

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on November 3rd, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, November 3rd, 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:

Michelle Katopodes – Assistant Planning Director
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Senior Administrative Secretary
Mary Michaels – Assistant City Attorney
Christy Laabs – Communications Department

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

MOTION:

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

5. APPROVAL OF MINUTES – OCTOBER 20TH, 2025:

Mary Clark CER-6819
November 3rd, 2025

MOTION:

A motion was made by Commissioner Duzyj 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. REQUEST FOR REZONING WITH CONDITIONS; located on the northeast corner of Dequindre Road and John B. Avenue, approximately 685.2 ft. north of Eight Mile Road; from the present zoning classifications of "C-1", Local Business District, "R-1-P", One-Family Residential and Parking District, and "P", Parking District to "C-3", Wholesale and Intensive Business District; 20900 & 20898 Dequindre Road; Section 31; Nabil Kesto/Noel Property, LLC (Samuel Surnow/Dequindre Plaza LLC); PR250002. **Postponed from October 20, 2025.**

PETITIONERS PORTION:

Mr. Rob Krochmal – I'm with Dequindre Plaza, 20900 Dequindre Road in Warren. First of all, thank you for allowing us to come and present to you. We were here a couple of weeks ago with the first presentation and we've worked very diligently since on various conditions. We've owned this site for a good 40 or 50 years and we have looked to operate it as best as we could in marketing the property to try and find its next buyer for the property, we've had a lot of difficulty finding the proper buyer for this location.

The property has three different zoning classifications to it, which has made it very difficult to lease out some of the spaces. It's been very difficult to market it to the next buyer because of its zoning classifications that were read before.

We were finally introduced to Nabil Kesto, a great young entrepreneur that has his business in the City of Warren, actually right behind this site. He's looking to grow his business and looking to hire more people and we felt the uses that he was going to bring to this site and the investment he was going to put into this site in terms of the improvements would be harmonious with the area and improve this area in Warren. In order to do that, we needed to get the site rezoned; that would allow him to operate his owner-occupied

business at the site, and also hopefully bring future uses to the site, as well, by having one zoning classification.

That led us to applying for rezoning to a classification that would work for Nabil's business, as well as attracting other retailers and other uses to come to the site, while making improvements to the site. We worked diligently with the City Attorney on conditions that the City would like to see happen at this site. Including improving the landscaping that separates both the property and the residential that's across the street on John B. Avenue to make it an attractive site and by keeping noise down, odors down, and also limiting the uses that would go at the site.

We worked on things that Ron Wuerth had mentioned, and the Planning Department had mentioned, in terms of not having auto repair, drive-in movies, marijuana related businesses, and things of that nature. So, we have worked on an agreement with the City that would make sure, that even though we are rezoning it a C-3 zoning classification, that we wouldn't have those uses at this site, if the site were to transact and we were able to sell the site to Nabil.

We are very excited to move forward in selling the site to somebody who's really going to take this and improve it and have their business there and make it harmonious with the Master Plan and with what the City is looking for in this area of Warren. We are here to answer any questions that you have.

Secretary Mouri – No correspondence.

Ms. Michelle Katopodes reads the recommendations of the Staff.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – You said he was bringing a business in; what type of business is he going to be in?

Mr. Billy Kesto – Distribution.

Commissioner Holowaty – Distribution of what?

Mr. Billy Kesto – We supply grocery stores, gas stations, and all the convenient stores.

Mr. Rob Krochmal – Snacks, sodas, and things of that nature.

Commissioner Holowaty – So it's not retail?

Mr. Billy Kesto – No.

Commissioner Holowaty – Has it been rezoned already?

Mr. Rob Krochmal – The property has not been rezoned yet.

Commissioner Duzyj – Just one quick comment, this is going to C-3, which is intensive use, personally I think it's a great idea that you're going to redevelop the site and make it better for the neighborhood and the neighbors, but I don't want to see a used car lot either near there or any place else.

Mr. Rob Krochmal – In the agreement that we've put together with the City, we would not be allowed to use that or have that type of use at the property.

Commissioner Duzyj – I'm very happy to hear that, we don't have the specifics of that. I had to bring it up because I've had it with all the used car lots.

Commissioner Ansar – I want to thank you, we needed something like this to redevelop it and thank you for taking the initiative. What type of product are you going to distribute?

Mr. Billy Kesto – Snacks, pop, juice, and exotic candy like from different countries.

