

CITY OF WARREN  
PLANNING COMMISSION  
PUBLIC HEARING

Regular Meeting held on November 17, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, November 17, 2025, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioner's Present:

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

Also present:

Ron Wuerth – Planning Director  
Michelle Katopodes – Assistant Planning Director  
David Crabtree – Assistant Planner  
Amanda Mika – Assistant Planner  
Candice Mayer – Assistant City Attorney  
Patrick Conlin – Communications Department

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

MOTION:

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

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES – NOVEMBER 3, 2025:

MOTION:

A motion was made by Secretary Mouri to approve, supported by Commissioner Ansar. 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 REVISED PARKING LOT LAYOUT ADDING NEW PARKING SPACES AND LANDSCAPING BOULDERS; located on the south side of Ten Mile Road approximately 200 ft. west of Ryan Road; 3930 East Ten Mile Road; Section 30; Mark Giannini/Hi-Tech Collision & Zouhair Kasha/A1 Parking Lot Maintenance; PSP250038. **Postponed from September 22, 2025. The petitioner requests that this item be further postponed to December 15, 2025.**

MOTION:

A motion was made by Vice Chair Boniecki to postpone until December 15, 2025, supported by Assistant Secretary Chowdhury.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR OPEN STORAGE OF FENCING MATERIALS; located on the east side of Ryan Road, approximately 1,044.5 ft. south of Nine Mile Road; 22586 Ryan Road; Section 32; Mark Royer/National Construction Rentals (James Mooneyham/3901 E. 10<sup>th</sup> Avenue LLC); PSP250041. **Postponed from October 6, 2025.**

PETITIONERS PORTION:

Mr. Jeff Graham – Jeff Graham, Architect, I'm here with Mark Royer, he's the Regional Manager for National Fence who are the owners of the property.

They bought this property with the understanding that it would be the same use as the previous use which was open storage. We applied for permission and at the last meeting we had a few neighbors that were having some issues. I think they thought this was a concrete company, which it wasn't. Mark Royer, who works in Ohio, came up and met with the neighbors at the library and they worked out some conditions that everybody was happy with. It included building a wall at the end of the property, adding a green buffer with trees, and also, while the trees were maturing, they were going to put up a temporary 12-foot fence to hide the visuals then remove the temporary fencing once the trees were matured.

They also agreed upon in the last 50 feet of the property where it's going to be used only for long-term storage so they wouldn't have a lot of activity with daily moving of materials. So that was what was agreed upon by the neighbors and National Fence Company and the current drawings reflect those changes.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

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

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

**AT&T:** AT&T does not object to this petition. We do not foresee any problems.

Secretary Mouri – I also have a letter that is added as a correspondence, so I'll go ahead and read that. This was sent on November 13, 2025.

Dear Planning Commissioners:

Mark from Mr. Fence and I have had a number of conversations since the last Planning meeting and he's made an offer that I've passed along to my neighbors as best I could. It's not what we hoped for but it is better than the plan that was proposed at the last Planning hearing.

Of course, I cannot sign off or agree to anything for my neighborhood as a whole because I do not legally represent the neighborhood. We would need to contract an attorney to do that and we don't have the luxury of an attorney. Truth is we should not need an attorney to protect ourselves from commercial industrial encroachment but here we are.

What I can say is this, if the restrictions Mr. Fence has proposed are written into the site plan so that they can be adhered to and enforced going forward I personally wouldn't contest the site plan approval on this particular property but, as a property owner, I do not want this to become the norm. Nor should you.

The only reason long-term storage closer than 30-40 foot from the residential property line was entertained at all is because Mr. Fence proposed that only long-term storage would occupy that space, the storage would be no higher than 12' until after the greenbelt has grown in and it would be covered with a tarp so as not to be an eyesore looming over the 6-foot brick wall that Mr. Fence intends to build along with the 8' greenbelt buffer.

In addition to the 6' tall brick wall and 8' deep green buffer, most of us would like to see all of the commercial activity, equipment and storage behind our properties be at least 30-40 feet from the residential property line. Some of my neighbors would rather forfeit the brick wall for the 30-40' of fume-free, dust-free, noise-free space between our yards and commercial activity. Mr. Fence was gratuitous enough to offer to do both, but he didn't have to. Why is that? It was standard to require both.

