

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on December 1st, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, December 1st, 2025, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden Avenue, Warren, Michigan 48092.

Commissioner's Present:

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

Also present:

Ron Wuerth – Planning Director
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Senior Administrative Secretary
Mary Michaels – Assistant City Attorney
Christie Laabs – Communication Department

1. CALL TO ORDER:

Chair Smith – Calls the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE:

3. ROLL CALL:

All present.

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES – NOVEMBER 17TH, 2025:

Mary Clark CER-6819
December 1st, 2025

MOTION:

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

6. PUBLIC HEARING ITEMS:

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

A. SITE PLAN FOR THE ADDITION OF A MINOR REPAIR FACILITY AND STORAGE OF INVENTORY AND SUPPLIES FOR AN EXISTING GAS STATION; located on the northwest corner of Hoover and Nine Mile Roads; 23011 Hoover Road; Section 27; Abbas Harajli/9 Mile & Hoover Property LLC; PSP250045.

PETITIONERS PORTION:

Mr. Abbas Harajli – I'm the owner of the property, we are hoping this is approved to have this addition remodeling of the existing gas station. There were a few items that were recommended, most of them on the list are okay, there's just a few things I'd like to discuss and to see if you have any questions about my project.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

FIRE: In response to the traffic letter for site plan PSP250045, the Fire Department doesn't see any issue that may affect our operations.

AT&T: AT&T does not object to this proposal. We do have facilities in the vicinity. Please advise the petitioner to contact me if any conflicts are discovered.

COMCAST: In response to your utility request for the above project, please refer to the attached map for the location of Comcast CATV/FIBER facilities that are in the area. Aerial cables are highlighted in orange for fiber and yellow for coax cable.

Mary Clark CER-6819
December 1st, 2025

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.

DTE: DTE Electric Company has received and reviewed the site plan for addition of a minor repair facility and storage of inventory and supplies for existing gas station. DTE Electric Company objects to the site plan for the addition of a minor repair facility and storage of inventory and supplies for existing gas stations; impacting 23011 Hoover Road; Section 27; per the site plan provided for the following reason. The proposed building will be within 3 feet of the existing transformers that currently feeds the existing building. The proposal needs to be at least 7.5 feet away from energized equipment. 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.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – You've heard the recommendations; do you have anything to add to this?

Mr. Abbas Harajli – Yes, I do. Item number 1 that refers to the 20 feet of my neighbor's property. It was recommended that I cease to use it and I never really got an explanation of why I can't use it. I have a registered claim of interest on that 20-foot piece of property from the owner, I have an agreement from the past to use it, I've been using it for 20 years.

I didn't understand if you just didn't want me to include it on the plan or to physically not use it, that part wasn't made clear to me. If it's just to remove it off the plan because technically I don't own it, the issue that arose was the parking spots, if I'm losing the parking

spots. If you want me to remove it from the plan, I think I can still keep the parking, right now it's showing 9 parking spaces I could have 6 parking spots there. If everything moved 20 feet south and I can maybe put six parking spaces slanted, I think I would have enough room to have 6 parking spaces there. That's the first thing, would you like me to move on to the next item?

Commissioner Duzyj – You might as well get it on the record and take it from there.

Mr. Abbas Harajil – The other item is landscaping, by the way I'm the original owner from 1997, I've attended meetings back then, at that time we were building it from scratch, and these are all new faces to me.

Commissioner Duzyj – It's the only faces we have.

Mr. Abbas Harajil – I mean these are new faces. Back then the issue of the driveways closing the two driveways at the corner was presented and back then we argued it would not be in the interest of safety if we closed those and back then we were able to show that. I just want to touch on it a little bit and hopefully you can see where it would actually become dangerous if we closed those driveways.

Currently most of our shipping and receiving, large trucks, small trucks, come in from Nine Mile drive, which is south and it would be the west drive away from the intersection. So, most deliveries come in through that area make a loop and exit through the Nine Mile, the one closer to the intersection, that gives them a circular drive. Once in awhile there's a semi-truck that makes fuel deliveries. By the way, in that area that I'm referring to that's where our fuel tanks are, so the fuel truck has to come in from that drive the Nine Mile furthest drive from the corner. They drop off the product and then exit through Hoover drive closer to the intersection. If those drives weren't there, he would have to enter through Nine Mile make a wrap around in between the building and the pumps, which is very difficult, if you put the radius on the plan, you'll see it can't work. Then the safety for the consumers walking from the pump to the building becomes very dangerous with a truck trying to maneuver around it and you might have a child getting out of a car running to the building and a truck can't see them.

Even if the truck made it around the island for him to exit the Hoover driveway, which is the furthest driveway from the corner it would be

almost impossible. I can understand the recommendations where it might be safer to the traffic. Maybe I can post signs at those drives not to be used except for deliveries or a sign not an exit which would reduce most of the vehicle traffic on those drives. So if you can just keep that in mind this was addressed awhile ago and at the time they seen that it was important that these drives remain open and I'm hoping today you would see the same.

I'm okay with the landscaping, I like the landscaping, and by the way we had landscaping there but every time they do a project on these streets, they rip them up and nobody repairs them. I'm okay with adding landscaping trees and bushes, anything we can do to improve the area.

