn't give them a variance, then their site plan fails.

Commissioner Ansar – So if ZBA doesn't give them the variance the site plan fails, so you are recommending us to approve it and then they can go get the variance from the ZBA?

Mr. Ron Wuerth – That's what the recommendation says. It is recommended that the site plan for the 30-foot x 30-foot building addition and open storage repair vehicles be approved. That's our recommendation, I thought I'd read it for you.

Commissioner Ansar – Thank you so much, I understand.

Chair Smith – You said you talked to your neighbor about the door, do you have a written agreement for ingress/egress? I know you say he's got bumpers there and you can't get through there. If the doors open up you could probably walk through there and they are coming onto your property, do you have a written letter saying that they can do that even though they're not going to be able to do it because you've got parking spaces there?

Mr. Elias Ayad – (inaudible) with his neighbor from any organization to approve that area is going to be access from his neighbor. Is there anything else we can do with the property except this one for example (inaudible) leave it just like that or maybe he builds an opening area with lock whatever is required. He already discussed this with his neighbor, and they said there's no issue for that, they can work together in order to bring the approved document for that.

Chair Smith – On your floor plan for the building, it shows up near the front, a 36-inch door on the west side. There's a scrap company next door to that on the west side of the building, but on the drawing you're showing a 36-inch door that opens out. Is that a driveway opening out that door? The original floor plan doesn't show a drawing on it, but this one does.

Mr. Elias Ayad – Maybe it's missing here, but this door already locked, and they don't use it. Those three properties used to be under one business and then they separated them and sold it.

Mr. Karim Yousif – Also we are willing to close that door before we start our project.

Chair Smith – So you're not going to use that door at all?

Mr. Karim Yousif – No, we are willing to close that door, block it and everything when we start our project, even before we start our project.

Chair Smith – That door does open to the next building?

Mr. Karim Yousif – Yes.

Chair Smith – That's a different owner, right?

Mr. Karim Yousif – Yes, different owner.

Chair Smith – You've got to close it up so it can't be used or you'll have to get a letter of egress/ingress to allow them to come back and forth between the two.

Mr. Karim Yousif – Correct, we can do that.

Chair Smith – Thank you sir.

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

- B. SITE PLAN FOR UAW EVENT HALL; located on the south side of Fourteen Mile Road, approximately 1,192 ft. west of Hollingsworth Avenue; 6440 Fourteen Mile Road; Section 4; Michael Spencer/UAW Local 1700; PSP250030.

PETITIONERS PORTION:

Mr. John Fenn – Good evening, thank you ladies and gentlemen for allowing us to present tonight. My name is John Fenn, I’m a licensed surveyor with Cassino Building and Development, at 42732 Van Dyke, Sterling Heights, Michigan, 48314, 586-419-7033. I’m joined tonight with Mr. Mario Evangelista who is the President of Cassino Building and Development, his phone number 586-323-4462. I’m also accompanied with Mr. Michael Spencer and Mr. Eric Watters, who is the President and Vice President of the UAW at 1700 E. Fourteen Mile Road, Warren, Michigan, 48092, 313-839-0300.

Thank you for having us tonight, and we’d like to state our request once again. If you have questions we can answer them. Do you want me to do the presentation now or do you want to hear from the City Planner first?

Chair Smith – Do you have a digital presentation?

Mr. John Fenn – I have a small presentation.

Chair Smith – Let’s take care of the correspondence first and get the Planning Department’s recommendation, then we will come back to you. If there’s things you want to go over, we can before we go to public hearing.

Secretary Mouri reads the following correspondence:

Mary Clark CER-6819
August 11th, 2025

TAXES: Current.

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.

Secretary Mouri – I also have a letter I'll be reading into correspondence that was sent to the City of Warren Planning, from Jacob Shapiro.

Subject: Concerns regarding the site plan for UAW Hall Truck Traffic impact on Warren Village Apartments.

Dear Planning Commission Members,

As the owner and property manager of Warren Village Apartments, located at 6380 E. 14 Mile Road, we are the stewards of a community of 48 one- and two-bedroom homes located just to the west of proposed site. On behalf of our residents, we submit this letter for your consideration in advance of the August 11th meeting for the site plan approval of the UAW Hall.

Over the past 18 months, our residents have been impacted by a significant and disruptive change in truck traffic patterns on the subject property, which is directly adjoining our community to our east. Historically, truck access to the warehouse facility behind the subject property was routed through a central entrance more to the east where there is now a traffic light. However, recent operational changes have redirected heavy truck traffic to a pathway that runs directly alongside our property line, an area indicated on the current survey as a parking lot.

This new truck route lies within 30 feet of some of our buildings. Our buildings were constructed in 1989 and the current level of activity so close to the property line far exceeds any prior use. Over the past year, the condition of this pathway has deteriorated and the impact of potholes and constructed speed bumps is substantial. Each time a truck hits one of these features, entire apartment units visibly shake, causing discomfort and concern for our residents.

Mary Clark CER-6819
August 11th, 2025

Additionally, the frequent use of air brakes and the noise associated with semi-truck traffic, particularly during evening hours, has drastically affected the quality of life.

While our residents acknowledge and accept that industrial activity is a part of the neighborhood, this intensification of truck traffic so close to homes has introduced a disruptive element that has never existed before and was neither anticipated nor adequately mitigated in the original site planning. We urge the Commission to require the applicant to address this issue through the approval process.

Potential remedies could include:

- Rerouting truck traffic to the original central entrance and not through a parking lot adjacent to the apartments.
- Resurfacing and reinforcing the current path to reduce noise and vibration.
- Removing or modifying speed bumps.
- Limiting truck activity during less disruptive hours.
- Implementing additional buffers or screening to shield residents from noise and vibration.

