

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on September 8th, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, September 8th, 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 – Assistant Planning Director
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Senior Administrative Secretary
Tina Keen – Office Assistant
Mary Michaels – Assistant City Attorney
Patrick Conlin – Communication Department

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

MOTION:

Mary Clark CER-6819
September 8th, 2025

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

5. APPROVAL OF MINUTES – AUGUST 25th, 2025:

MOTION:

A motion was made by Vice Chair Boniecki to approve, 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. SITE PLAN FOR ADDITION OF MINARETS TO EXISTING MOSQUE; located on the west side of Schoenherr Road, approximately 1,575 ft. north of Eleven Mile Road; 27643 Schoenherr Road; Section 14; Sejad Melkic/Masjid Al-Furqaan (Mirsad Zecevic/Masjid Al-Furqaan); PSP250035.

PETITIONERS PORTION:

Mr. Sejad Melkic – Good evening, my name is Sejad Melkic, 13656 Irvington Court, Warren, Michigan 48088, I'm the President.

Mr. Hisham Turk – I am the Architect; I'm helping to do this project. I reside at 6340 Peacock Drive, Troy, Michigan 48085.

Secretary Mouri reads the following correspondence:

TAXES: Current.

Mr. Ron Wuerth reads the recommendations of the Staff:

PUBLIC HEARING:

Mr. Ron (would not give last name) – My name is Ron, I was wondering how many people are allowed in this place?

Chair Smith – All you can do, sir, is direct your questions to us. When it comes time for the Board we will ask questions in regard to your question. We can't give you any answers right now.

Mr. Ron – Why not?

Chair Smith – Because that's not the way we do things. You come up, you ask the questions, we take it into consideration, and when it comes to us, we will discuss what your questions were.

Mr. Ron – You have a Mosque that has a chain with two barricades on each side, they take that chain and they rope it off once the parking lot is full, then it fills into the residents. Anybody listening that owns a dispensary, you can use that against these people because there's over 50 cars that goes into the residential area and basically causes a traffic jam. There's also a major accident waiting to happen, not only in front of that Mosque, but on each street which goes to the four shape. There's one way in and out, and that's this street or this street and then there's a court that goes down the side, which you didn't send to everybody, a notice should have been sent.

The biggest thing is the overflow into the neighborhoods. Like I said, a dispensary doesn't allow that, you guys wouldn't allow it. That's the reason I asked what the occupancy is because I counted over 240 the other day when these guys threatened me, that's on record. So, thank you and have a good night.

Mr. William Kuhle – William Kuhle, 31537 Marilyn. I've been a resident of Warren for 38 years. I have the same issue as the other gentleman. There is not enough parking on this site to house all the cars they produce. I have a daughter who owns a business in Sterling Heights where a Mosque that enclosed is supposed to be a learning center, on Friday afternoon it goes into pray and it takes over the parking lot causing problems for the business owners. I feel this should be turned down and they should find an adequate site. If this was a Catholic Church, or that, the site would have to be a lot larger than this. Thank you.

Ms. Lechia Price – I live at 13513 Angela Drive; I live right next door to the Mosque. My concern is that I'm already having difficulty keeping the members from parking in our condominium. There are 8 condos, four on one side and four on the other side and you can only park on one side. I'm the President of the Association and I've had to, numerous times, ask them not to park there. I've spoken to the gentleman at the Mosque, who has been very kind and was helping me with this, but now I'm starting to notice that it's happening again.

On Friday, someone just came and parked in one of our driveways, went there, and came back. My concern is the parking is just not enough, and now that it's getting ready to get cold, there's going to be more people trying to come in, we have one way in and one way out.

The thing is too, when they come in, they'll come and drop people off which will hinder someone trying to get into our condo section. If they do that at the Mosque or at the other parking lot they have that's fine, but they are doing it in our little, small space. I'm just concerned now with the construction that's going to happen, it's going to send a sound out to say hey it's prayer time. I didn't call a tow truck to tow cars because I didn't want anyone to have their cars towed, but now I feel like I may have to do that and I really don't want to do that. I'm not for this. Thank you.

Ms. Diane Marquardt – I live at 13423 Dena Drive. I am six houses off the corner of the Mosque. Every Friday you cannot even get on Dena Street. Every house can have 2 cars parked in front of their house it goes all the way up the street on both sides, and it also does that on Yvonne all the way up on both sides. You can't get in; you can't get out of your drive. I'm very much against you doing this because there's not enough parking, and I'm also against you putting the steeples up, especially if they are going to call to prayer 5 times a day like they do in Dearborn. We live in a quiet neighborhood, I've lived there 42 years and now anytime they have a function of any sort, like I said, it's hard to get onto our street, out of our driveway, into our driveway, and this is uncalled for.

Ms. Tonya Pearrie – 13732 Villa Pointe Drive, I live in the condos directly across and some of my neighbors have had to come out and ask them not to park in our location because there's one way in and one way out. The question I have, is there going to be a call. I work from home a lot so that would affect me working from home if I had to constantly hear this daily. I vote against it.

Ms. Kaitlin Bedenko – I live at 13422 De Mott Drive. I bought my house about a year and half ago now, so I'm relatively new to the neighborhood. One of the things that had attracted me to the community was how peaceful and quiet it was. I'm very much against this proposal as I feel that it will be generally disruptive to the community.

Kind of as a side note, one thing I would like to mention is that with the letters going out regarding this hearing I had not received a letter but both my neighbor behind and beside me had received the letter. I understand that the intention right now is not necessarily to have the alarm system, but, with any establishment, I feel that it's natural to expand, so even though the intention is not necessarily to put alarm systems now, I can see where in the future that this may be a request for implementation.

Currently, at this point and time, my workplace does not have a sufficient amount of desks for all of the employees, so I am required to work from home multiple times a week. If there is an alerting system that is intended, it will be difficult for me to take those meetings from home as the alarms will be going off multiple times a day. I feel this proposal does not speak to the interest of our community, as our community is not majority Muslim. People who are part of the Muslim community, I feel, are very well acquainted with the prayer practices and are familiar with the times of day in which they are meant to pray. I feel the alerting system, I guess, would be redundant to the needs of the community. I feel there are other resources available that would be potentially less disruptive such as texting or email notifications.

One thing that I've come to learn and love about Warren, is we pride ourselves in being strong, positive, and a hardworking community, and I feel it would be presumptuous to assume an alerting system would be required as the majority of our community is likely away from home and at their places of employment.

Another concern that I have, is that because we are not a homeowner's association, acoustic noise requirements or building height requirements would not necessarily be followed.

Chair Smith – Your time is almost up, ma'am.