Commissioner Duzyj – Very good, I understand the driveways closest to the intersection being closed down, I haven't seen a traffic study or anything for this and I don't want to see one. It just seems like those two entrances and exits closest to the corner are really way too close to the corner. Going west is not a problem, if you wanted to go east out of Nine Mile Road you'd have major problems. If you wanted to go northbound to Hoover that would be a problem also especially from those two, so I kind of see your point but I don't necessarily agree with it. That's one.

Two, the 20-foot strip, that's your neighbor's property.

Mr. Abbas Harajli – Yes, and I had an agreement with him originally to use it and I improved it and I have right now the claim of interest. My name is on the deed to use it and it's on the plan we inserted that and he's okay with me using it so I didn't quite understand if you're telling me not to use it or just don't have it on the plan.

Commissioner Duzyj – Well my understanding is they're interested in making that an entrance to go to their restaurant. I don't know about the accuracy of it, but that's what I've been told.

Mr. Abbas Harajli – This is new information to me. What I'm trying to say is if they want to use it I'm not building anything in that section I could easily move the parking south and they can have it, I'm okay with it. You're talking about driveways and safety, are you considering opening a drive between my drive?

Commissioner Duzyj – That's a darn good question because if they wanted to put a driveway in there then we've got all kinds of

problems with some of these driveways. I'm not saying what they are doing and how they are doing it, it's their property.

Mr. Abbas Harajli – Currently I still have an agreement with them, and I still have the claim of interest, this is new to me, I speak with the owner and once in a while I help him pay his property taxes. I was never made aware that he wanted that back, this is new to me.

Commissioner Duzyj – Well it's kind of new to us too.

Mr. Abbas Harajli – How did you get that information did somebody submit a letter to you?

Commissioner Duzyj – It's their property, let's see how this works out.

Mr. Abbas Harajli – Okay, I'm sorry, I don't want to seem like I'm arguing, what I'm trying to show is the project would work without that piece of property, if you accept me having the parking spaces slanted, which reduces the length of them. Going back to the parking spaces, I know if you do the formula it comes out to 17 parking spots, a 1/3 of my addition is storage I think the architect didn't calculate that in his calculation, it's possible that won't be added which would bring it down from 16 required spaces to 13.

Commissioner Duzyj – On another note I'd like to commend you on putting something that you're going to be fixing cars in there as opposed to selling every possible trinket you can think of.

Mr. Abbas Harajli – If you look at the elevation, I'm going to do a lot of work in changing the face of it. That's a big project right there, it's going to be all modern I'm trying to modernize it and hopefully it will add value to that corner.

Commissioner Duzyj – That's a terrific idea for that corner. Thank you, Mr. Chairman.

Commissioner Holowaty – Did you ever get with DTE about their objection with the electrical?

Mr. Abbas Harajli – Actually, I just received this letter, I think it was one day before the holiday, I called them today and left a message. We are going to do whatever is needed, we might have to move the transformer at my cost to a different location and go underground to

the building. It's definitely an issue that we are going to solve and do whatever is required by DTE.

Commissioner Holowaty – Thank you, I yield the floor.

Commissioner Ansar – It's going to be a repair shop, right?

Mr. Abbas Harajli – Yes.

Commissioner Ansar – Are you going to fix the car over there?

Mr. Abbas Harajli – Well, minor means there's not going to be cars overnight, it's going to be people driving in, getting an oil change onsite while they wait. Our main thing is going to be oil change, tires, and brakes.

Commissioner Ansar – So it's not specifically for oil change you will also fix the car there?

Mr. Abbas Harajli – Yes.

Commissioner Ansar – A few cars will come park and wait in line and then you will fix it?

Mr. Abbas Harajli – Yes.

Commissioner Ansar – You only have six parking spots there; I visited the site and saw that there was not that many parking spots available. After you get your addition for the minor repair shop, we always see a few cars waiting in line for repairs, like 5, 6, sometimes 10 cars waiting, so where will you have the parking space? It's already a convenience store and gas station so people need to park their car to come in the store so if you only have 6 spots to me it's just too much.

Mr. Abbas Harajli – I see your concern; can I add something?

Commissioner Ansar – Sure.

Mr. Abbas Harajli – I'm not saying that all we need is 6, I'm saying we are going to keep the 6 there. We have 6 in front of the building so that's 12, in some cases, in some cities, around the pump each parking spot they consider as a parking spot. We do get people coming in and out but when they park next to the pump technically

that's a parking spot. I do have, on the south side of the property corner, an existing propane that I'm going to be removing, I can add at least 3 parking spots there. There's a lot of parking spots and then--

Commissioner Ansar – I saw the dumpster there.

Mr. Abbas Harajli – Yes, it will be between the dumpster and that propane area if I remove all of that. If more parking is needed I can at least have employees park over there, that's a couple of parking spots. On the other side of the dumpster, I can have a couple. Going back to the service, this is not going to be like a drive-thru oil change where they have a real good price and they are stacking. Most likely this is not going to be a stacking operation. It's going to be where somebody comes in, and his car is pulled in, and he's sitting there waiting. I just want you to know that the lot is big. Most of the customers park in front of the building or under the canopy, and that right there gives them 12 or 13 spots.

Commissioner Ansar – To me, it's a great initiative that you're remodeling, my only concern is about parking. I know that most minor repair shops always get traffic, if it's only an oil change then you get in and get out, but as you mentioned you're going to have a minor repair shop. That is the concern I have.

Mr. Abbas Harajli – I own the property across the street; it's not related but I'm planning on visiting you soon to try and develop that. I'm trying hard to improve this corner and I hope you can help me here, especially on the driveway issue. If you feel like I need those driveways we will need to address how do we get the trucks for deliveries in and out, there's no way of them coming in and out if we close those driveways.