We appreciate your attention to this matter and trust that you will carefully consider the concerns of our residents as part of the site plan approval process. Should you need further details or if staff or the applicant wishes to discuss the matter directly, we welcome the opportunity to collaborate on a solution that serves the interests of all parties.

Thank you for your time and consideration.

Sincerely,

Jacob Shapiro
Ivanhoe Management Company
Owner & Property Manager, Warren Village Apartments

Mr. Ron Wuerth reads the recommendation of the Staff:

Chair Smith – To the petitioner, I told you I'd give you a few minutes to go over a little bit more on your presentation. You have three minutes to say what you want to say.

Mr. John Fenn – I'm going to try to be as brief as possible because I believe at the end of my presentation we can surmise everything. We are (inaudible) to allow our union membership the opportunity to use some of our large gathering halls that are within the footprint of our building. We are allowing our members to do this to host events like weddings, baptisms, birthday parties, and so on. So that's one of the variances we are looking after, to allow our membership the right to use our large halls for personal use.

We also are seeking to exercise our right to restrict truck movement through our property by installing swing gates at the driveways that they now exist. These swing gates would stop the trucks from pulling through our property to turn and go across Fourteen Mile Road straight. I believe this would probably help with the person that wrote the letter with their concern.

We also would like to repave our parking lot in the future. As you can see we are surrounded by what used to be Art Van, which is now Gardner White, which is a large facility. To our south there are a number of other little warehouses, and, of course, to our west there is the apartments, and to the northwest is a small church. We don't feel that we are doing anything that would be detrimental to the neighborhood. We have talked to the Planning Commission, and we are willing to abide and go over all the issues that they have and correct any issues that they might have. So, we are asking for your approval to allow us to have the gathering for our membership and to allow us to put swing gates in to stop the big trucks from coming through. That would probably make the trucks use Fourteen Mile Road to make their left-hand turn into the property across the street. We are asking this Commission to grant us the variances to do.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – What does the square footage of disturbance mean?

Mr. Ron Wuerth – That's a statement that has to do with taking some of the parking out and adding a building addition, it would be the size of the building addition on the property. A disturbance has to do with drainage and we have them on most of our site plans.

Commissioner Duzyj – Is this site plan for water, is a 200-year floodplain or 100-year floodplain or no floodplain?

Mr. Ron Wuerth – No floodplain that I know of, but it doesn't matter where the site is in Warren, this is always the case now and information that's needed on site plans.

Commissioner Duzyj – Thank you, Ron.

Commissioner Ansar – Have you had a chance to review all the recommendations?

Mr. John Fenn – Yes we have reviewed the recommendations from the Planning Commission and we will definitely work hand-in-hand with them to address any issues. I don't think there's many issues there, a lot of it is standard verbiage, but we will work with the Planning Commission in order to resolve everything that might be there. As far as the square footage of the building, the footprint is our intention and it will not change, we do not have any intention of changing the footprint of the building.

Commissioner Ansar – What's the operation hour?

Mr. Michael Spencer – I am the President of the Local 1700 UAW. The standard operation hours are from 8:00-4:00 during the day. If there's anything we have for our memberships, we cut it off at 11:00.

Commissioner Ansar – As you said, it will be public, is it really going to be public or just for the union?

Mr. Michael Spencer – Just for the membership.

Commissioner Ansar – I don't have any more questions.

Chair Smith – Good evening, sir, I understand about the problem with the trucks coming through the parking lot and I think the swing gates are a good idea. Are they going to be automatically controlled or how will you control the swing gates.

Mr. John Fenn – They will be personally controlled, I believe, for functions; they will probably remain closed if there's no functions going on which would force the trucks to go Fourteen Mile Road. They would physically move the gates closed.

Chair Smith – It’s a shame you have to do something like that just to keep people from not driving the way they are supposed to be driving and turning where they are supposed to turn and not cutting through your lot.

Mr. John Fenn – They are actually tearing up our parking lot.

Chair Smith – I can see that, so therefore it’s a good thing what you’re doing because I think it will solve that issue. I saw the Planning Department lowered your bond, are you comfortable with that.

Mr. John Fenn – Yes.

Chair Smith – I thought you would be, I just thought I’d ask the question.

Mr. John Fenn – We won’t argue when we lower it.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR EV CHARGING STATION WITH CANOPY; located on the south side of Waterview Drive, approximately 350 ft. west of Mound Road; 29505 Mound Road; Section 8; Michael Flickinger/Meijer, Inc. (Jaden Beachy/GPD Group); PSP250031.

PETITIONERS PORTION:

Mr. Romic Aevaz – Thank you for allowing us to speak. I’m with EVGO and I am joined by our great project team, GPD, our Engineer of record on the project, our folks here at EVGO and as well as our friend and neighbor here at General Motors.

EVGO is the public fast charger here at the Meijer on Mound Road and this project is an exciting expansion and upgrade of that existing site. I will be brief so we can get to questions and correspondence. A very quick overview about EVGO, we are one of the nation's largest public fast charging providers, so very much like the gas stations for electric vehicles except cleaner and selling electricity instead of gas. We are in over 40 states, over 1,100 charging stations, and work with a lot of great partners, like Meijer, to build fast charging in grocery stores and the types of places where folks are already shopping and frequenting in their communities.

I know we will be diving into the site but it's always nice to zoom out and just take stock of some of the progress. Here in Michigan, we have seen a lot of growth in electric vehicles, just in the last year over 50,000 new cars were registered. The number of EV's registered in Michigan has increased by 4 times since 2022, so a lot of progress. An exciting find when we were looking at the numbers, is the two zip codes here in Warren have the most electric vehicles registered in the entire State of Michigan. Along with the cities and towns in greater Detroit in the outer ring, so very much a lot of growth and seeing a lot of folks in the community increasingly getting electric vehicles as part of their next purchase.