Commissioner Ansar – So there won't be any fresh fruit or fresh food?

Mr. Billy Kesto – No, everything is packaged.

Commissioner Hoque – There are existing buildings there, are you going to utilize those buildings?

Mr. Rob Krochmal – The intent is to reuse the existing buildings; we are looking to redevelop the building, that's in yellow there.

Mr. Jordan Sherman – There's a building there right now but it's collapsing, it's water damaged, it's in terrible shape, so we are going to tear that down and just basically replace it.

Commissioner Hoque – There used to be a flea market.

Mr. Rob Krochmal – There still is the Trade Center.

Commissioner Hoque – Are they still operating?

Mr. Rob Krochmal – They are, yes, Friday, Saturday, and Sunday.

Commissioner Hoque – It's a huge property; do you have enough time to finish the reshaping?

Mr. Rob Krochmal – We are ready to rezone and then move onto a site plan approval process and building permit process.

Chair Smith – Good evening, you mentioned that the Trade Center is still going to be operating out of there.

Mr. Rob Krochmal – As of now, yes.

Chair Smith – I noticed when I was there, and looked at the site before the last meeting, they had a big flea market out there; they had tables, cars, the whole parking lot was full. So, I was wondering if that was going to be part of it, because you said the Trade Center is still operating, so I didn't know if that was going to continue or not.

Mr. Rob Krochmal – The site hasn't sold yet, so we are still the owners and still operating the Trade Center, we can't sell the property until it's rezoned.

Chair Smith – Alright, thank you.

Ms. Mary Michaels – When the agreement advances to City Council there will be just a few nuances worked out in the boilerplate. I believe the owner and the developer wanted some changes, it will affect them more than the City, they just wanted the Commission to know there may be some boilerplate changes in the final agreement.

Chair Smith – That was a motion by Commissioner Duzyj, supported by Commissioner Ansar, roll call.

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

- B. SITE PLAN FOR GOLDEN WHEAT FACILITY EXPANSION OF PARKING LOT AND OPEN STORAGE OF PAPER PRODUCTS AND OUTDOOR FURNITURE IN SHIPPING CONTAINERS; located on the southwest corner of Nine Mile Road and Nagel Street and between Globe Avenue and Nagel Street; 12000 Nine Mile Road and 22912 & 22920 Globe Avenue; Section 35; Matt Knio/Brown Crunch LLC (Jason Emerine/Seiber Keast Lehner, Inc.); PSP250039.

PETITIONERS PORTION:

Mr. Matt Knio – Good evening, I'm the owner of Brown Crunch, the owner of Golden Wheat, which is the adjacent business of this property. Our intent is to expand our parking lot, the one that you see is the existing parking lot to our business and behind it is the two properties, it used to be two residentials in the past. We demolished them a few years ago and we want to put a big parking lot over there. This container that is sitting on the grass now, we are going to move it to the side. We want to do an all-cement parking lot with new trees, grass, and fence, the whole thing.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site indicates that Planning Commission approval should be contingent upon the petitioner's compliance with the following condition(s):

1. The proposed commercial drive approach shall meet the current City of Warren standards.
2. All parking areas must have a durable, hard surface and be completely bordered by a 6-inch curb and gutter.
3. The width of the proposed accessible parking spaces must meet current ADA requirements.
4. Lot combination should be required confirming to the site plan.

WATER: The Water Division has a sanitary sewer main and a storm sewer main that runs in the easement behind this building. We would like to make sure that we would still have access to maintain those utilities in the future.

AT&T: AT&T has facilities in the area, but they should not be affected. We do not object to the proposal. Please have the petitioner contact me if there are any issues.

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.

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

Ms. Michelle Katopodes reads the recommendation of the Staff.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – You heard all the recommendations as given by our Planning Department; do you have any questions or problems with any of them?

Mr. Matt Knio – No, I'm already aware of all of them, I have no problem with them, even the vacating of the alley is already in process.

Commissioner Hoque – There were two buildings (inaudible) the residential houses there before?

Mr. Matt Knio – There used to be, like six or seven years ago.

Commissioner Hoque – So you've already changed the zoning?

Mr. Matt Knio – The whole area is zoned commercial over there, even the houses, it's zoned commercial.

Commissioner Hoque – Before the demolition of the houses?

Mr. Matt Knio – Yes, before that.

Chair Smith – I didn't know it was called Golden Wheat until I saw the information, how did they come up with the Golden Wheat name?