Ms. Kaitlin Bedenko – Of course. Again, I'd like to state that I'm against this proposal as it would personally interrupt my day-to-day life. As much as it would dishearten me, I would have to consider potentially relocating if this was to pass. Thank you for your time and listening.

Ms. Lori Harris – Lori Harris, 4047 Hillcrest. I don't live over there, but I was looking it up and trying to pay attention and I'm thinking of questions that people need to ask and think about. Variances have already been given to this project, and the variance, just in parking, it's very clear the parking spaces need to be 22 feet long they want a variance for 20 feet. We've got to stop giving variances out every time people ask. Why do we have a guideline for 22 feet, why does that happen?

In terms of traffic, has anybody called the school district? If there are cars up and down both sides, or one way in and one way out, it's going to be a school bus issue too, so it's not just the neighbors. I noticed that someone lives right next to this building.

I don't completely understand but it sounds like they are going to be building more on, not just the front. Listening, I do agree that they may need to find another place. This is a consistent problem with Mosque's in our area where the neighborhoods are very overrun by cars and traffic. Yes, churches have services on Sunday, but if it's not big enough, it's not helpful. They do need to clarify whether they intend to do call to prayer. My understanding is that none of the Mosque's in Warren do call to prayer, but I think they need to clarify that, they need to clarify how many people will be coming typically, and they need to be honest.

IONA Mosque claimed they were going to renovate and add more buildings and there would still be parking for 250 cars and there is no way there is parking for 250 cars in that lot anyway. We need honesty, transparency, and answers to the questions that these people have brought. Thank you.

Mr. David Koury – Good evening, I have a request from the Planning Commission can you ask the gentleman down here to show the front elevations, all we are seeing is an aerial view, which shows the audience nothing.

Chair Smith – David can you show the view please.

Mr. David Koury – Thank you very much. Another thing, can you turn the temperature up in here, it's freezing.

This is zoned PB. A Minaret is stated at a 35-foot height, I'm assuming that's the maximum limit in this zone, if you can clarify that, I'd appreciate it. I understand what they want to construct is a symbol for the Mosque that most, if not all, Mosques have these, but what's the significance and the purpose of it.

Also, will this be an increase in the tenants, because as many people have stated there is a parking problem and I know some people on the Planning Commission are going to say they have a right to use the public street to park, and that's true, but in all instances you're supposed to have enough onsite parking for your business, or for your church, for your Mosque, or whatever you're going to conduct business at.

The parking is out of control on special days; it causes quite a traffic jam sometimes on Schoenherr Road. So, if you can get those questions answered for me, I'd appreciate it. Thank you.

Ms. Barbara Wyatt – 13243 Yvonne Drive, Warren Michigan, right around the corner from the Mosque. The question is the parking, I know it's a public street but when we have an expressway around the curve by us, it gets a little bit dangerous when we autistic kids that play on our road. They are parking on the sidewalk to where you can't get around you have to go off on the grass, why should we have to go on the grass why can't we walk on the sidewalk, that's from the parking from the Mosque. I'm against it 100%. I moved down here 10 years ago thinking Warren was the most beautiful City, I think Frankenmuth is a lot better, I should move back. I hope you won't give this proposal. Thank you.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Mouri – Did you have a chance to review all the recommendations that were provided?

Mr. Sejad Melkic – Yes.

Secretary Mouri – Do you agree with all of them, I know there's some that requires for you to verify the site plans.

Mr. Sejad Melkic – Yes, I can explain a few.

Secretary Mouri – Yes, please go ahead.

Mr. Sejad Melkic – If we go down the list that I mentioned here, the lighting that's mentioned, that's just a standard code and we don't have any intention to put out any kind of lighting fixtures that will impose onto the neighbors.

I believe that there's a mistake with item 1D, with the arborvitae trees, that's something that was copy and pasted I believe from the project in 2023. There is not chain link next to the Mosque, the chain link is next to our second building, which we already planted trees as asked by the City in 2023.

In regard to the dumpster, the gate was there, it was damaged by the guy taking the dumpster out and it's sitting inside we have to fix the hinge and put it back on. I am arguing in a polite way with the services because they've kind of been lazy about putting the dumpster back in so we are forced to build the wall and make it look pretty and nice but then they come in quickly and want to just (inaudible) dump it and leave it out 3 feet, I pushed it, with my own body a few times, inside, but it takes a toll on your back. I called a few times and they promised me they would do a good job and then the next thing you know it's sticking out again and you can't close the gate. That's on us, we have to deal with them. The gate is there, it will be put back up, that's not a problem.

In regard to the bond, I have to kindly disagree because you guys went out in 2025 August to check the work, I submitted my paperwork in October of 2023, and have multiple emails asking for the bond back, and I was never given a reply that we'd have anything else to do to get that bond back. I'll work with the guys because they've been nothing but kind, so I have no problem posting the bond that they are requesting for this project, which is \$3,000, hoping that they will look into the things that were done and pay that bond back, because it's been years since we paid that bond and completed the work that was requested from us.

In regard to the shed, I'll be very honest with you, that was a temporary shed that we put up, that's sitting there on the concrete slab. Right now, only to protect is the riding lawnmower, it was getting rained on and we were just trying to protect the equipment. We have actually switched this summer services. We do a lot of voluntary work, it is spotless, if you were to walk inside the building you probably would not find too many buildings that are cleaner than ours, we pride ourselves on that, including the restrooms and everything else. Due to the fact that families are growing, the time is of the essence, we have a company now so they are doing all the cutting, so we can take the shed completely down, which is not something that's a problem. We have no issues with these items that I see here unless I'm missing some of them.

The length of parking spaces, so what happened is, they requested, what's it called?

Mr. Hisham Turk – About the variance for the parking spaces, the site plan doesn't show the 20 feet, the 20 feet is the setback line, it's not the parking space. There is no dimension shown on the site plan, that's right. We are going to make sure that we have space if these lines are not 22 feet long we can make it 22 feet according to the Zoning Ordinance. I'm not sure if it's 22 or not. The site plan does not identify if it is 20 feet or 22 feet, we are going to make sure it shows 22 feet.

Secretary Mouri – Okay, so you'll do the confirmation for us and if not, you're saying you'll go back to 22, or if I understand it correctly, the variance can be applied through the Zoning Board of Appeals.

Mr. Sejad Melkic – Our original drawing show 22 from 2014 and 2015. When we purchased the other drawing and that company, which wasn't done by this gentleman here, I don't think they assumed but just went by the standard, and they put 20 and that was taken in and now they took it out do to this request, they realized there was a difference. So in other words, I don't know if they just assumed, they never measured, or is it actually 22, I didn't go double check yet. Nothing has changed with the parking lot; it's been the same parking from 2014. There wasn't no movement of parking space or lines being extended. Either the guys didn't do a good job, or they put the wrong number on there.