You may have seen on the title site the reason we are calling this a flagship site; this is part of a partnership we are doing with our friends and neighbor General Motors to build over 400 new stalls across the country. So, these are flagship sites that will have the same types of amenities and features that you would expect if you're at a rest stop or at a nice gas station with canopy, lighting, security, and the ability to have a nice charging experience. We are very much looking forward, hopefully, to have Warren be the first one of these that we open, to really set the stage for the next generation of charging experience, to give folks the experience they are accustomed to.

If you have been to the Meijer, you may have seen our four charging stalls at the edge of the lot in the parking lot, the plan to upgrade will be just one row of parking stalls behind where the existing chargers are. Instead of only four people being able to charge at a time 12 people will be able to charge at a time. There will be a nice canopy, I know many of us were caught in the rainstorm on the way here, so we will be excited that folks can have some shade and protection from the weather and the snow.

Mary Clark CER-6819
August 11th, 2025

As well as one thing that sometimes is overlooked, a pull through design, so if you're towing or if you have a trailer or longer truck you don't have to do any awkward maneuvering and disrupt folks in the parking lot you'll be able to do the same thing you do at a gas station and just pull over.

The canopy and the lighting is one that seems like something that we would use at a gas station but for charging, it's surprisingly not common, so we are very excited for folks to have that protect. It's also very good for the equipment not to be stranded in the snow and the rain and having the lighting and 24/7 security will also be important. So, folks can charge at any hour of the day, they can be comfortable that they will have lighting and security and have the sense of safety.

We're not surprised, but it was really exciting, as soon as we started building canopies across the country, we saw a lot of reviews rolling in from folks who just were shocked and surprised to see a canopy and a pull through. This is a really important amenity that folks might not be used to and it's a nice opportunity to just elevate the charging experience and have an experience that folks are used to, just as they would if they were at a gas station in their gas vehicle. So that's a bit of an overview and I will stop there for correspondence and questions.

Secretary Mouri reads the following correspondence:

TAXES: Current.

AT&T: AT&T does not object to the proposed EV Charging Station. Our service line to the Meijer Store is in the vicinity of Waterview Drive and should not be in conflict. If any issues arise, please advise the petitioner to contact Joe Sikorski, js3649@att.com, 586-764-8261.

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.

DTE: DTE Electric Company has received and reviewed the site plan for EV Charging Station with canopy. DTE Electric Company has no objection in relation to the site plan for EV Charging station with canopy, impacting 29505 Mound Road; Section 8; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined 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 me at Wesley.Jonik@macombgov.org.

Ms. Michelle Katopodes reads the recommendation of the Staff:

PUBLIC HEARING:

Ms. Lori Harris – I find this really interesting, and I did talk to a gentleman and asked about accessibility issues. The way that the chargers have been set up at Meijer, the aisles were not big enough between the chargers. So, someone in an assisted device that got out in a wheelchair. I'm wondering about accessibility in these drive throughs. Between the cars, is there going to be space for someone to put a ramp down get out and charge their vehicle? Is there a different access height for accessibility on an EV Charger? I know this is new, these are probably not questions that have come up. We can't find any information on pull-throughs for this. So how will you mark it so it's accessible and people know that there's an accessible spot? Is there room for someone to get out and use an assisted device to actually get around the cars to the electric source? Thanks.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – As you can see, she did bring up a good point as far as physically challenged people, is there any recommendations as far as changing the dimensions so it's more easily accessible.

Mr. Romic Aevaz – As you can see, the two chargers on the right are not just ADA, but they are two van accessible stalls. The benefit of the pull through, we are able to have both, you can see that striped access aisle. There's been some code updates, the cable length and the height, so there are a lot of considerations that we have been making. As we build new sites we make sure that they are accessible, both in terms of people being able to get out their own vehicle or if they are in a van and they need that space to get out of the van and maneuver to the charger, also the weight of the cable and the height.

Commissioner Holowaty – The Meijer's at Ten and Schoenherr do you operate that one?

Mr. Romic Aevaz – Yes.

Commissioner Holowaty – That one doesn't have a canopy.

Mr. Romic Aevaz – The four that are currently there, those are our existing Legacy Chargers that we have, so yes, they don't have a canopy, this is part of our upgrade.

Mr. William Hotchkiss – William Hotchkiss from General Motors. We co-located here across the street from the presumed station. We are actually pushing for this to be the first flagship site nationally because of our partnership and because it's in the back of our headquarters. It's one of those stations that we see as the next evolution of technology and thus why we are so excited about bringing it here to Warren.

Commissioner Holowaty – Thank you, that concludes my questions.

Commissioner Ansar – I want to thank you for taking this step. My colleagues know that I always talk about the EV gas station. A few times I had a conversation with the Director for the EV gas station too. Thank you for taking this step and as you mentioned this is going to be the first gas station in the USA.

Mr. Romic Aevaz – There's one other site in California that has this flagship configuration, and General Motors is pushing for the first one to be here, so it's a race.

Commissioner Ansar – And your data shows that more than 5,000 registered EV are in Warren. It also shows in the last 1 year it has increased 3,900, it shows that the demand is there, and we need this EV station in Warren. Do you have any plans to open more in Warren or Michigan?

Mr. Romic Aevaz – Yes, hopefully, we have a partnership with Meijer and a lot of other sites and grocery stores so a very much continuing expansion.

Commissioner Ansar – So you have a partnership with Meijer, so where there is a Meijer, you're going to open an EV gas station?

Mr. Romic Aevaz – Not necessarily every location, we are always looking to get new sites online. Our bread and butter is typically where people are already shopping, yes definitely far more plans to continue building in Michigan. The demand is growing quicker than we can keep up so we are looking forward to getting more on the ground.