Mr. Matt Knio – I make breads and pastries. I like when we collect the wheats how it's golden, so I named it Golden Wheat.

Chair Smith – That was a motion by Commissioner Holowaty, supported by Commissioner Hoque, roll call.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

None at this time.

8. OLD BUSINESS:

- A. MINOR AMENDMENT FOR EV CHARGING STATIONS, AN OUTDOOR PATIO AREA, AND A CONTAINERIZED SUBSTATION; located in the southeast corner area of Thirteen Mile and Mound Roads; General Motors Global Tech Center; 30502 William Durant Boulevard (30470 Harley Earl Road); Section 9; Mike McBride/ General Motors (Jason Harris/General Motors); PMA250011.

PETITIONERS PORTION:

Mr. Jason Harris – Good evening, Jason Harris, Senior Design Manager with General Motors, 29427 Louis Chevrolet Blvd., Warren, Michigan 48093. Here tonight with me is Clare Jagenow, with Smith Group, they are our design firm that's supporting us with this.

I did bring a couple extra exhibits if it would help explain the project a little bit more. As you know we are introducing a lot more EV's into our portfolio, with a lot of our employees and visitors driving those

vehicles now. One thing that we have been focusing on is bringing workplace charging as an amenity to the campus, with the volume of employees and visitors that come on a daily basis.

In this site plan here, north is to the left, we have an existing parking lot that's centralized on campus, close distribution to electrical power, and we are reconfiguring the north end of this parking lot to allow for a fast-charging hub. These would be your traditional DC fast chargers that would allow for vehicle charging in 20 to 40 minutes, depending on range and size of the vehicle. In this configuration, we have about 20 spaces that would be accommodated. The container that is referenced is for the electrical transformer for the amount of power that is needed here. The patio area is just envisioned as a space for people to get out of their vehicles and just wait as they are waiting for their charge. This is just a perspective view of what we vision that to look like.

I do know we have one item on the Planning Commission letter that we did want to discuss, but in the meantime, we can pause if there's any other questions.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

WATER: The Water Division finds no reason that the GM Tech Center can't move forward with their project.

DTE: DTE Electric Company has received and reviewed the Minor Amendment for EV Charging Stations, an Outdoor Patio Area, and a Containerized Substation. DTE Electric Company has no objection to the Minor Amendment for EV Charging Stations, an Outdoor Patio Area, and a Containerized Substation; impacting 30502 William Durant (30470 Harley Earl Road), Section 9; 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 Wesley.Jonik@macombgov.org.

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Ms. Michelle Katopodes reads the recommendation of the Staff.

****Before the meeting we were discussing one note, and that's 2D, regarding the lighting. To the best of my knowledge the Zoning Ordinance discusses just shielding lighting from one site to the other, the 20 feet has been our standard for the Planning Commission. However, on the GM site, the lighting has been 30 feet throughout that campus, so that was what Mr. Harris was going to bring up to you.**

MOTION:

A motion was made by Commissioner Duzyj to recognize as a minor amendment, 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

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – How much voltage are you going to require for all this?

Ms. Clare Jagenow – I'm not an Electrical Engineer, but I do have a statement from our Electrical Engineer at the Smith Group. She stated that the project includes a 2500-3333 KVA, kilovolt amps, containerized substation feeding three 1600 AMP 480 Y-277-volt switchboards within a substation container. These serve 10 dual-port 320-kilowatt level 3 DC fast chargers for a total of 20 EV parking spaces, which Jason described. The substation also serves a mini power center for all supporting 120–208-volt loads, telecom security, convenience power, and the substation container HVAC system. Does that help answer your question?

Commissioner Duzyj – Yes, that's an awful lot of power that's going to be going through there. Do you have any sort of fire extinguisher apparatus around this charging area?

Mr. Jason Harris – Yes, as part of the site plan modifications we do have to relocate a hydrant, which is right in that north end of the parking lot. There are also local disconnect switches for each charging unit themselves, that's above and beyond industry best practices for being able to completely isolate the power. You'll see behind each unit there's a disconnect switch that would cut off all power to the individual charges, as well as the breakers so you can terminate in the container. I don't know exactly where we relocated the hydrant but there is a hydrant within 50 feet of these stalls.

Commissioner Duzyj – I just want to make sure that safety is gone into this, because that's an awful lot of energy and a lot of room.