If I may address some of the concerns of the neighbors, it's really crucial for me, I don't know if it's allowed or not.

Chair Smith – Go ahead sir.

Mr. Sejad Melkic – First of all, I do appreciate the neighbors coming out. Something that I really preach all the time, to every single soul that enters, to make sure that our neighbors are respected. If anybody has been there on a daily basis they know how hard I get on the people coming in and out. Most of the stuff that I'm hearing here, we have to be honest to each other, our main service to any Mosque anywhere on the globe is on Friday at noon time, which is the 2nd of the five prayers that we pray. So, there isn't constant calls to the prayer, there's only five if there were any.

I will remind everyone this is something that was approved in 2014, it was my decision, and the decision of our board, and our Mosque in respect to our neighbors to never institute the call to the prayer in 2014. I never specified to anyone in the Mosque or outside of the Mosque, when and if we want to use that, the law that tells us we could, and it's something that's on the record here in the same spot I'm standing at.

So, the Minarets to the building is not because we need it, you could put a speaker anytime you don't need a Minaret to do the call to the prayer. That has nothing to do with idea, I just think this is something that's maybe a backlash from what people are exposed to. That's not what we are about, if I was about infringing on our neighbors I would have said the law told me I could do it, in 2014, we politely said no. I remember the gentleman who came, he was the only gentleman. He was the first neighbor, he lives in the condominium next door, I told him we are here, we live here, we understand the community, we don't have a need to do that at this time. Since then, he's been to the Mosque a few times, he passed away now, I believe. I think some of these issues are not as fair as they sound.

In regard to the parking lot, I am very proud of the work that all the volunteers do. Honestly, I've told our members and congregation, I can't control who works in the neighborhood, in the hospitals and the clinics, and other places that come to the Friday prayer, it's a mandatory prayer for men, but anyone can show up.

If any neighbors turn to Islam tomorrow, they might decide to just walk over to the Mosque, I can't tell them you can't come just because you're new. We don't do screening, people come in they sit down for a half hour, it's between 1:30 from when it starts and they start walking out at 2:05.

We are talking about 35 minutes once a week, is it really crazy in terms of the traffic. People have more celebrations in terms of birthdays for their children and up and down the streets where I live and I never make a fuss about it. They have the right to do that. No one should be blocking anybody's driveways, and you should call towing, actually what I told the community that I service, I told them I am going to reach out to the towing company and I'm going to put out a sign and I'm going to make sure your car is towed and I'm not going to apologize for it.

In a crowd of 200, there's always one that doesn't want to get it until he's slammed with a ticket or his car is towed away. If it happens to be one of the people that show up, I'm not going to feel sorry, it's something that's very simple. This is Islam 101. You do not block the driveway for safety reasons, and you should not cross any neighbor's lots.

We have a great relationship with Barbara next door, anybody who I've met from the neighborhood, I've had nothing but great conversations with. In fact, all of the neighbors that showed up tonight, I welcome you anytime, my name is Sejad Melkic, I'm the President and I'm there every single day. Any day you want to come and meet and ask questions, you're more than welcome to, and I'll be sure to answer them as honestly as I can.

You're not going to get it any clearer cut than this, we are talking about 35 minutes most people are late, so we are talking about 20 minutes off that rush hour leaving their work or lunch to observe their mandated prayer at that time. Yes, there might be more traffic at that time, but nobody should be parking in anybody's driveway or blocking, especially the condominium next door. I've spoken about it 10 times, 15 times, I can't guarantee who will listen and do the right thing or not. If I see them, I personally walk over and I get on them and say this is wrong, we can only do so much.

We have done everything since day one, and we will continue to do so, to make sure that the people respect the rules and regulations like we have been as the citizens of this City.

Chair Smith – Thank you for your information.

Commissioner Hoque – You're the President of the organization, right?

Mr. Sejad Melkic – Yes.

Commissioner Hoque – Thank you so much, you had a very good explanation about the parking issues. The people that are attending the Mosque they cannot make trouble and disturb the neighbors. So as the President you should have a plan, you have to tell your people they cannot block the driveways, and they cannot park in improper areas.

Mr. Sejad Melkic – 100%, I guarantee you, it's not the people that come there on a daily basis. It's people who just come on a Friday and I don't know them person to person.

Commissioner Hoque – If the parking lot is full you should not allow them.

Mr. Sejad Melkic – The parking lot is never overfilled because we have volunteers who block it off.

Commissioner Hoque – So why are they parking on the street if the parking lot is not full?

Chair Smith – Excuse me, no outburst from the audience please.

Mr. Sejad Melkic – We block off because, we do not want, for safety reasons, if you have a fire or if you have an ambulance or somebody elderly that passes out and needs the ambulance to come in, I cannot block the parking space. So, when we reach the limit in the parking lot we block it off and put the cones to let the people know that parking is full, like any other parking lot does for any event. So, proceed and look somewhere else.

We purchased the second building mainly for the parking lot, I really did not need the building itself, we needed the parking spaces to help alleviate this problem, which has helped a lot because it's only 300 feet of walking and it's beautiful and close by.

If somebody decides to drive and park the wrong way, that's on the citizen who doesn't understand what they are supposed to be doing, I cannot sit there and tell them they've done it the wrong way, I don't have time to go inspect down the street. If they park away from the driveway that is legal parking, I have neighbors currently who have, almost once a week, have a party of some sort and it's full of cars. As long as they don't block my driveway I don't get into their business, they are not disturbing me, they are parking in front of my house, but you know what, they are also my neighbors and legally parked. I might dislike it at times, but my driveway is safe and I can get out when I need to, if that's not the case, that's why we have the rest of the City in place such as police and towing. We all have to do our due diligence, I can't control what people do in any event, but we can control our parking and we've done a great job of that.

Commissioner Hoque – The Minarets you're planning to do, is just a symbol, outside symbol?

Mr. Sejad Melkic – Correct. We purchased an existing building that was previously a medical center and it was obviously serviceable for us. The positive thing is, the people who started this, come from European side and minarets is a very symbolic to your heart when you associate it with the Mosque. If you want to keep the good members who have upkept that property, I guarantee you, it will be on the top of the list in Warren in terms of how it looks and what was done to it since we bought it. Before we bought it, it was a drug dealing space at night, right now you only have one prayer.

I wish I had the parking lot problem that we are talking about every given day, that would mean we have more good people walking around. In our morning prayer, you can count five or six cars, like most other Mosque and churches. If you go to bars, there's probably more cars there. So, we don't have an issue with parking space at all, except on Friday afternoons, because it's a mandated prayer for all men, and I'm sure on Sunday it's the same for the churches and what not.