Commissioner Ansar – You heard one of our residents brought up a very important issue for the ADA accessible, do you have any plans for that?

Mr. Romic Aevaz – Yes, the two stalls on the right are both van accessible stalls, so they do have that accessibility and the aisle, so there will be ample space for people to be able to maneuver. It's still a new category of infrastructure so we are continuously working with the building codes and standards to make sure that the sites are designed with accessibility in mind.

Commissioner Ansar – Thank you, I have a few questions for Ron. If I'm not wrong, this is our first EV charging station with canopy that we are approving? I just want to make sure this one is going to be the first EV charging station in Warren with a canopy.

Mr. Ron Wuerth – With a canopy, yes.

Commissioner Ansar – Do we have any specific Ordinance for the EV charging station. I know it is a new thing, are we following the Gas Station Ordinance?

Mr. Ron Wuerth – We do, there's a section in the Zoning Ordinance.

Commissioner Ansar – So we have an Ordinance for the EV station and we are following this?

Mr. Ron Wuerth – We've had it for about 10 years.

Commissioner Ansar – So what about the accessible thing that she brought up, are we following that Ordinance and have that accessible option?

Mr. Ron Wuerth – We follow it when people want to put in EV stations, that's just normal. I don't know what you're asking.

Commissioner Ansar – My question was, as Lori Harris brought up, the accessible, do you have any specific things that we have for the accessible station?

Mr. Ron Wuerth – Section 4E.01 General Definitions of this for the purposes of this Ordinance unless otherwise expressly stated the following words and phrases shall be defined as follows. It's the first one A, accessible electric vehicle charging station, which means, an electric vehicle charging station where the battery charging station is located within accessible reach of a barrier-free access aisle and electric vehicle.

Commissioner Ansar – Okay, thank you.

Commissioner Hoque – So this is a new thing for the community, we are very excited about the charging station. How long will it take for a full charge?

Mr. Romic Aevaz – With fast charging it can range anywhere from 15 to 20 minutes to 30 minutes, depends. If you're at the end of a road trip and you're really low, it may be 30 minutes; if you're just topping up, it could be 15. We will be updating the hardware as well in the new chargers, so these will be the newer chargers that are capable of charging much faster. The new cars on the road are capable of charging faster, so these new chargers, as well, be able to get the vehicles from 20 to 80 much more quickly than the older generation.

Commissioner Hoque – There are four charging stations there already?

Mr. Romic Aevaz – Yes.

Commissioner Hoque – Are you going to leave them?

Mr. Romic Aevaz – No, those four will be removed and upgraded with the brand new equipment so there will be 12 at this site.

Commissioner Hoque – Okay, thank you, we welcome you in the City.

Commissioner Duzyj – I agree with my colleagues that this is a very good idea for Warren, and if we are going to be first for this, then that's very cool. The question I have might seem far-fetched, but when you're filling up with gasoline you have fire extinguishers, if there's any fire. Is there any way of using a fire extinguisher on the electric charging spots, I've seen when lithium gets touched with water, it ends very nasty. Are you folks thinking about something like that, are you implementing something like that?

Mr. Romic Aevaz – The national electric code is being updated to strengthen a lot of the fire code provisions, the same way the fire code has provisions for gas stations, like being able to shut off the fuel or being able to have those precautions in place. There are EV specific fire codes that are in place. As you mentioned, this is an ever-evolving industry, so they are continuing to be updated.

Commissioner Duzyj – Thank you, good luck in the future.

Commissioner Hoque – Will this be self-service or will there be assistance if something happens.

Mr. Romic Aevaz – It will be self-service the way it is currently, we do have a 24/7 customer support line as we do with the existing chargers.

Commissioner Hoque – If someone calls, how long will it take for assistance?

Mr. Romic Aevaz – Usually very quickly, the times I called, someone has picked up the phone, so it is manned 24/7.

Mr. William Hotchkiss – I should also mention that GM is collaborating with EVGO so when the experience of charging needs to be executed, a customer will just plug, they will have already entered their bank information to the app, they will plug in, charge, and then they'll be able to leave. We are making this a much more streamlined approach so that there's a point and time, you will never have to put a credit card in at one of these sites. We are thinking about the technology and this will be one of the sites that will have that advanced technology.

Commissioner Hoque – Thank you.

Chair Smith – To the petitioners...if you have to speak, it always has to come through me to request to talk, instead of just blurting out, thank you...Good evening, I don't have an electric vehicle because one of the concerns I have is, we are putting EV stations up and I don't think our electric power grid in Michigan, and in a lot of other states, can handle a lot of electric supply. What happens if we have a power outage and people need to charge their vehicles and they don't have the power to charge their vehicles?

Mr. Romic Aevaz – We coordinate very closely with the utility provider. When we are building a new site, we are very much coordinating our service planning with utility service planning. In the event of natural disasters, we do have preparations in place, if there's an outage and the gas pumps don't work, we may run into difficulties, but the point about power is a really important one. Before we even purchase or move forward with the site, one of the things we do is try and coordinate with our counterparts at the utility, so where they are planning on upgrading the grid, we are able to coordinate our build out accordingly and make sure there's sufficient power.

Chair Smith – When a person pulls their car in there to charge, it should be at a certain level before they recharge it or can they go recharge it and bring it back to the top.

Mr. Romic Aevaz – It depends, there's no minimum level. Typically, customers will charge from 20 to 80 much like when you plug your phone in at night. The closer it gets to 100, the charge slows down and preserves the batteries longevity.

Mr. William Hotchkiss – To further answer, the car can come and charge at any time, it just depends on what (inaudible) charges and how long you have to wait. If it's very low, you might have to stay longer, 25 to 30 minutes; if it's just a top off, you can be out in less than 5 minutes.