Commissioner Ansar – Thank you.

Chair Smith – Good evening, sir. I understand your concerns about the driveways and the reason I think we eliminate the two driveways closest to the corner is because if you've got someone on the street trying to turn the corner and somebody's trying to come out of the driveway it can cause a conflict. So that's the reason we are trying to widen the distance from the corner to the driveway and that's the reason we eliminate those two driveways.

As far as the parking spaces on the other side, you say that the owner is okay with it, do you have anything in writing?

Mr. Abbas Harajil – Yes, I have an agreement and the deed itself, that's why he's okay with it. I have an interest on his deed, and it's posted where it's recorded on the site plan, somewhere on the very top you see the recording. There was obviously an agreement and it's recorded; when I say recorded, my name is on his deed and he allowed that. If he wants me not to use it I'm okay not using it, I was never made aware of that. The project can be made without that.

And going back to the drive if we post not an exit to discourage, I'm sure we'd get a large number of people that would honor that. We do have the outer drive so I think it is more convenient for the vehicles to take the outer drives it's the large trucks that would have a hard time wrapping around. You'll have to remember I'm not requesting for it to be open this is existing, it's not just existing now it's been many years, I've been there since 1997. It is grandfathered in, I'm not requesting to open a drive because if we were in that situation I would have put the tanks in a different spot. The problem is where the tanks are located, those drives are very important. I know safety is a concern, but let's not forget about the safety of the consumers on the property having large trucks trying to wrap around their vehicles to try and get in and out. Again, if you have any ideas where I can keep these drives and limit the use of them, I'm open to any suggestions.

Chair Smith – Thank you. Mr. Wuerth, can you come up please? If he has recorded documents showing that he's allowed to use those spots for his parking and it's on the site plan, that should be okay, right?

Mr. Ron Wuerth – In my opinion, no. We have a copy of that document, the owner indicates he has an interest, and that's what the document says, he has an interest, but I don't know what that means. That has to be defined in particular what his interest is, occupying, using, owning it, there's a number of things an interest could mean, there has to be an interpretation on that. As far as I'm concerned, it's not very well defined. So that's the question I have. I think it has to be looked at maybe from an attorney's eyes and make some kind of determination on that.

I think that, also, the petitioner needs to speak to the owners of the restaurant. I was there today the restaurant is being rehabbed, as a

matter of fact, they want to call it Craven, and it's starting to look pretty good. We had a meeting with those people about two months ago. They clearly came to us to talk about the possibility of using that 20 feet for access to their restaurant. We discussed do they have a right to do that; it looks like they do. The width of that driveway may not be two-way, it may turn out to be one-way, and frankly the only way I think it can work is to have people entering and not exiting there onto Hoover but entering that part and going into the restaurant then they can leave by way of the two driveways that they have to Nine Mile. So that's one part of the thought process.

Chair Smith – He's concerned about the two driveways on the corner and I can see where his fuel tanks and how it would be easy for the semi to get through to fuel the tanks and then go out onto Nine Mile. What if we eliminated the west driveway and still allowed the one on Hoover? My concern is if somebody is trying to come out of there and somebody's trying to turn the corner then you've got a conflict.

Mr. Ron Wuerth – When the petitioner talked about the truck movement as it comes in on the west driveway, they come in and you've got the underground there, that you're supposed to stop and load and then you said they come out the other drive on Nine Mile.

Mr. Abbas Harajli – The smaller trucks would come out on Nine Mile, if it's a large truck and it can't make that turn on Nine Mile then it would have to continue straight off of Hoover.

Mr. Ron Wuerth – I was looking to say that you could leave the Nine Mile open, but the Hoover one has to go. That's the only thing I can maybe agree to; I still think the trucks can maneuver through the site. We've designed a curve right there that runs through the site outside away from the building itself. I don't know what else to say, I guess both driveways can go. He's been around since 1997 we've been asking for them to be removed on all corners in the City of Warren since then. It's been about 30 years of doing this and we've had pretty good success, not on all, but many, so the more we do this the safer it gets.

While I was there this afternoon, I sat by the convenience store and it didn't take long, five minutes, I was watching people come around the corner from the light and they were entering that near driveway to the intersection on Nine Mile very quickly making the turn into the site. Then I saw pedestrians just walking to the site, what did they do, they walked out that driveway to get across the street, they

weren't going to the intersection where they have lights. People need to be guided to some degree; I don't want to force things on people but when it comes to safety that's what we are all about. So I wanted to see that, and I was able to observe that today.

The other thing I want to quickly talk about is that pole in the back, it's on the plan. Go over there and look how close it is to what's known as the northwest corner of the proposed building, it's right there. That pole is on the property line, it's got three transformers on it, it's a huge pole, if it can be moved so be it, but that building is going to have to relocate if it's not going to be moved. So there's cost going on there, but again it's a safety issue to be away from these poles.

Chair Smith – Thank you Mr. Wuerth. The owner you have the agreement with on those parking spaces is the new owner or is that the existing owner?

Mr. Abbas Harajli – It's the existing owner. If I can add something to that. There's an agreement that's registered in the deed, so the agreement itself has details, 20 items, and it describes that I can use the property for parking and all that. Without opening the agreement when you visit the County Register of Deeds, you'll see that it's registered but if you open that attachment, you'll see the actual agreement and that does allow for parking, it's clear on it.