Minarets is something that's going to keep the good members in the Mosque who upkeep the message. So, when they bring their kids or themselves to the Mosque, they feel like this is where I want to be. I welcome anybody to walk in and see the upkeep of this place, I guarantee you there's not a Mosque around that is as clean and neat outside and inside.

Commissioner Hoque – We understand, but you have to work with the neighbors to resolve the parking issues.

Mr. Sejad Melkic – That's why I said I'm inviting everybody at any time. I can leave my phone number here; they have my address on the record. I am not running away from any neighbors. We had an open house, I can host anybody anytime, their issues are my issues. It's not something we will ever run away from.

Again, I myself have said this, and I'm reaching out to people who know more about this, that you can institute towing at 1:15 to 1:30, and any car that's improperly parked will tow them away, and I will sign off on it. If it's my own family, then be it, it won't be my family, I'm totally for this and actually I'm working on the situation. There might be people who don't know any better and they will not do better unless you make the move.

The only thing I've seen, I'll be very honest with you, they pull in at the last minute, and they park between the walk and the parking on that drive in. I've seen cars like this, and I've addressed specific people and I said you cannot do this, I've seen it on three occasions.

Commissioner Hoque – You have to have an action plan on how to resolve the issues. People are coming to the Mosque to please God, but you cannot make the neighbors unhappy. You have to figure out how to resolve the issue, work with the neighbors, please. Thank you.

Commissioner Ansar – Already one of my colleagues talked about the parking issue so I don't want to repeat this again. I think I have one solution for you, as you know I go to all of those Mosques, most of the Mosques have a voluntary service plan. The prayer time, especially from 1:00 to 2:00, you can have a few of the volunteers out there on the street so if someone is parking illegally those volunteers can help them.

As my colleague already mentioned, sometimes if anybody parks in the driveway, and also you mentioned if someone is illegally parking, you will tow it away, but it still is a hassle for the neighbors. If someone parks in their driveway, they have to call a towing company and that could take 30 minutes to an hour.

My solution would be to have a few volunteers out there for 1 hour so they can guide them, if you miss the pray time, go to another Mosque, some have a 3 pm prayer time. If someone is parking in the neighbor's driveway, it is a big issue. I suggest you take it seriously and do these things.

Another question I have, a few of the residents are concerned that you are going to have a speaker out there in the Minarets, do you have a plan?

Mr. Sejad Melkic – I don't have a plan, has it been talked about, it's been tossed around, but I haven't had any meetings about such a thing, no.

Commissioner Ansar – No, you have to clear this, are you going to have a speaker. A few of the residents have a concern.

Mr. Sejad Melkic – Are you talking about this project including speakers?

Commissioner Ansar – Yes.

Mr. Sejad Melkic – No, this project does not have that.

Commissioner Ansar – Okay, a few of the residents do have concerns that it's going to be loud. I just want to make sure that all of those residents know that you don't have speakers.

Mr. Sejad Melkic – That's correct, this project has nothing to do with the speakers. I was called here in 2014 when they put the contingency that we cannot call the prayer out loud. The City called me back 30 days to publicly tell us that it's a federal law that every Mosque in the United States of America can call to prayer through speaker. I'm repeating, out of my ethics, out of my character, and the character of us coming in as Muslims to a new neighborhood, we haven't done so. This project does not include that plan.

Commissioner Ansar – Thank you, I just wanted to clear it.

Mr. Sejad Melkic – And that’s why I am clearly stating again, I believe that there’s a lot of assumptions, because we don’t know each other too well. I welcome all my neighbors to come in and work on the issues together. Their concerns are my concerns and our concerns, but I believe our neighborhoods are better off with people who are willing to get up at 5 am to walk to the prayer, then not coming back drunk from a party and killing somebody drunk driving.

Commissioner Ansar – Thank you.

Chair Smith – Being this item is about the Minarets and not about the parking we need to move on and quit spending a lot of time on the parking. We know there’s an issue with parking, we know there’s an issue with people parking in the area where the residents are at. If he has to have an officer out there for ½ hour to keep people from going out there and parking, he may have to do something like that. Have towing signs put up to where people don’t get on other people’s property.

Outburst from the audience.

Chair Smith – Ma’am, if you can’t be quiet, I will have you removed from the auditorium, thank you.

Outburst continues from the audience.

Chair Smith – I’d like to stay focused on what we are here for, we are here for the Minarets, you’ve asked the questions about the speaker, they are not calling to order out in the neighborhood, I don’t want to drag this thing out any longer.

I think I understand why they want them because they want to show that this is their place of worship. Also, I understand that they have to be respectful with the neighbors, so something has to be worked out as far as the parking goes.

Assistant Secretary Chowdhury – I think Commissioner Ansar did mention this, but breaking up the Friday prayers, instead of having that one session, breaking it up. I know a few other Mosque has it. That will be less traffic volume coming in and certain people are working and they are trying to come to the mandate prayers on Friday's so they take their lunch breaks to come, just a suggestion for you.

Commissioner Duzyj – I had a hard time finding this building because you've got bushes in front of the address, so I went back and forth a whole bunch of times. Who is counting the cars that come in, I know our chairman doesn't want to talk about parking and that's fair enough. How many members have you got for your facility?

Mr. Sejad Melkic – What do you mean by members?

Commissioner Duzyj – How many people come in for Friday prayers?

Mr. Sejad Melkic – I never counted people that have come in.

Commissioner Duzyj – Is it 100, is it 200?

Mr. Sejad Melkic – Probably around 200, I don't know, I never counted.

Commissioner Duzyj – Let's just, for the sake of argument, 150 to 200 people. How many parking spaces are there?

Mr. Sejad Melkic – I believe 35 and I don't know how many are in the second lot.

Commissioner Duzyj – You don't see a problem with 200 people attending and 35 parking spaces?

Mr. Sejad Melkic – Well how many people come in the car.

Commissioner Duzyj – The neighbors living around you are complaining that they are getting blocked in and they can't get out or whatever. I don't know how many hours you have prayers or anything else. If you've got 150 to 200 members, how are you going to address the parking situation going forward?

Mr. Hisham Turk – I'm going to answer your question; can we zoom on the plan to parking spaces. I don't remember exactly what the occupancy is of the building. The parking spaces was enough by the Zoning Ordinance for the number of occupants of the building.

Commissioner Duzyj – Well, alright.

Mr. Hisham Turk – These guys purchased another property so they are using the other properties parking in addition to this parking.

Commissioner Duzyj – Well if everything was taken care of do you think these people would be here complaining about it?