Mr. Jason Harris – And to that point, we have a whole group that obviously focuses on electrical vehicles occupational safety. This location was selected because it's not in proximity to the right-of-way surrounding the campus and/or any of our major buildings. So, it's isolated in the north end of this parking lot, as well as all of those safety features that are built into the configuration as I mentioned.

Commissioner Duzyj – Very good, thank you Mr. Chairman.

Commissioner Holowaty – Are any of these stalls going to be van accessible per ADA recommendations?

Mr. Jason Harris – The one on the far west is a van accessible handicap stall. We intentionally made these stalls a little bit wider as well, just given the nature of the more frequent in and out trips and larger vehicles.

Commissioner Holowaty – Okay, thank you.

Commissioner Ansar – I just want to be clear that (inaudible) you just mentioned it.

Mr. Jason Harris – So that's the sizing of the electrical components that are there, those would not be necessarily kilowatt hours. The chargers themselves are 320-kilowatt fast-chargers and obviously there's a utilization factor they are not all going to be used simultaneously. I think the charges are actually set up where they split the load between the vehicles, because each charger is a dual-port charger so if you plug in one vehicle it's going to get the full

kilowatts. If you plug in two vehicles kilowatts, it's going to split that load. So, I don't think we have right now an accurate projection of the average utilization.

Commissioner Ansar – Thank you.

Secretary Mouri – I wanted to bring up 2D, I think it was one of the questions that Michelle had brought up and then also the petitioner. Do you want to speak a little bit more about that?

Ms. Clare Jagenow – I think the item was the maximum height of the light as being 20 feet tall. As you know, GM went through a significant transformation, starting about 10 years ago or so, where they really started to update lighting on campus because there wasn't really a lot of it. The GM standard at that time dictated and still does dictate that the light in parking lots and on roadways is a maximum height of 30 feet. We have three new sites lighting fixtures to bring up the levels of lighting in this parking lot to code, because right now there is just one light and it's not sufficient. So, adding the three fixtures at the 30-foot height is what will get us to that appropriate code for safety and also meet GM standards for the pole height.

Mr. Jason Harris – As you can imagine, we want the campus to be harmonious, and over the last 10 years with all the investments we made, whether it was retrofit of existing or the new site features that we've built, we set a common standard of 30 feet. But we also are very considerate about environmental impacts and local impacts that side shields, glare protection, no up light, those are all in our standard fixture, it's just a matter of the height of the poles being at the 30 feet verses the 20 feet.

Secretary Mouri – I'd like to request to the Commission that we allow the 30 feet in the recommendation.

Chair Smith – Okay no problem, they've already been approved for it in other areas, it would only make sense.

Secretary Mouri – Yes, it would make sense to have everything look the same.

Chair Smith – You've got a patio where people can wait while their vehicles are being charged; are they going to have tables and chairs to sit at?

Mr. Jason Harris – Yes, the vision would be a combination of open furniture seating as well as a potential canopy. Obviously, Michigan weather is variable, so we want to make it an attractive option verses just waiting in your vehicle. If you look at the overall site plan these stalls aren't immediately adjacent to any building, so you'd have to walk to get refuge somewhere, so this is just an attractive amenity to allow those employees to enjoy their waiting. This is a concept of what may be, but there's going to be some form of furniture and canopy coverage there.

Chair Smith – You say they are fast chargers; how long would it take to charge your vehicle?

Mr. Jason Harris – With a 320-watt charger, and I currently have the luxury of driving the Escalade IQ, and it's 20 to 30 minutes full charge. This will be a faster turnover-type charging than your level 2 chargers where somebody would park at all day. The intent here is to prove the technology and provide that amenity for employees that have a short stay at the campus, or visiting from other campuses, or even other suppliers to the campus, to give them an amenity to charge up. So, it's going to be in that 20- to 40-minute range, depending on the level of charge you come in at and what you want to leave at.

Chair Smith – I also had concern about the weather; we get snow here and rain, I know water and electricity doesn't mix. It seems like the units should have some protection coverage also when people are charging their car so they don't get wet when they are charging.

Mr. Jason Harris – All of that is built into both the charger and the vehicle technology. Until the charger is fully engaged in the vehicle, there's no current flowing through it. The way the chargers are designed, to be exterior chargers, and the vehicle ports are designed to shield runoff and rainwater. I charge at home and it's raining at night and that's totally acceptable. All of that is built into the technology of both the chargers and the vehicles, so the idea of having a canopy over the stalls is not a necessity. We did evaluate that there's obviously a cost, but more or less there's an aesthetic we are also trying to preserve on the historic side of campus. The container alone was a challenge that we had to address, to make sure it fit within that campus aesthetic, adding the canopy would have been another challenge that we didn't feel was necessary.