Chair Smith – I would like to have a motion to postpone this until our 2nd meeting in January to give you time to double check with the owner and make sure that's good and also maybe go over some things we talked about as far as the driveway with Mr. Wuerth.

Mr. Abbas Harajli – I don't have to use that, can we just proceed with me not having that property on the plan, I'll just move the parking south.

Chair Smith – But then you won't have enough parking.

Mr. Abbas Harajli – No, I would have enough parking, right now there's 9 on that area, I'm saying reduce them to 6 slanted and I would come up with areas for additional parking. In worst case if I'm short a few then I understand I would have to go to Zoning to get that approved.

Chair Smith – I still think I'd like to see it postponed to give you time to get everything in order before our final approval.

Commissioner Duzyj – Mr. Chairman, I'd like to withdrawal my motion to approve this and to postpone it until January. I'd like to find out about the 20 feet on the property, I'd like to see the paperwork, and I'd like our attorney to take a look at it to make sure about all this. I would like a little more time to work on this driveway business because I understand the two driveways closest to the corner and there's some validity to it about putting a truck through there, but there might be a better way of doing it and off the top of my head I don't know what that is, but I'm sure there is something that we are missing here. So I'd like to change my motion to postpone until the 2nd meeting in January.

Secretary Mouri – I would concur with that postponement I think it would give the petitioner a better chance of going through with this with what you're looking for. Sit down with our director and try to figure out the parking issues and also the driveway I think it would work out in your favor.

MOTION:

A motion was made by Commissioner Duzyj to postpone until January 26, 2026, supported by Secretary Mouri.

Chair Smith – The other thing is it's going to give you time to talk with Edison about that pole and what they will have to do with that, it has to be at least 7½ to 8 feet from the building and it's only about 3 feet from the building. It will give you time to work those issues out. We have a motion on the table to postpone until January 26, 2026, roll call.

ROLL CALL:

The motion carried as follows:

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

B. SITE PLAN FOR OUTDOOR STORAGE OF MISCELLANEOUS CONSTRUCTION MATERIALS; located on the south side of I-696 right-of-way, approximately 188 ft. west of Bunert Road; 14230 Eleven Mile Road; Section 24; William Dirkes/Dirkes Management LLC (Kelly Jones/My Granite Company LLC); PSP250047.

PETITIONERS PORTION:

Mr. Tim Storey – I'm Tim Storey the Engineer for the project; Kelly is the tenant for the space. It is approximately 0.8-acre site at the south end, it's zoned M3 and it's M3 zoning all around. The primary purpose of the site plan is for outdoor storage. They've been using it for a number of years for outdoor storage they didn't realize that they needed special permission because it wasn't on the prior site plan for the property. This site plan identifies all the outdoor storage areas and it also shows the parking configuration.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site yielded no comments from the Engineering Division.

FIRE: In regard to the project PSP250047, as long as fire lanes are maintained, the Fire Department doesn't see any issues that may affect our operations.

AT&T: AT&T does not object to this proposal. We do have facilities in the area, 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 ccutilityrequests@teamsigma.com.

DTE: DTE Electric Company has received and reviewed the site plan for outdoor storage of miscellaneous construction materials. DTE Electric Company has no objection to the site plan for outdoor storage of miscellaneous construction materials; impacting 14230 Eleven Mile Road; Section 24; per the site plan provided. If you

have any questions, please do not hesitate to contact me at 586-783-1978.

MDOT: The site access is on a MDOT Right-of-Way (ROW). Any work (driveway modification, sidewalk work, watermain tap, sanitary sewer tap, drainage, etc.) on MDOT ROW or changes to the drainage system that may impact MDOT's system will require a permit.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening, as you heard there are a few recommendations, do you have any discussion or problems with any of them?

Mr. Tim Storey – Yes, I just have a couple things to add. One, we got with the title company, and we were not able to find the original split because it was done a long time ago. If we could avoid having to provide that split, obviously it was split, but we don't have a copy of it. We can try and search at the County but I'm not sure we'll be able to find it, we will try. Secondly, we do have the easement still the ingress/egress easement and that's clear so we will submit those as requested.

Lastly, the parking on the east side, because we have three more spots then what is required, what I would propose to do is, where it shows up on there where the number 3 is at, that space would be eliminated and that would give us 29 feet there and then we would be able to comply with the dimensional requirements we would make the spaces along the property line 22 and then the maneuvering aisle would be in excess of 22 it would end up being 27. We would still need a variance for the setback, which we plan on applying for probably tomorrow.

Commissioner Holowaty – Thank you sir, I yield the floor.

Chair Smith – Good evening, sir, the only concern I have is the one item on our recommendation, the pallets that you're storing things on, I don't know if they are wood pallets they have to be 20 feet from

an internal lot line. So you have to make sure you're not putting wood pallets or anything combustible within the 20 feet of the lot line.

Ms. Kelly Jones – I will make sure of that, we don't do a lot of pallets I think we have 3 or 4 right now, but we'll make sure those are removed.

Chair Smith – Alright, very good. This was an odd-looking project; I see it's well planned out on how you want to do your storage.

ROLL CALL:

The motion carried as follows:

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

C. **SITE PLAN FOR THE CONSTRUCTION OF FOUR INDUSTRIAL BUILDING ADDITIONS;** located on the northwest corner of Stephens Road & Wahl Court, including Lots 1-5 of Wahlco Industrial Subdivision No. 1; 13001 Stephens Road and 24101, 24155, 24201 & 24263 Wahl Court; Section 26; David Schrage/Consulting Project Managers Inc. (Thomas R. Kemp/Kemp Building and Development); PSP250049.