Anyway, Planning seemed poised to approve the original site plan at the last meeting so I'm not expecting to get everything the neighborhood is asking for but please try to put yourselves in our shoes when making determinations in the future.

I think Mr. Fence will be a good neighbor, but I fear the next commercial enterprises to occupy that property and or the other Ryan Road properties will not and have not been good neighbors. That's evidenced by the photos I sent you of what's going on right now just south of Mr. Fence directly behind my next-door neighbor's house and the house just north of him.

Please, keep in mind that your decisions affect neighborhoods and these commercial properties back up to the residential backyards of tax paying families. Backyards where our children play, where we have BBQ's, birthday parties, graduations, swing sets, pools, hammocks, gardens. Ask yourselves, would you like to look out into your yard and see what some of us are looking at? Let your conscience be your guide.

Sincerely,  
Pamela Crown

Mr. Ron Wuerth reads the recommendation of the Staff:

Add a new number 5, it's just a discovery thing. Will need 5 copies of revised site plans and they shall be submitted indicating the following. To change the height of the 8-foot-high wall along the east property line to a wall that is 6 feet in height. It's a bit of a mistake there, a minor change to the site plan, but we still need the 5 copies.

The cost was changed from \$10,000 dollars to a \$300 dollar bond. The reason for it was because there were several modifications and improvements to the site plan.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – You heard the few updates to the recommendations; do you have any questions or problems with any of these updates as given?

Mr. Jeff Graham – No.

Commissioner Holowaty – With the zoning you would have to go to our ZBA?

Mr. Jeff Graham – Yes, for the variances.

Commissioner Holowaty – Yes, to the variances, that’s what I was referring to. So, you have no problems going forward?

Mr. Jeff Graham – No.

Chair Smith – Good evening, sir. I’m glad you had your meeting with the residents and worked out the issues. It looks like a nice site plan. I don’t think the problems that they had before with the concrete company being there, you’ll have with the fencing company.

Mr. Jeff Graham – I don’t think so, no.

Chair Smith – I think it will work well.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR OPEN STORAGE FOR DISPOSAL TIRES AND RIMS; located on the southeast corner of Nine Mile Road and Heussner Avenue, approximately 848 ft. east of Groesbeck Highway; 13406 East Nine Mile Road; Section 35; Andryan Abdel Massih/J and A Collision (Milad Yousif/A to Z Tire Shop); PSP250042. **Postponed from October 20, 2025.**

PETITIONERS PORTION:

Mr. Milad Yousif – Good evening, this is the second time I was here. You guys told me we need to see the owner and talk to him, I think he’s not showing up. I explained to you last time I just want to do disposal of tires for outdoor storage, they pick up the tires every week or two weeks.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

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

**WATER:** Project #PSP250042 at this address has no issues for us. The water service is tapped on the west side of the building on Heussner. Water main is across 9 Mile. Sewer main is in the sidewalk in front of this property on 9 Mile.

**AT&T:** AT&T does not object to this storage proposal.

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

**DTE:** DTE Electric Company has received and reviewed the site plan for open storage for disposal tires and rims. DTE Electric Company has no objection to the site plan for open storage for disposal tires and rims; impacting 13406 East Nine Mile Road; Section 35; 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](mailto:Wesley.Jonik@macombgov.org).

Mr. Ron Wuerth reads the recommendation of the Staff:

**MOTION:**

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

**COMMISSIONERS PORTION:**

Commissioner Holowaty – You can see there were a few new recommendations given by our Planning Director; do you have any questions about them?

Mr. Milad Yousif – About what, sir?

Commissioner Holowaty – For one thing, I'm curious, is how often are the used tires going to be taken off your property? Are they picked up?

Mr. Milad Yousif – Since I opened in 2020 until now, sometimes I change three tires a day, sometimes 30 tires a day, so it's all different.

Commissioner Holowaty – Are they picked up once a week?

Mr. Milad Yousif – Yes, once a week, the max 10 days to two weeks.

Commissioner Holowaty – They are picked up by another company?

Mr. Milad Yousif – Yes, there's one company I deal with, that's been like seven years.

Commissioner Holowaty – I yield the floor.

Commissioner Ansar – You mentioned it is only for tire change?