Mr. Hisham Turk – I'm saying there is a problem, you asked if the number was enough, and I'm saying it's according to the Zoning Ordinance, and we have additional parking on the other side that's serving it also.

Commissioner Duzyj – I understand what you're doing, and how you're doing it. I don't have to agree with it, but I understand it. What's the total people you can allow into that building?

Mr. Sejad Melkic – I think it's close to 300, it's posted in the hallway.

Commissioner Duzyj – 300 people in there, I have my sincere doubts if you can fit 300 people in that building.

Mr. Sejad Melkic – It's not my opinion; I'm telling you what's on the certificate that sits in the hallway that was provided from the Fire Department.

Commissioner Duzyj – I'm looking at the building, it's a nice building, but, I can't in my wildest hallucination, imagine 300 people in there.

Mr. Sejad Melkic – Have you been in the Mosque before sir?

Commissioner Duzyj – Yes.

Mr. Sejad Melkic – You do understand we don't have benches or chairs, it's on the floor.

Commissioner Duzyj – I understand that, but I also understand that, if a fire or something happened, trying to get 300 people out of a couple of doors isn't going to happen quickly. I'm trying to look at things from a safety issue for you.

Mr. Sejad Melkic – The Minarets are not providing more space for prayer.

Mr. Hisham Turk – The number of people and the exits are approved by the City and according to the building code.

Commissioner Duzyj – Okay, and you're going to put these Minarets up, which I think will look sharp, I just have a problem with the amount of members, the lack parking that you have, I'm glad to hear you not putting speakers into them. You're putting 10 pounds of stuff into a 5 pound can, I'm having a problem trying to justify this and explain it to myself. So I will probably be voting against it because it's just too much stuff. Warren and your neighbors have to live with this.

Mr. Sejad Melkic – Can I ask you how, what Minarets have to do with the stuff and the amount of space.

Commissioner Duzyj – You want to know the honest to God truth, when I was driving past there, the Minarets are going to be higher than anything around there. I don't know what the religious significance of them are, if you want to build the Minarets there, that's fine, but everything else is just getting jammed up. If you're controlling the parking on Friday's during the services, there's a disconnect here someplace, and I wish you could get together with all the people that are here to hear them out and come up with a plan like Commissioner Hoque mentioned.

Mr. Sejad Melkic – Didn't I offer this when I got up here?

Commissioner Duzyj – Yes you did.

Mr. Sejad Melkic – If I had the legislation to go down the street and (inaudible), I don't have that legislation, that's why I can only legislate the volunteers. We have volunteers out and that's how we close off the parking and make sure that it's not a disaster there. I don't have the legislation to go down the street and tell someone you can't park here; I'm not a policeman.

Commissioner Duzyj – That's fine, but I hope you understand what is going on around you; you might be inside, and I don't know if you're aware of everybody parking in front of everybody's houses.

Mr. Sejad Melkic – That concern has nothing to do with the Minarets that we are building.

Commissioner Duzyj – Thank you, Mr. Chairman.

Chair Smith – We are getting off track here, I'd like to get back on track. What we are discussing today is the Minarets and I don't want to keep dwelling on the parking and stuff like that, we know parking is an issue and something's got to be done with parking, but that doesn't have anything to do with the Minarets.

As far as having Minarets, I understand it deals with their religion. Like you said, you drive by the place, you don't even see it's a Mosque, so you can miss it two or three times before you realize it's a Mosque. This will give them some identify of it being a Mosque, which is what they want to do, so you can see it and you don't have to look around to find it.

They definitely have to do something to control the parking. If you have to have an officer there to stop people from parking on the streets, or have a tow truck, when your parking lot gets full, they are done. Other Commissioners have suggested you can rearrange your times of service so not everybody is there at the same time.

Commissioner Duzyj – That's the best suggestion, if you can split it up somehow or something.

Mr. Sejad Melkic – Honestly, it’s been discussed, but I’m also concerned that we would have someone we can’t control. You can flip it so many times, it’s about someone who does not understand that you can’t do this. I’m sorry to tell you, every institution has one of those, it’s like a classroom. It’s not somebody from our members that comes every day because they know our expectation, and they help us to maintain it. When you have people who work near by and they show up, I always told them, on Fridays, guys, you will walk away, and when I go for the hearing you’re going to cause issues, that obviously they are causing, because it’s somebody who just comes to park and doesn’t care about the neighborhood that I care for.

Chair Smith – Okay, we are getting off track here. Let’s bring it back to the Commissioners. I think we’ve had enough discussion unless there is something really important that we haven’t talked about. I’d rather bring it to the Commission for a vote. That was a motion by Secretary Mouri, supported by Commissioner Hoque, roll call.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR OPEN STORAGE OF CONTAINERS WITH MEDICAL EQUIPMENT AND TRAILERS FOR DELIVERY; located approximately 184.6 ft. east of Lorraine Avenue, between Nine Mile Road and Paige Avenue; 11055-11047 Nine Mile Road; 11092-11100-11052 Paige Avenue & 13-27-455-011 (Paige Avenue); Section 27; Michael Woods/Hi-Tech Programming, Inc. (Caren Burdi); PSP250011.

PETITIONERS PORTION:

Ms. Caren Burdi – Good evening, Caren Burdi on behalf of Hi-Tech Programing, they own the property and in fact it is rented by a medical mobility service company. The scooters that you see, walkers, wheelchairs, all things in that van, are what they provide. They don't have customers that come and go, believe it or not, it's all internet, all sales are internet.

We have very bulky items, the scoters are bulky, the attachments and things for the medical mobility products are bulky, and therefore they wanted to have these containers where they store some of the bulkier items.

So, on the plan, this is my client's building here and they own these lots right here, this is the alley, this is Nine Mile, and this is Paige Street, it's a residential street. At this point, owning these properties, they want to be able to maintain these storage containers and also an area for trailers for delivery of items.

So, in trying to make this work for both the business and the residents on the street, what we have proposed is the following. We are going to do a 25-foot setback, on here it's shown as 10 feet, but the Planning Department wants the full setback of 25 feet, so we are going to put a berm along the residences, and we are going to make it grass and have trees on it. Along the sides there will be arborvitaes and, in addition to that, this area will be fenced. It's going to be fenced here and what the residents will see is all the berms.

We asked for a gate on each one of these fences, and the reason we asked for the gate is, we want to make it clear that it's a passenger gate, a person gate, so we can get a lawnmower over here and maintain these. Obviously, my client has to maintain the berm and keep it looking nice, and to do that they need to get a lawnmower there. The only other way, if we don't have a passenger gate, is to take the lawnmower all the way down Nine Mile and around and up Paige. I think it's important that we be able to do that much easier.