PETITIONERS PORTION:

Mr. Danny Plantus – Good evening, thank you ladies and gentlemen for your time in allowing us to present our project. My name is Danny Plantus, I'm the Project Manager for Kemp Building and Development. I also have our clients Mr. Dave Schrage and Derek Kowalski from LOC Industries and finally to round out the group I have our President, Tom Kemp of Kemp Building and Development.

LOC Industries is a precision manufacturer of aerospace structural components, and they serve not only the Department of Defense but also large Aerospace companies. They were founded in Warren, Michigan in 2009, but Mr. Schrage's roots go back to 1981.

They are blessed that they've been able to secure a large volume of work, namely from Sikorsky Helicopter. Beating out several large

international companies to bring this work home to Warren, Michigan, and part of that obligation is to increase their manufacturing space and also improve logistics by connecting their four buildings into one composite building. So in lieu of relocating, or looking at another property, or building a new building, they would like to maintain that facility and not disrupt their employees, which a large volume of them are residents of the City of Warren. They have strong roots, and they want to work with the City to try and make this facility into one uniform building. As you can see on the site plan there, there's five existing buildings, they are going to be called A, B, C, D, and E and there's actually four connectors or additions connecting the first four buildings and then a separate addition on the back of the fifth building.

We received a review letter, and we appreciate the support and the recommendation to approve. We accept the majority of the recommendations and the corrections on the plan there's just a few that we'd like to work with the City on to see if we can have additional assistance on some of the other points. Thank you.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

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 ccutilityrequests@teamsigma.com.

Mr. Ron Wuerth reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – You heard the recommendations?

Mr. Danny Plantus – Yes, I must back up and say thank you, because it took me awhile to wrap my head around this because there's a lot of parts and pieces. We worked really hard meeting with Planning ahead of time to flush out a lot of these issues and I think we are very close. I can go point for point but in the interest of time here's the big ones.

The parking on Wahl Street going back to greenspace versus pavement. The pavement has been there since these buildings were constructed and they work fine as it is. Wahl Street is not a heavily traveled road, it's not a residential road, the neighbor across the street, he's got a substantial area of pavement within the greenbelt requirement. The biggest reason we'd like to keep it paved is because LOC needs parking, they will have that many employees when this gets ramped up. They are asking for 77 in excess because that was the headcount they had given us with their best estimate. If we remove those parking spaces on Wahl it would take us down to 66, I asked Derek does this work for you, he said it's going to be extremely tight. So as an option and as a little bit of negotiation we can certainly give it back on Stephens which is the more primary road. We can give you the 25-foot greenbelt there, we would eliminate those 4 spaces taking us down from 77 to 73 and that would give them enough buffer to accommodate their parking requirements.

The second item that we would like to ask some assistance with is increasing the width of all these drives. Again, going back historically, these buildings were constructed that way, LOC dated since 1981 no changes have been made on any of those approaches. They weren't put in smaller, at some point they were allowed to be that size. They function perfectly, they've functioned for the last 50 years, so the question is to go from 22 to 26 on three or four driveways, to me, there doesn't seem to be a good reason. I think it would be a better investment to invest into the facility versus changing these drives, which functionally work now and it's just a matter of a couple feet. And then by doing so, those two things, my question to Mr. Wuerth is, would they have to go back and get a variance on an existing condition if we were allowed to keep the pavement and the greenbelt and the existing widths on the driveways. If there's no way we can get around that then we have to go for a variance, otherwise, we wouldn't have to get a variance for anything.

Commissioner Duzyj – Actually that does make sense. You've got a lot of driveways after everything is said and done and you need them. I really like this site plan; you can go from building 1 to building 3 and not get everything soaked. The driveways are one thing, the other thing was do you need a trash enclosure?

Mr. Danny Plantus – Yes, there is a trash enclosure shown, it wasn't identified in the detail, but it is between building 3 and 4, it's tucked in that corner. And even that, a lot of thought was given into, for the best and easiest way to locate it and that's where it ended up.

Commissioner Duzyj – Are we set for the driveway widths under 26 feet and is this all the driveways?

Mr. Ron Wuerth – The answer is no, that's a requirement, as I've said in here, by the Engineering Division, so those will have to be reviewed by Engineering if they say they are okay.

Commissioner Duzyj – We are stuck between a rock and a hard spot no matter what. So Building does the final blessing if you will?

Mr. Ron Wuerth – On the driveways, the extra hard-surfacing that was mentioned along Wahl, they just put that in over time. All we are trying to do through the City, and even down to our Master Plan, is to preserve front yard setback. On Wahl Street, I have to admit, it's kind of intense there, I'm not that hyper about it, but I wanted to list it.

Mr. Danny Plantus – On Wahl, we are perfectly willing to enhance the landscaping, we've put a lot in there so we would offer that as well.

Mr. Ron Wuerth – So being able to retain those parking spaces along Wahl would satisfy the parking needs.

Commissioner Duzyj – And then they wouldn't have to go to ZBA?

Mr. Ron Wuerth – There's one thing that they'd have to go to ZBA on and that is 1B.

Mr. Danny Plantus – If that's the only variance we would have to go for, I spoke with our customer, and we would reduce the addition to comply with the 20 foot setback it wouldn't affect their facility that addition would just be 4 inches narrower.