Mr. Milad Yousif – Yes.

Commissioner Ansar – I also see in the name auto repair, are you doing any auto repair or only tire change?

Mr. Milad Yousif – A to Z Tire and Minor Auto Repair, that's only the name of the shop. First it was Five Star Auto Repair so I just added A to Z Tire Shop, but we are not doing any repair or any mechanical at all.

Commissioner Ansar – Because in the recommendation I think in 1B, the Planning Staff recommended if you do the auto repair then things would change, so you are not doing auto repair only tire change?

Mr. Milad Yousif – Exactly, only tire change.

Commissioner Ansar – Thank you. To my Commissioners, I see that on recommendation 3 our Planning Staff recommended a bond of \$2,250, so I want to add this to the motion, thank you.

Assistant Secretary Chowdhury – I know last time when you were here you said you were trying to work out something with the owner, and I think earlier you said that he was supposed to be here. Were you able to consult with the owner on these recommendations or what you are going to proceed to do?

Mr. Milad Yousif – I'll be honest with you; I just pay my rent and that's it with him. The last time when I was here you guys sent him a letter and me a letter to come today, so he got the letter and I don't know why he's not coming. I don't have a lot of conversation with him, only about rent, that's it.

Assistant Secretary Chowdhury – I understand that, there's a lot of recommendations that the Planning Commissioners are requesting for you to have done, so where do you see yourself with these recommendations if you can't talk to the owner or the landlord to get this resolved, what do you plan on doing? The last time you said that if you're not able to resolve this you're going to have to leave the business.

Mr. Milad Yousif – Yes, that's what I'm saying now. For example, for the tarp, I can change, I already ordered a fabric for both sides. If it doesn't cost me a lot of money, I can fix it and pay for it, that's fine. The landlord and I don't have any contract anymore, it was only 5 years. So, I pay rent, \$1,700, now he wants to increase the rent, I can't stay because there's no business allowed in that shop. I can cancel the whole site plan if you guys want. I don't want to cost more money for something simple and easy if you guys accept outdoor storage, I can buy a container 40 x 46.

Secretary Mouri – Did you have a chance from your last meeting to this meeting to connect with either of the Planning Officers, like Ron or Michelle?

Mr. Milad Yousif – No.

Secretary Mouri – If this goes through, and let's say gets approved from us, we are assuming you're going to follow through with all those recommendations and that's going to add up to be around \$75,000, which, I'm assuming, that's not what you're looking to do, right? You don't want to spend that money on a rental property and it doesn't make sense either. So I'm kind of confused right now, you want some stuff, so this might be a bigger conversation between you, Ron, or Michelle too, to figure out what you can do at this point.

When we go through and approve this, we assume he's going to follow through with the recommendations, unless we go in and cross off things. This needs to be a bigger conversation, we can't just go ahead and approve it. It doesn't sound like you want to follow through and spend \$75,000, I want to have that understanding between you and us right now, because that's what we are thinking.

Mr. Milad Yousif – Why do I want to spend \$75,000?

Secretary Mouri – According to all the recommendations, if we go ahead and approve this today, what that says is you're going to follow through with all those recommendations. Have you had a chance to look at the paper that was sent to you?

Mr. Milad Yousif – No. The email they sent, not to me, they sent to him the owner of the building.

Secretary Mouri – Maybe if Ron could come up for a second and help us. Were the recommendations sent over to the petitioner?

Mr. Ron Wuerth – Yes, twice.

Secretary Mouri – I think there's a little confusion, he's thinking he's not spending that amount of money, but if we go ahead and approve this today we are assuming that he is following all the recommendations.

Mr. Ron Wuerth – Someone has to fix it and someone has to spend the money, it might be \$75,000, it might be more, or less. These issues have to be taken care of, it's a very small site for everything that has gone on there, and it's operated outside of the law for a long time. Not that he's been outside of the law, it's particularly the owner who's had a facility, and the issues should have been addressed a long time ago, he doesn't appear too interested in doing that. If this gentleman here cares to spend all that money with no contract, that's a person's choice. We've talked about this in our staff meeting, we've talked about it with the Chairman, and it's hard for me to see how it can be done.

Secretary Mouri – That's exactly what I was thinking too.