I should also mention that 80% of the customers who are adopting EV, if they are fortunate enough to own a home, they will charge at home. So, in most cases they will never go to a gas station or a charging station again. What we want to make sure at General Motors is that every customer who wants to get into an EV, if they choose, they can have a spot to charge. Whether they own a home, whether they live in mixed use, or whether they live in other housing configurations, so this is for those cases where a customer can't charge at home.

Chair Smith – Thank you sir. Were you able to go to Zoning and talk about the signs, there's a lot of signage on the canopy to make sure that they correspond with the Zoning Ordinance as far as signage?

Mr. Romic Aevaz – Yes, we will be coordinating with Planning, I know one of the recommendations from Planning was about the perimeter lighting so we will be addressing lighting and signage as well as working with our site host and the City Attorney on the PUD update, as well, to get the signage consistent.

Chair Smith – Very good, thank you.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – Good luck with your project, I hope it goes well. It's nice to be the first flagship in Warren, have a good evening.

Mr. Romic Aevaz – We are looking forward to it, thank you.

7. CORRESPONDENCE:

SPECIAL LAND USE FOR BANQUET HALL; located on the northeast corner of Schoenherr and Stephens Roads; 23814 Schoenherr Road; Section 25; Latia Washington (Mayseer Mikhail); PSLU220005. **Approval recommended by Planning Commission on August 22, 2022. Approved by City Council on October 25, 2022. Conditions never completed. Expired on October 25, 2024.**

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

8. OLD BUSINESS:

A. MINOR AMENDMENT TO SITE PLAN FOR 1,041 SQ. FT. AND 1,445 SQ. FT. BUILDING ADDITIONS; located on the east side of Ryan Road, approximately 536 ft. north of Frazho Road; 26262 Ryan Road; Section 20; Hoang Lam/Our Lady of Grace Parish (Leobardo Huantes/Huantes Homes & Remodeling); PMA250008.

PETITIONERS PORTION:

Mr. Leobardo Huantes – We are just asking for an addition to connect the social hall to the classrooms.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

1. The site plan shall show and identify the correct location of all existing and proposed underground utilities, sizes, connections, and discharge point in the vicinity of the project (Engineeringinforequest@cityofwarren.org).

FIRE: In regard to the minor amendment to site plan for 26262 Ryan Road, PMA250008, the Fire Department doesn't see any issues that may affect our operations.

WATER: There was no attached revised plan that came with the request. So, not exactly sure what is being done and where. I have attached a water/sanitary sewer map of the property. We do not have any sanitary in the area. There looks to be an 8" line for the church and a gate valve, along with a hydrant towards the back building. But, not showing a water main that it's connected to.

AT&T: AT&T does not object to the proposed plans. It is noted on the plans that utilities will be relocated to accommodate the expansion. I do not believe our facilities will be affected, but please advise the petitioners to contact Courtney Dunford, cd0196@att.com, 586-842-7758, if any conflicts are discovered.

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.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

MOTION:

A motion was made by Secretary Mouri to postpone until the variances are obtained, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

Secretary Mouri.....	Yes
Assistant Secretary Chowdhury.....	Yes
Commissioner Ansar.....	Yes
Commissioner Duzyj.....	No
Commissioner Holowaty.....	No
Commissioner Hoque.....	No
Vice Chair Boniecki.....	No
Chair Smith.....	No

Chair Smith – The motion to postpone failed, we need another motion.

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Duzyj.....	Yes
Commissioner Holowaty.....	Yes
Commissioner Ansar.....	No
The reason I'm saying no is because...	

Chair Smith – You don't need to say the reason.

Commissioner Ansar – When we say no, we have to explain why we are saying no.

Chair Smith – It's either yes or no, there's no discussion on it.

Commissioner Ansar – I think so. Attorney, when you say no, do we have to explain the reason why you're saying no? If I'm wrong, correct me.

Chair Smith – The attorney said you can explain.

Continued Roll Call

Commissioner Ansar..... No

The reason I'm saying no is I think the recommendation number 5 is showing the variance, you have to go through 5 variances and get the approval from the ZBA. I think you should get the variance first from the ZBA and then we can approve, that's the reason I said no.

Commissioner Hoque..... Yes

Assistant Secretary Chowdhury..... Yes

Secretary Mouri..... No

Along with the same reasoning, and I'll bring this up during our Commission discussion.

Vice Chair Boniecki..... Yes

Chair Smith..... Yes

B. SITE PLAN FOR OPEN STORAGE OF EQUIPMENT, TRUCK/TRAILER PARKING, AND SCRAPPING; located on the north side of Eight Mile Road, approximately 387.57 ft. west of Mullin Avenue; Section 34; 11177 Eight Mile Road; Dominic Atisha (A-L-I 8 Mile LLC); PSP220023. **Approved on September 12, 2022. First extension approved to September 12, 2024. Second extension approved to September 12, 2025. Petitioner is requesting a third one-year extension to September 12, 2026.**

PETITIONER PORTION:

Mr. Najib Atisha – Good evening to all the Commissioners, and good evening, Chairperson. I know you visited the property last year before we had the meeting, I don't know if you had a chance to go by the property today or not.

I was hoping that I would not come here for an extension last year, unfortunately, I've had many challenges with the City, with the property, with my health, and that is the reason I am here. I'm willing to answer any questions that any of the Commissioners have.

I had a conversation with Mr. Wuerth earlier, we plan on meeting on this property; I have some ideas on what I would like to do with this property as time has gone by. I work with both of the neighbors on the east side and the west side, we don't have any complaints from anybody on the property. I don't want to dwell on all the issues, but I'm here willing to answer any questions that any Board Member has.