Mr. Ron Wuerth – I understand that it was proposed to be inline with the other building that's at 19.7 feet it's not much, but the point is that's a variance or move it in.

Commissioner Duzyj – If we move it .3 feet south then they are clean.

Mr. Ron Wuerth – Yes, that's it.

Commissioner Duzyj – I don't think he'd have a problem with .3 feet. Personally, I'd like to see this not go to ZBA, if there's anything we can do to not have it go to ZBA, because an operation like this in Warren is a feather in our cap and we should do everything to keep something like this in the City. This is very specialized and there's very few places that can do stuff like this and to have this kind of capability in the City of Warren speaks volumes about not only where they are but the employees that work there. I'm a big proponent of technology, this is very cool, and I want to see this happen and if we don't have to go to ZBA then even better. If we have to go wider on a driveway on Stephens, then fine.

Mr. Danny Plantus – I agree.

Mr. Ron Wuerth – The last thing I'll say is that we can eliminate 1K, 1L, and 1M. I'd like to take O out of the first part and just create that as it's individual condition.

Mr. Danny Plantus – (inaudible not by the microphone) you said you want to treat O separately?

Mr. Ron Wuerth – I want to treat that separately, so we have 1 with all these, then this will be number 2, 3, and so on. The only reason I want to do that is so you can go to the Engineering Division, you can talk to them about these driveways. Then you're going to change the size of the building addition that will take out all this, so 4 ends up being eliminated.

Mr. Danny Plantus – 4B is eliminated.

Mr. Ron Wuerth – 4 is out in its entirety.

Mr. Danny Plantus – For clarity there is a recessed truck well, that area is recessed, we are going to change the drawing, they need another recessed truck well.

Then the only other item is the automatic sprinkler system for the plantings, and we were told an option from the Engineers to possibly be exterior hose bibs (inaudible) and they can take care of the watering themselves because they do have maintenance staff, but if that's not a possibility, since you've been so gracious with your other options, we would put one in.

Mr. Ron Wuerth – He spoke of how to water and take care of the landscaping, he can put a note on the site plan that says exactly that. People can water everything by hand, they don't have to have the underground system, I would suggest that.

Commissioner Hoque – How many employees are working there?

Mr. Danny Plantus – Now is the right time to bring in Derek and David so that they can answer that question.

Mr. Derek Kowalski – Good evening, I'm Derek Kowalski, from LOC Industries, I'm the President. We have 28 employees currently.

Commissioner Hoque – So there is five existing buildings there, right, and adding four more?

Mr. Derek Kowalski – Correct.

Commissioner Hoque – So how many more employees will be added?

Mr. Derek Kowalski – Our long-term plan is to get close to 70 employees. We grow very methodically on how we do things; we are a very vertically integrated company; we do a lot of different processes in-house. So, a lot of our processes are spread throughout all of these buildings. Right now, we're operating mostly in the main building, plant 1 growing into all of them as we get more and more work.

Commissioner Hoque – Okay, thank you.

Chair Smith – Good evening, sir, I made a note, I'm trying to figure out where I saw it, it says it's four areas where the storm sewers are going to be rerouted.

Mr. Danny Plantus – Correct.

Chair Smith – Because you're adding more buildings, you're displacing more ground area to where water can go, so you're going to have to up the storm cylinders to handle the extra water?

Mr. Danny Plantus – In our initial meetings with all the teams from Planning, Engineering, and Building, yes, the Engineer was there and our Engineers from Nowak and Fraus were there and they have a path, it's not engineered yet. That's why I kind of chuckled when it said Engineering has no comments, I'm like that's the hardest part, but we are confident we'll get there.

Chair Smith – My other concern also is the 19.7 feet which is like about 4 inches, right now it lines up with the existing building so if you move that addition in 4 inches, I don't really see other than being in the setback, aesthetically looking at it, it's going to look kind of weird if it's jogged in 4 inches to go to the corner.

Mr. Danny Plantus – I wouldn't be too concerned with that, it's in the back rarely ever seen, the only thing back there is the fire lane for fire trucks. It's very common to have offsets in buildings, so if we need to move it 12 inches for aesthetics, we can move it 12 inches. The point is the building is only going to be accessed from the addition that's through the existing overhead door versus seeing notch on the inside. They are not bringing a crane bay through, they are not bringing racking through, so it really makes no difference whether it's a foot off or it's inline.

Chair Smith – Alright, thank you, sir. That was a motion by Commissioner Duzyj, supported by Commissioner Hoque, roll call.

ROLL CALL:

The motion carries as follows:

Commissioner Duzyj..... Yes
Commissioner Hoque..... Yes
Commissioner Ansar..... Yes
Commissioner Holowaty..... Yes
Secretary Mouri..... Yes

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

Mr. Danny Plantus – I have one more request, and that is that we allow Mr. Schrage to thank you personally because he's very prideful, he's told me many times of being a business owner in this City.

Mr. Dave Schrage – Thank you very much, Commissioners. My name is Dave Schrage, I've been in the City of Warren since 1981, and this is my 4th company in this City. I'm honored to say that Derek is the President and also an owner of LOC Industries, which we've had for 16 years. He's come up the ranks since 19 years old to be President and owner of this company.

I appreciate it very much for what we are going to be doing for the City of Warren by bringing in more jobs, more people, and to be a defense. My first 2 companies were automotive, and I can say I'm thankful very much for each and every one of you for taking the time to hear us and letting our corporation grow in the City of Warren.