In the recommendations they also talk about this dumpster, this dumpster is not our dumpster, it belongs to the people who own this building right here, so I'm going to take it off the plan because it's not ours. Our dumpsters are right here, you can see in the corner. I believe that this is a good balance, it allows the business to store what it needs to store in an organized fashion inside these containers and then the trailers to transport it. I think we are being respectful of the people on Paige Street by doing a 25-foot berm, I think we are being respectful of the neighbors over here, because we're doing the arborvitaes and fencing.

I walked this entire neighborhood here and spoke to the people at the houses and I found no one against this, not a single resident has spoke to me about being against it. What was very important to me was the people next door, none of them had any objection to what we were proposing. I took this actually, next to me, and showed it to them. I feel comfortable that we are addressing their needs, addressing our needs, and doing it in an organized fashion. Besides that, I have looked at the recommendations and I have discussed them with my client.

Chair Smith – Ms. Burdi, before we get into that, let's see if we have any correspondence to take care of, and I'll get back with you on the recommendations.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: The Fire Department doesn't see any issues with the proposed planting of the arborvitaes.

Mr. Ron Wuerth reads the recommendations of the Staff:

1C & 1D – Just to be clear on C and D we are talking about both storage areas for these containers, I call it the northeast and the northwest storage areas.

1F – It was assumed that the gates were for the movement of the vehicles, cars, and the trailers to be able to be moved in and out of the site onto Paige Avenue a residential street. But the petitioner has talked about the gates, two of them, one for each location over there to be able to maintain the grass that will be part of the 25-foot berm. I would amend F to state that those gates would be allowed, not a problem.

Add item 1M – A note should be on the plan stating that no bins of any kind should be stacked on top of the storage bins that are provided on the site. I was there today, and I was told by a Planning Commissioner about them, and I did see them, and they cannot be placed up on there, so a note needs to be on the plan to make it clear, that's the rule.

Chair Smith – Ms. Burdi, did you want to come up and make a couple more comments on the recommendations before we get to the public hearing?

Ms. Caren Burdi – I just wanted to say I've had an opportunity to discuss them with my client as presented here tonight with those changes, we are in agreement. The bins were pointed out to me when I got to the meeting here tonight, I've already texted my client and told him that those are not allowed and he's indicated that he will remove them.

MOTION:

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

COMMISSIONERS PORTION:

Chair Smith – Good evening, I've got a couple questions. There's a lot of work that's got to be done on that site. Also, I noticed on the east unit there's like a long telephone pole that's laying there by the property line, and they have some recess bumper blocks that are kind of covered by grass, so all that will have to be cleaned up when they do the berm, probably. I like the idea that you're not going to have trucks coming out onto Paige, it's just a gate so they can cut the grass.

ROLL CALL:

The motion carried as followed:

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

- C. SITE PLAN FOR OPEN STORAGE OF PALLETS AND STEEL; located on the northwest corner of Ryan Road and Wasmund Avenue; 21167 & 21147 Ryan Road; Section 31; Derrick Kempainen/Kemp Properties LLC (Caren Burdi); PSP250036.

PETITIONERS PORTION:

Ms. Caren Burdi – Caren Burdi on behalf of 21167 and 21147 Ryan Road, which is Kemp Properties. My address, I didn't give it before, I'm sorry, is 28225 Mound Road, Warren Michigan.

This evening, what we have is this project that was already approved by the Planning Commission several years ago, and what happened was my client was confused as to who had to do the final inspections. I have all these emails where he's emailing the Building Department mistakenly and not emailing the Planning Department. Long story short, the site plan expired, so we are here tonight asking for the same thing.

If any of you went out to the building, it's not that great of a looking building. My client indicates to me that within the next three weeks they are supposed to be out and they are going to reface the building. They are actually going to make it look very nice, so he is dedicated to improving the property.

Basically, what he does here is make parts out of steel using laser cutter, so in this area he needs the ability to store the steel plates, and the ability to store what some of his products come on wooden pallets, in this area, he seeks to be able to store that.

It's my understanding that there are some additions here where Planning is asking for shrubs along Wasmund, here, that he's going to put in. He has a wall that goes across here but it has to stop at the setback area, so this is where they are talking about stopping the wall.

In the front, I don't believe that these island areas, driveways, are being moved, etc., I don't believe these islands areas are well defined, they are going to be well defined after this plan is done. My client is concerned about putting trees in the front here with the roots and the cement, he's asking if he can put shrubs in here. He'd like to continue the shrubs that he puts along here in these front greenery areas. So, he asked if that could be done.

Secretary Mouri reads the following correspondence:

TAXES: Current.

FIRE: In response to the Traffic Letter for PSP250036 site plan for Open Storage Pallets and Steel; there are specific codes (IFC 2021) that pertain to storage of pallets that they will be required to adhere to. Otherwise, the Fire Department doesn't see any issues that may affect our operations.

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

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 open storage of pallets and steel. DTE Electric Company has no objection in relation to the site plan for open storage of pallets and steel, impacting 21167 and 21147 Ryan, Section 31; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Mary Clark CER-6819
September 8th, 2025

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

Ms. Caren Burdi – I have a concern with the recommendations that I didn't understand. The enlarging of the road, is it this line that's right even with the front of the building, I mean, are they going to expand the road?

Chair Smith – Mr. Wuerth, can you come up so we can hear what's going on, please.

Mr. Ron Wuerth – When the building was constructed, years ago, they should have taken into consideration that sometime in the future Ryan Road would become a 60-foot-wide right-of-way. So, with that said, their setback should be approximately 8 foot back, or to the west, than where it is right now, and they didn't do that. If they ask for that right-of-way, the line looks like it will be within a foot of the front area. Will that happen? I don't know, again it's legal non-conformance.

Ms. Caren Burdi – If the road is expanded, we can deal with that issue at the time. The other thing that was said that I didn't understand is, we were asking for this area here for outdoor storage and then I believe I heard Mr. Wuerth say that nothing can be stored within 20 feet of the property line. This is 15 feet, that would mean over here, that would take out a great deal of the storage area, is that something I can go to the ZBA for?

Mr. Ron Wuerth – What I was referring to is section 17.02, lumber. Including wooden pallets or other combustible materials shall not be stored less than 20 feet from any interior lot line and shall be noted on the site plan.

Ms. Caren Burdi – Okay, thank you for the clarification.

COMMISSIONERS PORTION:

Chair Smith – I went by there, and also, on the north driveway next to the fence, where you’ve got storage in there and the wood pallets are stacked in there, there’s also 2 dumpsters in there. There was a smaller dumpster which we have in our picture then there was also a bigger one which was closer to the street and it was the kind that hooks onto a truck, it’s got the arm where it hooks on the side, and picks it up. So those dumpsters can’t be in there.