Chair Smith – Normally on a site plan we usually only allow two extensions, unless there's a change in the site plan, then you have to get a modified site plan for extra extensions. How much further to complete your project to where it needs to be?

Mr. Najib Atisha – I don't have a whole lot to do, one of the challenges has been with one of the members in the City. I have driveways and I'm organizing the interior of the property. Recently, my neighbor on the east of the property, I don't know if any of the Board Members went by there, we constructed a wall.

One of my challenges has been Everett Murphy, everything I submitted for permits and plan review, he would not give me a permit to build the wall on Eight Mile Road. I requested by email to move my trailers from one location to the other so I could get the property organized. He asked me questions; I answered his questions; he would not respond to my emails. The only thing he did was send me a verbal with Steve, (inaudible) I have a hard time pronouncing his last name. He came into the property one day to do a visual inspection, and he said Everett said do not build the wall on Eight Mile Road. I haven't been able to get an answer of why, I've gone down there to see him a couple of times and I've been unsuccessful. So that's been one of my issues.

I know a third request is extreme, but it just so happened that last year I was here during the hearing and then there was a third request that was granted by the Board.

Chair Smith – He’s having issues getting this project completed due to some administrative issues going on, if we approve this third extension for one more year, it’s going to be a final extension to where he can’t have another one after that.

Mr. Ron Wuerth – That was my short discussion with him before the meeting. He understands that he needs to either get it done, or you may have some changes you may want to propose then it would be a new site plan, correct?

Mr. Najib Atisha – The only changes that I would ask for, I’ve had Chrysler and General Motors interested in using the property as parking for newer vehicles. At one point Mr. Wuerth recommended that the two drives that are on the east side of the property be closed. They haven’t been eliminated; they haven’t been removed but this would be an ingress/egress if we were to lease the property to General Motors or Chrysler so that would be the only thing, other than that, we wouldn’t have any changes.

We’ve talked to DOT about it, they have said that if the driveways are removed chances of getting them back is slim to none because of the property being 24 acres with 660 some feet on Eight Mile Road. I’ve been hesitant on tearing them out and removing them. That’s something we will discuss. I may be able to obtain a letter from DOT to the affect if they remove them the chances of getting any of them back is slim to none.

Chair Smith – What you may be able to do, also, if you said General Motors and Chrysler might be interested in using it for a new car storage, get some sort of letter from them stating that’s what they want to use it for.

Mr. Najib Atisha – Actually, I spoke to the broker that was handling, which is CBRE Real Estate, he was planning on coming here, he sent me an email today, I’m sorry, I’m on a cruise in Alaska, I can’t make it. I can get a letter from the broker and attempt to get a letter from DOT.

Chair Smith – What the petitioner is requesting is a 1-year extension to September 12, 2026

MOTION:

A motion was made by Commissioner Duzyj to extend one more extension to September 12, 2026, supported by Secretary Mouri.

ROLL CALL:

The motion carried as follows:

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

9. BOND RELEASE:

- A. MINOR AMENDMENT TO SITE PLAN FOR ROYALTY HOUSE BANQUET HALL; located on the north side of Old Thirteen Mile Road, approximately 712.48 ft. east of Van Dyke; 8201 Old Thirteen Mile Road; Section 3; Larsa LLC/Faris Hermez (Dream House Estates/Zack Hanna); PMA230001. The Minor Amendment is for a building addition and other exterior improvements to the building. **Approved on April 24, 2023. Cash bond posted in the amount of \$5,250. Project complete. Release the bond.**

MOTION:

A motion was made by Commissioner Holowaty to release the bond, supported by Commissioner Ansar. A voice vote was taken and the motion carried unanimously.

- B. MINOR AMENDMENT FOR A FAÇADE UPGRADE AND THE ADDITION OF A GREENBELT AND A DUMPSTER ENCLOSURE FOR ADOLESCENT COUNSELING AND SUPPORT FACILITY; located on the southeast corner of Common Road and Lorraine Avenue; 29900 Lorraine Avenue; Section 10; Asaad Yousif/29900 Lorraine LLC; PMA240002. **Approved on May 20, 2024. Surety bond posted in the amount of \$19,500. Project complete. Release the bond.**

MOTION:

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

- C. SITE PLAN TO CONVERT VACANT WAREHOUSE BUILDING INTO SELF-STORAGE FACILITY; located on the west side of Lorna Avenue, approximately 1,180 ft. south of Twelve Mile Road; 28505 Lorna; Section 16; HN Property Group, LLC/Tesh Patel (Farmer Development, Inc/David Breeding); PSP250005. **Approved on February 24, 2025. Surety bond posted in the amount of \$28,500. Project complete. Release the bond.**

MOTION:

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

- D. REVISED SITE PLAN FOR EXPANDING EMPLOYEE PARKING; located on the south side of Ten Mile Road; approximately 292.35 ft. east of Warner Avenue; Section 30; 3000 Ten Mile Road; Brad Brickel (MMC Management/Michael Campbell); PSP230015. **Originally approved on September 25, 2023. Revised plans approved on July 28, 2025. Surety bond posted in the amount of \$4,600. Project complete. Release the bond.**

MOTION:

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

10. NEW BUSINESS:

None at this time.

11. CITIZEN PARTICIPATION:

Ms. Lori Harris – So, I noticed the site, the building addition to Nona's Collision Shop, when someone is hard to understand, ask them to clarify what they are saying, clearly it was very hard to understand that gentleman.

I'm pretty sure I heard him say he already did cement and kind of blocked off an area that people could access. Interestingly, there are no permits listed in BS&A for the work that he maybe had done.

Everybody doesn't speak the same way. Mr. Ansar, sometimes it's very hard to understand you, so we just have to ask again. You're not offended by that, are you? No, it happens.