Chair Smith – Thank you sir. That was a motion by Commissioner Ansar, supported by Secretary Mouri, roll call.

ROLL CALL:

The motion carried as follows:

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

- B. REVISION TO SITE PLAN FOR ISLAMIC CENTER FOR WORSHIP; located on the south side of Thirteen Mile Road, approximately 512 ft. east of Washington Boulevard; 8360 Thirteen Mile Road and 13-10-126-002; Section 10; Khairul Amin/Tufazzul Haque Amin/Omar Faruque (Zaid Arabo/ZA Design Build); PSP250015.

PETITIONERS PORTION:

Mr. Zaid Arabo – Good evening, Commissioners, per our last meeting there was a disturbance to the back of this property in regard to vegetation and trees. I'm working with Michelle at Planning we have proposed a microforest back there along with some other changes in regard to the site plan. The biggest change, aside from the microforest in the back, is basically, per the recommendation from the first letter from our first meeting, initially before the tree disturbance, was to adjust the parking spaces. So now it's one way in angle parking, per the site plan, turn and one way out. We maintain that amount of parking spaces, which I believe is 37, so that automatically pushed the parking lot back towards the disturbed area, but there's still a good amount of land back there where we are planting the microcenter. Along with putting in an embossed concrete wall on the west side.

The other proposal was that we had room on the east side and we proposed the 8-foot greenbelt with the recommended trees and arborvitaes from front to back. All the changes are basically bubbled in our plan to include a full civil engineering stormwater management plan as well. I'm happy to answer any questions in regard to this project.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site indicates that Planning Commission approval should be contingent upon the petitioner's compliance with the following condition(s):

1. Show the intent to drain central and southern part of the parcel.
2. Stormwater Ordinance is required from both the City and the County for the site over an acre.
3. Drive approach radii should be minimum of 20 feet for one-way ingress/egress.

FIRE: In response to Revised Plans for PSP250015, Fire Lanes are required to be 13.6' high and 20" wide. With the location of the dumpster enclosure at the S/W portion of the driveway/parking lot, we feel this could cause issues for the Fire Department.

AT&T: AT&T does not object to the project. Please ask the petitioner to contact me if there are any conflicts.

COMCAST: In response to your utility request for the above project, Comcast has facilities in conflict, 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 revision to site plan for Islamic Center for Worship. DTE Electric Company has no object to the revision to site plan for Islamic Center for Worship; impacting 8360 Thirteen Mile Road and 13-10-126-002; Section 10; 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 Wesley.jonik@macombgov.org.

Ms. Michelle Katopodes reads the recommendation of the Staff.

MOTION:

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

COMMISSIONERS PORTION:

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Secretary Mouri – I know there's some changes from last time to the new site plan, have you had a chance to review all the new requirements, and do you agree with all of them?

Mr. Zaid Arabo – Yes, we agree with all of them. We would just like to speak about the variance. Planning is recommending that we have a variance in regard to 10.75 inches is there anywhere in your bylaws where, if there's a tiny percentage, that we could waive having to go in front of the Variance Board that probably meets once a month. Especially with the hardship that's not an induced hardship, the corner of this property just happens to be 10.75 inches outside the building, or do we have to come in front of that Board or do you have the authority to bypass it.

Ms. Mary Michaels – There's nothing in the Ordinance that gives this body that authority, unfortunately.

Secretary Mouri – Unfortunately we'll have you go in front of them and get that variance.

Mr. Zaid Arabo – Sure, I thought I'd ask because we are not building outside of a setback, it just happens to be there.

Commissioner Ansar – I have a question to our Planning Director, we approved this site plan before, right? So, the last time when we approved it, did we have this variance for the 10 inch that we are requesting right now?

Ms. Michelle Katopodes – We should have, I believe so.

Commissioner Ansar – Could you please find out.

Ms. Michelle Katopodes – I think we had more variances last time.

Commissioner Ansar – I'm talking about 30 feet and 29 feet that we are asking them to go to ZBA to get approval for the 10 inches.