Ms. Caren Burdi – The dumpster should be back here, okay, I’ll address it.

Chair Smith – You have to have access all the way through there.

Ms. Caren Burdi – I’ll address it.

Chair Smith – Thank you.

MOTION:

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

7. CORRESPONDENCE:

Notice that the City Council for the City of Sterling Heights will hold a public hearing on the application by 12555 14 Mile, LLC for a Planned Unit Development (PUD) to develop a ten (10) building, one hundred sixty-seven (167) unit, self-storage facility to be developed under Section 22.03 of the Serling Heights Zoning Ordinance No. 278. The public hearing will take place on Monday, September 15, 2025 at 7:00 PM at the City of Sterling Heights City Hall Council Chambers located at 40555 Utica Road, Sterling Heights, Michigan. The site of the proposed PUD is 12339 and 12555 Fourteen Mile Road (Parcel Numbers 10-10-35-376-008 and 10-10-35-376-015).

MOTION:

A motion was made by Commissioner Holowaty to receive and file, supported by Commissioner Ansar.

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

8. OLD BUSINESS:

- A. MINOR AMENDMENT TO SITE PLAN FOR INDUSTRIAL BUILDING ADDITION; located on the east side of Ryan Road, approximately 1,902 ft. south of Thirteen Mile Road; 30300 Ryan Road; Section 8; Ehab Youssef/Bobby's Auto Center, Inc.; PMA250010. **Minor Amendment is for revised parking and open storage of repair vehicles.**

PETITIONERS PORTION:

Mr. Ehab Youssef – Good evening, this is an auto repair shop, and I moved there in 2005, I've been serving Warren since 1991, so it's been 34 years. I moved in this building back in 05, unfortunately, I inherited the site plan from Swiss Machining, and I didn't know, at that time, I had to adhere to the parking lot or the site plan that they had until about a year ago. I started getting violations because, on the east side of the building, I had two rows of cars instead of one that they had previously.

I just want to make things right, that's why I applied for the amendment to revise my parking spots. I need those spots to operate. It's hard to get parts nowadays, cars sometimes sit for a longer period of time until we find parts and install them, or get approval from insurance companies. All I'm asking for is just to approve the additional parking spots so I can do my business the way I should.

Secretary Mouri reads the following correspondence:

TAXES: Current.

AT&T: AT&T does not object to this proposal. We do have facilities in the vicinity, but they shouldn't be affected.

DTE: DTE Electric Company has received and reviewed the minor amendment to site plan for industrial building addition. DTE Electric Company has no objection in relation to the minor amendment to site plan for industrial building addition, impacting 30300 Ryan Road, Section 8; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – Putting a trash enclosure in that corner is going to be a problem because of the wires going overhead. If a truck pulls in and tries to empty the trash, there's not enough room between the wires up top and the trash enclosure. Is there someplace that the Planning Department can work with the petitioner to put that trash enclosure someplace else?

Mr. Ehab Youssef – Yes, we’ll just move it one parking spot to the north so it would be in the second parking spot rather than being in the corner. It also gives us enough room to plow snow and put it in that one corner.

Commissioner Duzyj – That would be perfect.

Chair Smith – Good evening, sir, did you get a permit for that doghouse in the back.

Mr. Ehab Youssef – We use it for stray cats, it’s like a shelter for them, we put food and shelter for them.

Chair Smith – I was just messing with you.

ROLL CALL:

The motion carried as follows:

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

B. SPECIAL LAND USE FOR AL SHAHI PALACE RESTAURANT WITH BANQUET FACILITIES; located on Twelve Mile Road; approximately 140 ft. east of Ryan Road; 4235 Twelve Mile Road; Section 8; Tom Hanawa, Affinity 4 Investments LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSLU240001. **Planning Commission approval received August 19, 2024. Petitioner has submitted a letter requesting that the Planning Commission remove the following portion of Condition #2: The requirement to remove parking and put landscaping in its place.**

PETITIONERS PORTION:

Ms. Caren Burdi – Good evening, I just heard Earl, Earl & Rose which is no longer in existence as both my partners passed away. I’m at 28225 Mound Road, in Warren.

If the Board recalls, we were here for approval, right here, for the Al Shahi Palace Restaurant. We are working hard to get some green space and get things looking better and I agree with that. However, the recommendation was that, in this part of the parking lot, this is where that landscaping would go. My client is a tenant, he rents, he has no control over the landlord; but I did say, at the time, that these items that are required of the landlord, I will try to get him to comply with, but I don't know if I will be able to. At this point he is absolutely not working with me as far as taking out anything with the parking lot. So, what I said to him was, we need to beautify and do our part. What about these green areas right here, will you plant those? And he has agreed that he will do that. My client is going to be participating in that himself, along with the landlord.

The recommendation for us to put together a drawing that tells specifically what trees, which shrubbery, and plants, he's going to put together. Then, it's my understanding, we will submit to the Planning Department for them to take a look at. We are willing to do that to beautify this area and plant this area, we will put together a plan that we hope looks good and helps add to the City.

In the recommendation there were several housekeeping items that the City wanted the landlord to do. I was able to get ahold of the landlord over the weekend, and they mentioned that the gas station opened up an area here and we don't want them doing that. The landlord is going to tell them that they are not allowed to do that. Then the other items were replacing some signs and painting the poles of the signs that are out there, the poles are rusted so he will scrape them, clean them up, and repaint them. He's in agreement with doing those maintenance items, also replacing some parking bumpers that are missing.

Chair Smith – Mr. Wuerth, do you have any recommendations or comments on this item?

Mr. Ron Wuerth – No, I think Ms. Burdi said it all. Number 1, I guess, we will leave in there, but it will be a matter of, in our letter to the petitioner and her, that driveway that the gas station owner opened up on his own, I can see that, but I have to put it this way, because I didn't know if he had a conversation with the owner or not, but we know better now. So those requirements of the inspection are welcome, and we'll put that in the letter.

As far as the landscaping area, the only change I'll make is in number 2, it says a sealed landscape plan, we will just require a landscape plan, it won't have to have a seal. That allows an architect to provide that landscape plan with no problem, that's the only change.

Chair Smith – Thank you, Mr. Wuerth.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

9. BOND RELEASE:
None at this time.

10. NEW BUSINESS:
None at this time.

11. CITIZEN PARTICIPATION:
Mr. David Koury – Good evening, Dave Koury. I want to make a comment on item 6A. Since the Mosque has taken over that building they've made significant improvements in the property itself. I know tonight a lot of the comments from the residents, basically about the parking, and I know the Commissioner addressed the parking, per se, but that wasn't the item on the agenda. So, I want to say thank you to the Commissioners for asking the questions and making suggestions about the parking.