I noticed on the third extension that you just gave, that gentleman hasn't paid his taxes for a couple years and there are no permits listed since 2016 so if he's doing anything to his property, he's not doing it with permits, so you might want to consider that.

I kind of feel like a little game is being played about we are going to make you go get variances first and I'm wondering if that has to do with what happened with the proposed community center on Fourteen Mile Road, but that's not a good game to play.

Mr. Wuerth explained, and I don't always defend him, but he explained that it wipes out the plan if they don't get approved for a variance. So, if someone is taking the time to do all the site planning, I think the point is stop sending silly little things to the ZBA because we are having to approve way too many variances and I think that's on the Planning Commission and Planning Committee.

Also, if you guys are going to be in charge, at some point, hiring a new Planning Director, if Mr. Wuerth steps down, I'm not saying he is, I don't know if he is, you need to get your act together because you are going to be responsible for the direction the City is going in in terms of Planning. And the way you work right now, it's a little frightful to think this group of people who can't seem to ask a lot of questions would be able to do that. So, I would encourage you to find out how to do a better job working together and knowing what you're doing. Thanks.

12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

Mr. Ron Wuerth – Thank you Planning Commission, Ron Wuerth, Planning Director's Report, this is from 7/28, the last planning commission meeting. We are doing more meetings these days than we ever ever have, I'm not going to account for them all, but I'll just mention a few that are at the top of the list.

On July 29th, we did have a meeting with the Active Mobility Plan Steering Committee, that's rising to the top here and we are working diligently to get that plan completed. Today, as a matter of fact, the consultant provided a presentation on this plan before all the department heads for their review. They all have access to the plan, so we will give them about two weeks to comment. After those comments, and after anybody else who has comments, we will send those off to the consultant that will finish. They are going to come forward to the Planning Commission and they are looking to get a recommendation for approval, after that, go to City Council for a final approval.

On the 30th, there was what we call the CAP, Climate Action Plan, we worked on the RFP, did that with Councilman Newnan, he was the representative on that RFP Committee. We've narrowed it down to consultants, and we will have an answer to that in a very short time, and begin to move that plan along. Another plan that we feel is extremely important to this City and to the citizens.

On August 4th, we had a meeting with a person out in California, I forget his name, I should have written it down, sorry about that. He was part of a group some 10 or 15 years ago, purchased about 100 properties from the City after they obtained them from the county to build homes. He said that they managed to finish 90 still have 10 to go after all that time, they are still working on those. He became very interested in seeing about building duplex housing in R-1-C zones, or R-1-B zones, or R-1-A zones for that matter. Any residential where if you've got enough room and enough properties to put together, you can build some duplex housing. So, we might be working in the patriot place area in the south end, they do provide some funding that may make the difference between whether you can actually build one these days because everything is expensive. That was an interesting meeting to say the least, they will get back to us after a few months of reviewing things on what and how they can do it with the Building Division.

There was sort of an extensive meeting with Dave's Market over on Ryan south of Nine Mile, they've got some concerns, outdoor storage, trucking, all kinds of moving parts there that aren't working, so to speak. It came to our attention from the Zoning Inspectors, and they are going to have to come here for site plan approval on some open storage in that commercial zone, should be interesting, we will see how that works out.

I had a meeting on August 5th, with, I think his name is Vito Castellana, it all has to do with the Cole Street development, if you remember that from the past, it's been a while. He came in with some alternative working as far as the construction methods. Basements are not a requirement anymore, so if they are just building at grade, that's going to work well, and then there's some other things, won't cost as much, so they are looking to come here for another site plan approval to get that development going. I think it's 144 units about that level, it's a lot of dwellings that are going to fill the gap for housing in this town.

I've already talked about that presentation and that was department heads meeting just this morning. That's all I have to say, is there anything that you have questions about.

B) Nominations for 2025-2026 Planning Commission Officers:

Commissioner Duzyj – I don't know how you want to do this whether it's one position at a time or all at once?

Chair Smith – We can do one position at a time.

Commissioner Duzyj – Okay, I'd like to make a motion to nominate Chair Smith to stay as Chairman.

Secretary Mouri – I'd also like to nominate Chair Smith as Chair.

Assistant Secretary Chowdhury – I would like to nominate you Chair Smith as well.

Chair Smith – Nomination for Vice Chair. I know Vice Chair Boniecki is Vice Chair at this point and time, do you still want to be Vice Chair?

Vice Chair Boniecki – I will.

Assistant Secretary Chowdhury – I would like to nominate Commissioner Duzyj.

Commissioner Ansar – I would like to nominate Commissioner Duzyj as Vice Chair.

Secretary Mouri – I would echo that nomination.

Commissioner Duzyj – Although I appreciate the thought, at this point and time, circumstances don't allow me to get involved in the running of these meetings. So, I appreciate it, but I have to back off from it.

Secretary Mouri – I know last year Commissioner Ansar was interested, so I'd like to nominate Commissioner Ansar for Vice Chair, if he accepts.

Commissioner Duzyj – Secretary Mouri and Assistant Secretary Chowdhury have done a superb job, I don't know why we should move anything.

Chair Smith – Secretary Mouri?

Secretary Mouri – I'm okay, thank you.

Chair Smith – Assistant Secretary Chowdhury?

Assistant Secretary Chowdhury – I'm okay too.

Commissioner Ansar – I'm nominated Assistant Secretary Chowdhury and also, I'm nominating Secretary Mouri. Thank you, Mouri, for nominating me, but I think Duzyj would be better for this job.

Secretary Mouri – He didn't accept it.

Commissioner Ansar – Okay, then I accept it.

Chair Smith – These are just nominations for tonight, the actual vote will be at the next meeting. So, I need a motion to approve the nominations.