Mr. Ron Wuerth – There's so many things in the past when there were at least five variances on an item, that's when I look at it and say I'm not so sure anymore that I can support all these variances. Or I'm not so sure I can fix the site to how it really should be operating. It's an enormous amount to do.

Assistant Secretary Chowdhury – I know he's been going back and forth, he's trying to communicate with the landlord, and he's not getting anywhere. Is there anything you can do where you set up a meeting and they both come and meet with you and see if this can be resolved between them?

Mr. Ron Wuerth – I can do that, but we've spent quite a bit of time on this to begin with, and then to postpone and wait for this person to come and visit with us, this gentleman will be there, but I don't know about the owner of the property. I'm not sure it will accomplish what you maybe think it would, but I'm not hopeful.

Ms. Candice Mayer – It's not the City's position to be facilitating business relationships and transactions, just as a thought.

Commissioner Ansar – The last time we postponed it, on October 20<sup>th</sup>, for you to communicate with your landlord. Secretary Mouri mentioned the expense is around \$75,000, my question is are you ready to spend that money to get things done?

Mr. Milad Yousif – Let me explain to you guys--

Commissioner Ansar – Let me finish one thing, you expect that it's going to cost \$220 dollars (inaudible) it's going to cost around \$75,000 dollars and the bond will be around \$2,200 or something. As Secretary Mouri mentioned, if we approved and your plan is to spend a couple hundred dollars, it's not going to happen because there's a long list of recommendations. You have to go get approved from the ZBA also.

Chair Smith – Commissioner Ansar, let me cut in a minute. It was brought back before us because we needed to talk to the landlord about the cost of the changes. We made an adamant request that he show up at this meeting, if you check your notes back in 2017, he was supposed to show up at another meeting, which he did not show up at. My personal recommendation would be because of the number of variances, because he's refusing to show up, we deny it. We are not trying to put the burden on you, sir, but because he doesn't want to do what he needs to do, our only option would be to deny it. That's what I think, but you guys voted to approve it, so you'll have to make your decision.

Commissioner Holowaty – Chair, I withdraw my motion for approval.

Assistant Secretary Chowdhury – I second it, yes.

Chair Smith – So we need a new motion.

Commissioner Holowaty – I feel sorry for this gentleman, that he has a landlord that is not willing to work with the City and with him, unfortunately, then we have to deny it.

Ms. Candice Mayer – Based on what?

Commissioner Holowaty – Based on, unfortunately, the petitioner cannot come up with the money.

Ms. Candice Mayer – That’s a business decision; your decision has to be based on the ordinances.

Chair Smith – We can base it on the variances, and not being able to meet the variances, so therefore we are denying it.

Ms. Candice Mayer – Okay, it shouldn’t be based on money or the business relationship between them, just make a clear record the basis for your denial.

Commissioner Holowaty – Based on the variances.

Chair Smith – Who seconded it?

Assistant Secretary Chowdhury – I did.

MOTION:

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

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty..... Yes

Assistant Secretary Chowdhury..... Yes

Commissioner Ansar..... Yes

Based on the variances and also the owner didn’t show up for the meeting.

Secretary Mouri..... Yes

Vice Chair Boniecki..... Yes

Chair Smith..... Yes

Based on the variances.

Chair Smith – Sorry, sir, have a good evening.

Mr. Milad Yousif – What should I do?

Chair Smith – Tell the owner your petition got denied and you're going to have to move maybe. He had another chance to come here, that's the reason we postponed it last time, so he could come here, and we could go over these things, but he doesn't want to take the time to do it. You may have to look for another place if he doesn't want to do it.

Mr. Milad Yousif – So, you guys sent him another letter, do I have to contact him or should I take my tires from the outside, I don't want any tickets or violations.

Ms. Candice Mayer – Any communication or correspondence with the property owner is your responsibility going forward.

Chair Smith – Just let him know you tried and it didn't pass because the number of variances, he didn't show up, now it's in his ballfield, he'll have to make the decision on what he wants to do.

Mr. Milad Yousif – Okay, thank you, have a good night.