The Commission also needs to realize that when residents have concerns, this is their only chance to voice them in unison at a meeting like this. So I hope you guys realize that. Sure, there were concerns about the towers that they wanted to put up, but this is the only opportunity they have to address the parking situation. The parking there, from time to time, especially on Friday's, is out of control. It's a public hazard down Dena Street. They are parked on both sides the complete length of the street. If an ambulance or fire truck had to get down there, there's no way it's getting down there. I could tell you a couple of stories, but this isn't the place for it. They've outgrown the facility, and this is quite common now in Warren with people wanting to convert residences into Buddhist Temples, and what have you. The parking at this Mosque needs to be addressed.

One other thing, the car wash that went up in front of Meijer, on Mound and Twelve Mile, who in their right mind would approve a car wash there. That is the most ugly, intrusive thing I've seen in Warren. I remember sitting here 15-18 years ago when all of that area was being discussed and there wasn't supposed to be a big box store and there wasn't supposed to be a car wash, now there's two of them there, there wasn't even supposed to be a gas station. That whole PUD area there is a disaster. Thanks.

Ms. Lori Harris – I wanted to follow up on this gentleman's comments, when those things got approved, the gas or the car wash, it came from Planning. Planning approved it and the variances that they needed, you don't have to approve everything, everyone.

I want to tell you that out in the hallway the gentleman from the Mosque was having conversation with the residents and he continued his explanation that his people are good people, and the other people that are coming to the Mosque are maybe not the good people, so the neighbors really shouldn't have a problem with his people. I know I heard that several times in his explanation up here. You need to listen because in away he's turning back on the neighbors, that the neighbors are the ones with the problem because it's the wrong people that are coming.

We are not addressing the needs of the neighborhood when all of these things get approved and what options do we have when it's out of control. It doesn't feel like we have any options as residents or as a community when there's 200 people in a 35-car parking lot. We have to have solutions. I'm wondering if you could have tabled it until that gentleman had a chance to have a community meeting or until there was a better plan for parking. Instead, you approved it with variances, and you have no idea what the resolution will be. It's been a problem for a while and nothing has been done anyway so tabling it might have been a decent thing to do. Thanks.

12. PLANNING COMMISSION BUSINESS:

A) Planning Directors Report:

Mr. Ron Wuerth – It's mostly a report on meetings that I've attended along with staff. Back on August 25th, there was the Climate Action Plan, that we finally chose a consultant, all that has to happen now is that it reach City Council for their approval on the RFP and the cost of the plan.

I'll move on the Active Mobility Plan, now that's out there for the public to take a look at, that's for you guys to take a look at also. If you've got any questions contact them. If you see anything that doesn't seem to make sense, at least, let them know and they'll try to address the issue. That should be coming here in October for your consideration and recommendation to the City Council to get approval on that.

We did have a zoning issue meeting, and the issue has to do with administrative approval by the Planning Director to approve very small issues and things of that nature, so we met with our small group, and we'll do that again, and we will have the Acting City Attorney at that meeting and get her opinion on some of the things we found at the first meeting.

I sat in on a Twin Pines Trailer Park, off of Eleven Mile at the railroad track, they've got violations, and they are trying to move in trailers, not according to their plot plans that they have sent us, it's kind of interesting. They battle all the time about how to make these better, we know what's better, they just should listen to us a little bit.

Finally, today, had a meeting with an Aerospace Group on Wahl Court, one of our Planning Commissioners knows a little bit about that. We saw their plan to put together five buildings, I've not really seen anything like this happen before. They want to join them together and add size to the building along Wahl Court, on the west side of Wahl, north of Stephens. The plan looks good; I came away from that one with a smile on my face because there wasn't a lot of hard work to do. Their parking is going to work out, their setbacks are fine, so we told them you better get moving. They have to join those properties together, these are on subdivision lot parcels, but it's not a problem, it's a combination, unless something comes up.

That was primarily what went on. Finally, Tina come on up here. This is Tina Keen, and she's our new Office Assistant.

Ms. Tina Keen – Hello, I'm Tina, nice to meet you all.

Ms. Michelle Katopodes – One last reminder that the earlier bird registration rate will end September 12th, so very soon, and after that it increases and then it increases again after October 13th. So, if any of the officers are interested, let me know and I'll send you that information, but you just need to log in and basically register and do that travel authorization form before the meeting. If you have any questions let me know.

B) Planning Commission Discussion and Concerns:

Commissioner Ansar – As a Planning Commissioner, when we are here in the business, we are Planning Commissioners, when we are out of this meeting and nothing related to the Planning Commission, each and every one is an individual, as a businessman, as an employee of a company, we are not related to the Planning Commission.

It was very disappointing to see one of the news ads in last week's Macomb Daily, one of our Councilman called for removal just because I was practicing my rights and opposing something that is on the ballot. I believe, when anything is on the ballot, it becomes public, any individual can oppose. So, as an individual person, I personally announced my rights and opposed it and then I found from the news that one of our Councilman called for the removal. I personally think it was unethical, unlawful, and politically motivated. That's one thing.

I see a few of the residents that keep coming to the Commission and saying that the Commission approves the car wash, and the Commission approving things. Planning Commission and the Planning Department are bound to follow the Ordinance, if residents think we are approving too many car washes and things, that's Council. Council can limit it by amending the Ordinance. The Planning Commissioner cannot amend any Ordinance and cannot just deny all those site plans when they come to us. It has to be reasonable when we go against any site plan.

It is on Council; Council only can amend the Ordinance, and limit how many gas stations should be in the City, all those things, they can do it, they can amend it, they are the authorized body to do those things. So, if the residents have any concerns, please go to Council, talk to them, how you want your City, if you want to limit car washes, they are authorized to do those things. (inaudible) we are as a Commissioner we have to follow the same thing. Thank you.

Secretary Mouri – I want to echo what Commissioner Ansar has just said, because, hearing that, I feel there's a lot of backlashes that we sometimes get as a Planning Commission. The reason I say that is because, if you remember, a couple months ago, one of the other Commissioners was also attacked publicly due to having excused absences and having a six-month extension for the approval of being a Planning Commissioner, which was definitely uncalled for, which it's something that we have talked about as a Planning Commission.

And now I'm hearing about the removal of someone due to their public opinion on something that's going to be on the ballot, that's definitely something public.

There's a lot of attacks that sometimes come to us from outsiders within the City too, which is not called for. That's my personal opinion, Mr. Chair, I know you definitely took stand for that last time and I really appreciate that and hearing the latest news was something I was definitely upset about. 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 9:14 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

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