MOTION:

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

C) Planning Commission Discussion and Concerns:

Commissioner Ansar – I have a few concerns; I think we need to talk. Our director already mentioned we do have an EV Ordinance but I think that was 10 years ago that City Council approved it. I think in the last 10 years things have changed a lot for electric vehicles, I think all of you guys saw the data that in the last 1 year 3,900 registered EV vehicles in Warren, probably 40,000 something in Michigan. That shows that next year there is going to be more, so we have to be ready. I personally think that City Council and our Attorney here need to review the EV Charging Ordinance and EV Charging Station Ordinance. I think there will be more things that we need to change. So, my request would be to please review the Ordinance EV Charging Station (inaudible).

The other thing, as a Commissioner, when we are here, we are for all of the residents, we are responsible for everything we approve and everything we do. We have to be very careful when we make any decision that it's not going against any community, we have to be careful for that, and we need to do everything keeping in mind that we are not (inaudible). So, I request all of us, that when we do anything, make sure we are doing it for the whole community. Thank you.

Commissioner Holowaty – You're talking about the EV Ordinance, it sounds good, but I would recommend you talk to our Council people because they are the ones that (inaudible) City Attorney's new Ordinances, we have no control. You can make a recommendation but it has to go through Council then to City Attorney.

Commissioner Ansar – Commissioner, with due respect, all those (inaudible) are recorded and I believe that Council will get the information. Our City Attorney is here, our Director is here, and one of the Council Members is here, so the conversation I brought up here is I want to inform that we are not authorized to make Ordinance or pass Ordinance. We are recommending them to think about it, review it, and then come up with a good one. We are not authorized to make any Ordinance; I already know that. We are recommending they should review it and come up with an Ordinance that is needed.

Mr. Ron Wuerth – Mr. Chair may I cut in on this discussion?

Chair Smith – Go ahead.

Mr. Ron Wuerth – The Planning Commission most certainly can work on changes to the Zoning Ordinance. If they see there's a lack, or something that's not quiet right, or not working, then Planning Commission directs the Planning Staff to look into it. You asked for a review, you think there should be a review of the present EV Zoning Ordinance. That's a perfectly good request, we do that, Commissioner Holowaty, it doesn't just go to City Council, it works it's way through the system, through the Attorney's Office, through the Zoning, through the Planning Commission, and the Planning Department. I'm not sure if Commissioner Duzyj, when he was here decades ago, he might have been part of a few that did come through that started with the Planning Commission. I'm not sure, but it seems like you were. It does happen, and what better place to start then the Planning Commission.

Another comment regarding this issue with the Zoning Ordinance. You bring up the Zoning Ordinance and I don't think I've mentioned enough about our Zoning Ordinance, our present one needs a lot of review and change. We have had a consultant since our Master Plan, that's Beckett and Raeder, who has been working with us over these past years to get a new Zoning Ordinance. They finally gave us a draft that they are pretty good with, now it's in our hands and we are working on that. We've notified people within the administration and others to review the plan give us their ideas on changes and then there's going to be an internal meeting of the Planning, Zoning, Attorney's Office, and anyone else who is interested that will be on September 12th. From there, we are going to hope we can narrow this down, make changes, and if that's possible, in a shorter time here, we might be able to bring everything to the Planning Commission to approve a brand new Zoning Ordinance for this City, so I wanted to announce that.

Secretary Mouri – I have a comment, one of the first things I want to clarify, we do not have a meeting on Friday for the Master Plan, okay that's good I wanted to confirm that.

Mr. Ron Wuerth – We do have it.

Chair Smith – The 15th.

Secretary Mouri – We do, okay, sorry. The 15th which is this Friday.

The second thing I do want to mention, I think, as a Planning Commission, we all come here with different perspectives, with different opinions that we all support. I want to clarify one thing from the get go, is that I think we all work really well with each other, so I think when anyone comes and attacks us by saying there's games going on, which is something I personally do not respect. I think everyone comes with different perspectives and different opinions and we all respect that as a Commission and we all work with each other very well.

With that, I'd like to make another comment, and this is maybe me kind of me repeating myself. On one of the previous meetings that I attended; I know one of the main reasons we wanted to postpone that meeting was due to the variance, so when I look at something, I try to look at every single site plan with being fair with every single one. So, when we look at something and we say we are going to postpone this item because it's going to go through the Zoning Board of Appeal and get the approval and then we will come back and approve it here.

I'm looking at it when we get 5 to 6 variances that need to get approved, I'm also looking at it like, okay, it's going to go through that process, we'll approve it afterwards. In that same meeting, Mr. Ron came up and he had mentioned if it doesn't get approved at the ZBA, the site plan is going to get denied. But I think as a team we still went forward, and we have postponed that item anyway.

If I'm not mistaken, Ms. Boniecki also mentioned that in that meeting, we were discussing the fact that when we see a couple of variances, we want that to go through the ZBA first. That was one of the comments that came up. So, I kind of want to bring the discussion back with us, so we collaborate with each other and on the same page. When we see a couple of variances in a site plan are we going to be like, if the Director recommends it, we are going to approve it and let that go through because that's how the process has been, which is not something that we had the last time. Is that what we plan on doing as a committee, or the plan is to, I don't want to say when we want to and when we don't want to? I want to bring that discussion up with everyone so next time I'm not looking at variances and saying okay let's postpone this because this is what we had done last time and go forward like the way we do. Or we are going to look at it and approve it and they are going to go through like they do all the time. Just a question, just for something to think about, in the back of our head.

I want to bring this up again, no one comes up here to play games because we all have a full-time job, we all are working. This is something we are passionate about and we do this because we want to support the community. All of us, as a Commission, work really well and I really believe that from the bottom of my heart. Thank you.

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 9:07 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded by: Megan Novak
Transcribed by: Mary Clark - CER-6819

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