I also want to say, I know some have been to our plant, I wish each and every one of you would come to our facility to show you what we are planning on doing in the City of Warren, because it's not only going to stop here, as time goes on we want the other side of the block, that means we have to get rid of the marijuana but that's okay, we've got time. Thank you very much.

Chair Smith – Thank you sir, for your presences in the City and supporting our City, it's been a pleasure working with you. Have a nice holiday everyone.

D. SITE PLAN FOR PARKING LOT; located on the west side of Blackstone Avenue, approximately 335 ft. north of Timken Avenue; 23747 Blackstone Avenue; Section 26; Mudhfr (Peter) Farance/Amber Blackstone LLC; PSP250048.

PETITIONERS PORTION:

Ms. Shannon Harder – We are a processing facility, less than 3,000 square feet, we are just trying to get everything in line so everything goes well with you, and we can get on the road with our parking situation and the landscaping. We went over some of the recommendations and there's a couple of things we wanted to bring up as far as the parking situation. We can get rid of the parking on

the side and along the back, that's not an issue. We can, as well, restore the gate that was along the front that blocked off the back part of the building, so there would be no access to the back of the building unless you unlock the gate. As well we will put our dumpster behind that gate so it's not in view. We are just packaging, no big machinery. It's 3,000 square feet, minus the bathroom and the office, so it's less than 2,500 square feet. We are not going to have that many employees, two to three max, we just want to get it going.

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 conditions.

1. The 3 parking spaces at the west (rear) side of the building do not have adequate drive aisle.
2. Also, those parking spaces must have minimum 20' of depth.
3. Is the indicated 14.5' wide drive aisle on the north side meeting the minimum width requirement?

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

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Being this is for parking lot improvements, under F1 do you have any problem with that recommendation?

Ms. Shannon Harder – The parallel parking spaces, we can get rid of those that's not an issue at all.

Commissioner Holowaty – Thank you.

Chair Smith – Good evening, you're going to eliminate the parallel parking spaces on the side?

Ms. Shannon Harder – Correct.

Chair Smith – And you're going to eliminate the two parking spaces in the back for ADA also?

Ms. Shannon Harder – Yes.

Chair Smith – But you still have a dumpster in the corner, do you have enough garbage to where it would require a dumpster?

Ms. Shannon Harder – Not really, no.

Chair Smith – So what do you do with your trash?

Ms. Shannon Harder – Right now we are not doing anything, so we don't have any trash. There's not going to be that much, I was going to order the smallest dumpster available because we will not have that much trash. The dumpster you see in the picture is for the other building, it's not for this building, that's for the other building.

Chair Smith – Okay, in some places where they don't have a lot of trash they just take it with them, so you don't have to have a dumpster.

Ms. Shannon Harder – That would be a possibility for sure.

Chair Smith – I'm just trying to think of options, you can put a dumpster in there but it's going to cost some money, if you can remove the trash yourself you wouldn't need a dumpster that would save you an expense.

Ms. Shannon Harder – Yes for sure, that's definitely doable.

Chair Smith – Are you still going to have ADA parking in the front.

Ms. Shannon Harder – Yes.

ROLL CALL:

The motion carried as follows:

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

7. **CORRESPONDENCE:**

A. **SITE PLAN FOR RELIGIOUS CENTER BUILDING ADDITION TO ADD SECOND STORY;** located on the north side of Twelve Mile Road, approximately 1,137 ft. west of Mound Road; 5491 Twelve Mile Road; Section 8; Ruhul Mumen/Center for Dawah & Research Inc.; PSP250021. **Letter to Petitioner. Approved by the Planning Commission on June 2, 2025.** The required variances to waive both the 8 ft. wide greenbelt and 6 ft. high concrete wall that is required along the north property line and to construct a building addition to the east property line were denied by the **Zoning Board of Appeals November 12, 2025.** As a result of the variance denials, the current site plan is no longer valid.

MOTION:

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

B. **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. **Petitioner denial letter. Denied by the Planning Commission on November 17, 2025.**

MOTION:

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

8. **OLD BUSINESS:**
None at this time.

9. BOND RELEASE:

A. **SITE PLAN FOR OPEN STORAGE OF TRUCKS AND TRAILERS;** located on the east side of Schoenherr Road, approximately 600 ft. north of Nine Mile Road; 23170 Schoenherr Road; Section 25; Terraval LLC/Ramona Cean; PSP250014. **Approved on May 12, 2025. Cash bond posted in the amount of \$1,000. Project complete. Release the bond.**

MOTION:

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

B. **SITE PLAN FOR NEW PANERA DRIVE THRU RESTAURANT;** located west of Mound Road, approximately 360 ft. north of Waterview Drive; Section 8; 30093 Mound Road; Theresa Padu (William Eisenberg); PSP190051. **Approved on November 4, 2019. Surety bond posted in the amount of \$4,500. Project complete. Release the bond.**

MOTION:

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

10. NEW BUSINESS:

Discussion and review of 2026-2027 Planning Department Budget.

Mr. Ron Wuerth provided a summary of the proposed 2026-2027 budget that is enclosed.

Commissioner Holowaty – I just want to commend Mr. Wuerth and the Staff of putting such a clear proposal for our budget for the coming fiscal year. I think it's very thorough.

Commissioner Hoque – Do we have a vehicle for the Planning Department?