- D. SUBDIVISION LOT SPLIT AND COMBINATION REQUEST; located on the west side of Blackmar Avenue, approximately 100 ft. south of Eleven Mile Road; the south 30.02 ft. of Parcel #13-20-226-038 (Lot 39) to be split and combined with Parcel #13-20-226-022 (Lot 40) of Moundale Subdivision; Section 20; 26871 & 26759 Blackmar Avenue; Michael Kempton (Wade and Kristine Kempton); PSL250003.

PETITIONERS PORTION:

Mr. Michael Kempton – My name is Michael Kempton, 26871 Blackmar. My wife and I bought the home, it has an empty lot next to it. We want to sell or give it to our kids. We have 4 grandbabies who live in the house next door, we want them to have the yard, we really don't need it so we petitioned to have it split for that reason.

Secretary Mouri reads the following correspondence:

**TAXES:** Current for both properties.

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

**WATER:** The Water Department doesn't have any utilities in the way and has no concerns with them moving forward with the land split/combining of the parcel.

**AT&T:** AT&T does not object to the proposed lot split and lot combination.

**COMCAST:** In response to your utility request for the above project, Comcast has facilities nearby but not in conflict with this request. Aerial cables are highlighted in orange for fiber and yellow for coax cable. Underground is highlighted in blue for fiber and green for coax cable. If we can be of further assistance, please feel free to contact us by email at [ccutilityrequests@teamsigma.com](mailto:ccutilityrequests@teamsigma.com).

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Chair Smith – Good evening, sir, I think it’s a very good idea to provide a little more yard for the grandkids.

ROLL CALL:

The motion carried as follows:

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

- E. SUBDIVISION LOT SPLIT REQUEST; located on the east side of Panama Avenue, approximately 400 ft. north of Toepfer Road; one (1) parcel (Lot 31) to be split into two (2) parcels; Supervisor’s Plat No. 5; Section 32; 21916 Panama Avenue; Tom Bommarito/City of Warren; PSLS250004.

PETITIONERS PORTION:

Mr. Bob Weidner – Good evening, Bob Weidner, City of Warren Community Development. We are asking permission to split the lot into two so we can build two new construction single-family homes that we sell to low to moderate income people, we’d like to put two houses back on the tax rolls.

Secretary Mouri reads the following correspondence:

**TAXES:** Current.

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

**FIRE:** In response for the subdivision lot split for PSLS250004, the Fire Department doesn't see any issues.

**AT&T:** AT&T does not object to the proposed parcel split.

**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 that are in the area however since this is an acreage lot split request we can approve. 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](mailto:cccutilityrequests@teamsigma.com).

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Ansar – Did you have a chance to review all the recommendations?

Mr. Bob Weidner – Yes.

Commissioner Ansar – You know you have to go to Zoning and Council?

Mr. Bob Weidner – Yes, we are on the agenda for Zoning in December.

Commissioner Ansar – Thank you.

Chair Smith – Thank you sir for being here this evening and presenting your project.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

Email from The Greenway Collaborative containing a summary of the proposed updates to the Active Mobility Plan. These revisions reflect public input from recent meetings and staff discussions to improve accuracy and clarity while maintaining the plan's original intent.

Chair Smith – From what I can see from the letter, they changed a few items on page 38, 41, 29, and 42, do you want to make any comments Michelle?

Ms. Michelle Katopodes – They are not here tonight, but they submitted the email with the changes.

MOTION:

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

8. OLD BUSINESS:

SITE PLAN FOR LANDSCAPING FACILITY WITH OPEN STORAGE; located on the east side of Groesbeck Highway, approximately 756.81 ft. north of Frazho Road; 26190 Groesbeck Highway; Section 24; Robert Kluck (Zachary Matouka/The Yard Men); PSP230036. **Approved on November 6, 2023. The petitioner is requesting a one-year extension to November 6, 2026.**

MOTION:

A motion was made by Assistant Secretary Chowdhury to extend for 1 year until November 6, 2026, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

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

9. BOND RELEASE:

- A. SITE PLAN FOR TWO SECURITY GUARD BOOTHS AND PARKING AREA EXPANSION; located on the south side of Twelve Mile Road, approximately 1,151.63 ft. east of Mound Road; 6400 Twelve Mile Road; Section 16; Tom LaCross, PE/HRC (Greg Combs/General Motors, LLC); PSP220027. **Approved on August 8, 2022. Surety bond posted in the amount of \$23,250. Project complete. Release the bond.**