Ms. Michelle Katopodes – Well, what I remember from last time was that we were unclear, they didn't have a dimension on their plan and we said it was very close. We weren't 100% sure what the measurement was because it wasn't on their first plan, so we said they may need a variance if they don't meet the setback. So now, their revised plans, they went out and did the measurement from the leading edge of the building, it wasn't on the first plan. We said they needed it potentially, but now, with their updated plans, they have the dimension.

Commissioner Ansar – Does that mean last time we didn't have this variance for the 10 inches but now we have it, thank you.

Ms. Michelle Katopodes – Now it's specific, last time it was might need it because we didn't know the for sure dimension, now we know the dimension because they measured it. It's not very much, like the attorney said, we don't have that authority to have the Commission waive that.

Commissioner Ansar – Thank you.

Commissioner Ansar – If we add a motion to waive the 10 inches do they still have to go to the ZBA?

Ms. Mary Michaels – Unfortunately it would still be a zoning violation, regardless of how this Commission acts. It's all up to the interpretation of the Zoning Inspector, he enforces the Ordinances. So, without that variance, we are not doing anybody any favors.

Commissioner Ansar – It's for 10 inch, I feel sorry for them, if we can waive this and make things easier for them.

Chair Smith – Good evening, being we have to put a lot of trees and shrubs back in there, have you put together an estimate on the cost of all the additional landscaping?

Mr. Zaid Arabo – It's not an estimate, it's going to cost a pretty penny, that's for sure, because that's a lot of trees. A microforest is a microforest and just throw six or seven trees there because that's not the right way. We don't have an estimate, we are going to do what we have to do because of what was removed, it's that simple.

Chair Smith – You're going to have to have some sort of irrigation for the trees back there? I don't know how they are watered in a microforest. You're going to need an estimate for the additional landscaping because that's going to change the bond.

Mr. Zaid Arabo – My understanding is microforest is a natural setting, no irrigation whatsoever, unless Michelle can correct me, we are only irrigating the landscaping that's up in the front. We can put an estimate together for the microforest.

Chair Smith – Okay, just give it to the Planning Department so they have an idea. That was a motion by Secretary Mouri supported by Commissioner Hoque.

Mr. Zaid Arabo – I want to make sure everything is legal, on the up and up, are you supposed to be going to Public for questions?

Chair Smith – No, it was already put before public hearing.

Mr. Zaid Arabo – I just want to make sure this doesn't come to haunt us and I have to come back.

Chair Smith – No, this is Old Business.

ROLL CALL:

The motion carried as follows:

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

Unidentified person from audience – The homeowners never got a chance to speak.

Chair Smith – If you'd like to speak you can speak at the citizen portion of the agenda. We've already had a public hearing on this before, there's no need for another public hearing.

Unidentified person from audience – This was mailed October 17th; it was their first chance to speak on this matter.

Chair Smith – This wasn't scheduled as a Public Hearing; it was scheduled as Old Business and on Old Business the citizens don't speak.

Unidentified person from audience – Why wasn't it mailed out to them?

Chair Smith – I don't know, everyone had the notices from the first time they came here. If they want to speak they can come up during citizen participation and speak.

Unidentified person from the audience – But you guys already approved it so it's not going to make any difference, is it.

Chair Smith – We have already approved it; you can still come up and say what you want to say at citizen participation.

- C. MINOR AMENDMENT FOR EXPANSION OF COMMERCIAL KITCHEN AREA (ANDIAMO); located on the south side of Fourteen Mile Road, approximately 823.28 ft. west of Van Dyke Avenue; 7096 Fourteen Mile Road; Section 4; Joe Vicari/Vicari Realty (Robert A. Hoida/O-X Studio, Inc.); PMA230010. Minor amendment is for expansion of commissary kitchen area. **Approved on December 18, 2023. The petitioner is withdrawing their minor amendment application.**

MOTION:

A motion was made by Commissioner Duzyj to withdraw the minor amendment petition, supported by Commissioner Hoque. A voice vote was taken and the motion carried unanimously.

9. BOND RELEASE:
None at this time.
10. NEW BUSINESS:
None at this time.
11. CITIZEN PARTICIPATION:
None at this time.
12. PLANNING COMMISSION BUSINESS:

A) Planning Directors Report:

Ms. Michelle Katopodes – Good evening, since the last Planning Commission meeting on October 20th, the staff has been very busy. Ron, the Planning Director, myself, and Amanda attended the Michigan Association of Planning Conference in Kalamazoo, Michigan, from October 22nd through the 24th of October, Commissioner Duzyj also attended the conference. There were a lot of interesting sessions that we attended that pertained to housing, redevelopment, even climate migration.

On October 27th, I attended the Committee of the Whole meeting along with the Planning Director and also Hunter Manikas, from the Economic Development Department. We discussed the Van Dyke

Corridor Plan with City Council and answered their questions. At this point we anticipate the plan will be brought back to City Council agenda for a vote pretty soon. Also, for anyone that's interested, that plan is on the Planning Department's website so you can view it.

On October 28th, the Planning Director and I attended a Stephens Greenway Project Meeting, this is a Planning Assistance Grant that SEMCOG awarded to the City of Warren, Center Line, Eastpointe, and St. Clair Shores, this is looking at Stephens Road from Center Line all the way to St. Clair Shores. Looking at, potentially, a bike trail and walking paths, it's just the beginning of that process.

That same afternoon, we had a meeting regarding a potential or draft missing overlay district. The purpose of this will be to allow for incremental increases in housing through the construction of two-, three-, and four-unit dwellings. We have to work out the details of the application and notification process; however, the Zoning Ordinance, once it's ready, will be brought before the Planning Commission for a recommendation with final adoption by City Council.

On October 28th, the Planning Director attended the City Council Meeting where the RFP for the Climate Action Plan was discussed. At this point, that decision has been tabled, so I anticipate, at some point in the future, that will be a committee of the whole meeting gathering more information before that gets brought back to an agenda.

On October 30th, we had an internal meeting about the Zoning Ordinance, and once again we focused primarily on the draft missing middle overlay district, and that's something we'll probably be seeing within the next few months or so.

This ends the report, let me know if you have any questions, thank you.

Commissioner Holowaty – The people said the notice was dated October 17th, was that two meetings ago?

Ms. Michelle Katopodes – That's when the notice was mailed, that was a mailing date. Even though it was an Old Business item the Planning Director wanted us to mail notices to the neighbors, because it was previously not an Old Business item, it was a full site plan where they received public notices, because of the revisions, we mailed out notices letting people know about the meeting.

Commissioner Holowaty – It wasn't a public hearing though.

Ms. Michelle Katopodes – Well it was an Old Business item, but we did send them out letting them know they could come here.

Commissioner Holowaty – To listen to it but it couldn't be discussed?

Ms. Michelle Katopodes – I can't speak to that, the rules could be suspended, that's something we were anticipating.

Secretary Mouri – With all the revisions do we usually mail out to the 300-foot people, is that something that's common?

Ms. Michelle Katopodes – Sometimes, it depends. In this case it was the discretion of the Planning Director because there was impact with all the trees, and we were getting a lot of calls, so that was the choice of mailing it out to see how the revisions were in the plan. To let people know this plan is back and the improvements to all the trees that were cut down are now going to be planted.

Secretary Mouri – Because it's up to the Planning Commission to suspend the rules and allow them to speak on Old Business, is there somewhere in the letter where it could state they can come to the meeting to observe, but the Commission would have to suspend the rules to allow you to speak, and there's no guarantee you will be able to speak.

Ms. Michelle Katopodes – Yes, I think we need to adjust it if we send it for an Old Business item.

Secretary Mouri – I know that one Planning Commissioner and two officers went to the conference, is there a way to maybe share some of the knowledge that was shared in the conference. I think I would personally appreciate it, because they do have a lot of good information that they share. With me not going for the first time this year, I would like to know some of the details, if possible.

Ms. Michelle Katopodes – There was so many different sessions, the first session I attended had to do with funding, balancing, and housing goals, so that was one of the first ones I attended. I actually helped moderate that one, also the Planning Commissioner and the Planning Director were in that one as well.

Secretary Mouri – I definitely understand there is a lot of different options for people to attend.

Ms. Michelle Katopodes – Online you can see the whole agenda from the conference, and you can see all the speakers that were there, even the author that came and discussed his book The Climate Migration. The power point presentation is online.

Secretary Mouri – Okay, thank you.

Ms. Michelle Katopodes – They already mentioned it will be in Kalamazoo next year.

Commissioner Ansar – I agree with Secretary Mouri, all those residents that came with the assumption that they can speak and now they are upset. I think if it can be mentioned when it's a revised plan that you can come and listen but you won't be able to speak.

B) Planning Commission Discussion and Concerns:

None at this time.

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

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 8:16 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

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Mary Clark CER-6819
November 3rd, 2025