MOTION:

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

- B. MINOR AMENDMENT TO SITE PLAN FOR EXISTING AUTOMOBILE INDUSTRIAL PLANT; Northeast corner of Mound and Nine Mile Roads; 23500 Mound Road; Section 28; General Motors, LLC (Robert Grant); regarding minor amendment for three new truck docks and new cooling towers. **Approved on June 25, 2012. Surety bond posted in the amount of \$4,000. A new development (NP Mound Road Industrial LLC) received site plan approval for this site on November 8, 2021 and a surety bond in amount of \$3,045,000 was posted on June 6, 2023. Release the original \$4,000 surety bond.**

MOTION:

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

10. NEW BUSINESS:

None at this time.

11. CITIZEN PARTICIPATION:

None at this time.

12. PLANNING COMMISSION BUSINESS:

**A) Planning Directors Report:**

Mr. Ron Wuerth – I was on vacation, I was here just a few days to do the usual, like work on findings and everything you see here tonight, most of that was put together by Michelle, I checked it and here we are, and it seemed to work out well.

I did attend some meetings, just a few that are notable, I can't even read my own writing. It was a proposal at a location on the north and east corner of Schoenherr and Toepfer, it used to be an old grocery store, by a person named Turcotte. They have two uses that they are working with there, landscaping use and a major auto repair use. The Zoning Inspectors called attention to it, they have different containers out there and so on. It needs site plan approval to have the outdoor storage. Another small site, I think they can set it up so that it can work, that was on the 13<sup>th</sup>.

On the 14<sup>th</sup>, we had a meeting with one of the designers or architects, his name was Tim Storey, you've seen him before. He was working with a facility, I forgot the name he called it, but before it was called Doctor Diesel. This location is east off of Mullin, south of Toepfer, and it's connected to the Emerald Marijuana building, but it's not part of that in the sense of use. It's truck parking, it's issues that they had with walls and that type of thing, we seemed to work that out with Mr. Storey, and he came back with plans right away. They are on my desk to be signed; we'll take care of that.

We had a meeting just this afternoon, it was a proposed auto repair, I think it was major, on the south side of Nine Mile just west of Hoover. They came to the Planning Commission, it's one of those where they didn't have any room, they had all of their parking and storage wedged into the side of the building, it's just a small little piece of lot. Long story short, too small, it was denied. I'm not sure if it was the owner of the business, owner of the property, or whomever, they went out and purchased the property immediately to the east of them. Three full lots to be able to actually have enough room now to have a collision shop and an auto repair shop on the site and have enough parking and enough storage area for repaired vehicles and waiting to be picked up. So that particular site will be coming back expanded, we can't work on these small sites anymore, and I'm pretty certain we can approve that when it comes before the Planning Commission.

Tomorrow, I will be attending the City Council with Michelle and Hunter from the Economic Development group, and we are going to be there as a team and talk about the Van Dyke Corridor Plan. Hopefully a certain Councilman over there will also have a few comments and hopefully I think City Council understands everything that this can do for the City, it's important. I mentioned this in the Mayor's Meeting this morning and she asked that anyone who can attend that meeting, we think all the TIFA members will be there, and if anyone from the Planning Commission could attend in support of it, it would be great. So tomorrow night the item number is 11D, you can go online and get a copy of the agenda or we could send it out to anybody that's interested in it.

That's all I have. Do you have any questions for me or Michelle? She was here more in the last 2 weeks than I was.

Commissioner Ansar – How was your vacation?

Mr. Ron Wuerth – A lot of work at home, but it's not the type of work that you're under pressure. Thanks for asking.

#### **B) Planning Commission Discussion and Concerns:**

Commissioner Holowaty – From my family to all my fellow Commissioners and the Planning Department, I want to wish everybody a very happy and blessed Thanksgiving.

Chair Smith – Happy Thanksgiving. I'd like to recognize our City Attorney Candice sitting in tonight for Mary.

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

14. ADJOURNMENT:

#### MOTION:

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

The meeting was adjourned at 8:14 p.m.

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Warren Smith, Chair

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Mahmuda Mouri, Secretary

Meeting recorded and transcribed by:  
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APPROVED