Mr. Ron Wuerth – No we don't, when we need one we get one from the Public Service Department. We had one but it wasn't in the greatest condition, so we just don't use one.

Commissioner Hoque – So Planning is planning on purchasing a vehicle next fiscal year?

Mr. Ron Wuerth – Yes, we are planning on purchasing one, we tried last year we'll keep trying until we can get one. It would be better if we had our own, we could monitor it and keep it clean and maintained well.

Commissioner Hoque – We think it's very important, we need a departmental vehicle so you can visit the sites. And are there 2 vacant positions?

Mr. Ron Wuerth – No, there's one. Are you're looking at the chart because the chart would say if you're looking at the Office Assistant that's being filled.

Commissioner Hoque – Okay.

Mr. Ron Wuerth – Office Assistant says vacant and Assistant Planner/GIS Specialist vacant. The Office Assistant is going to go to work on the 12th of December, so that's filled. And then we'll have just this open Assistant Planner/GIS Specialist open. We hope they understand why we need one.

Commissioner Hoque – Okay, thank you.

Secretary Mouri – I have a decision for the Commission but maybe I can also bring it up with Mr. Wuerth. So if we have some discussions are we reviewing this in the next meeting or should this discussion be brought up right now, I just want to put forth something that I think we had done last year, it didn't pass through Council, but I thought we'd give it a try again like we are giving a try with a new vehicle. So is that a point for right now or for the next meeting?

Ms. Mary Michaels – The Commission would vote to vote on the budget before the end of the calendar year, I believe that would be December 15th.

Mr. Ron Wuerth – That's the next meeting.

Ms. Mary Michaels – Vote to make the recommendation to the Mayor and Council.

Secretary Mouri – So any discussion should probably be done tonight. So, with that, on page 22, I know definitely there's something that says allocating \$9,000 for the Planning Staff to attend the special meetings like City Council and any of the other meetings. So, I was wondering, definitely this is with the discussion of the other Commissioners, I feel like there should be also a budget allocated for the Planning Commission to attend some of these meetings too. Sometimes we do get called at the last minute and, if I recall, just two weeks ago it was a 3:00 pm call by the Mayor to attend some of these meetings. If someone is making a big adjustment to their work schedule, for me personally, it seems like something that should be accommodated, but I wanted to bring it up with the rest of the Commission on how they feel about requesting some money for the Planning Commission to attend these City meetings that is requested by the Mayor or some of these other special meetings.

On page 23, I know we had asked for this maybe last year, but it didn't go forward. The meeting allowance of \$75 per meeting right now, and we asked, and we probably asked for too much, we asked for \$150.00, so I wanted to also bring it with the Commission that maybe we do ask for an increase this time. Maybe the Council will be nice enough to approve this time. With their own words, I know they mentioned the fact that the Planning Commission and the ZBA are two of the most important Commissions for the City of Warren. With the amount of work that we have done in 2025 and increasing in 2026, I definitely feel like it is something that is reasonable to ask, maybe we can come up with a reasonable amount with inflation going up. Ever since I started in 2021, it's been \$75, the money I paid for gas in 2021 is not the same amount I pay now in 2025, so I definitely feel like it's reasonable to ask for on this agenda and maybe include that in there. So those both are up for discussion.

Page 31, with purchasing the new vehicle, I just had a question. If this vehicle is for the Planning Department and for the new site inspections, attending the Map Conference, and some of the other regional meetings that are out there, does that mean it will also include the Planning Commission or only for the Planning Staff?

Mr. Ron Wuerth – It's Planning Staff. If there was a joint meeting where a Planning Commissioner wanted to ride along, I don't think that would be a problem at all. If we were going to Lansing for one of the meetings I don't see why that would be a problem, even with

insurance wise. You can show up at City Hall, and we can all go together in the vehicle that we have.

Secretary Mouri – Okay, thank you for that clarification. I'll leave it up to the Chair to discuss the other two items on page 22 and 23.

Chair Smith – I had an item I wanted to discuss on page 12, item E. Performance bond inspection for all site plan approvals. It says no fees for the first inspection, \$50 dollars for each subsequent inspection, it said number anticipated 50, but the estimated amount is only \$500 dollars.

Ms. Melissa Maisano – The amount is only at \$500 because there is no fee for the first inspection, so we anticipate most of them to be released at the first inspection, there's not too many reinspection's that need to be done.

Chair Smith – Thank you.

Mr. Ron Wuerth – I would suggest you all read through this again.

Chair Smith – I think we need to get into it with a little more depth and bring those things up next time. I do agree with the increase, as far as how much, I'm not really sure.

Mr. Ron Wuerth – Whatever amendments you think are needed please present them, like I said this is a draft.

Chair Smith – Thank you Mr. Wuerth, thanks to Melissa and the whole Planning Staff for all you do.

Commissioner Ansar – I have a question, at the next meeting are we going to approve it or have discussion?

Chair Smith – We can discuss what we need to discuss at the next meeting and approve it at the next meeting.

Commissioner Ansar – If there's any changes, we will change it, and then we will decide, thank you.

MOTION:

A motion was made by Commissioner Ansar to receive and file, supported by Commissioner Duzyj. A voice vote was taken and the motion carried unanimously.

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11. **CITIZEN PARTICIPATION:**

None at this time.

12. **PLANNING COMMISSION BUSINESS:****A) Planning Directors Report:**

Mr. Ron Wuerth – It's not a whole week, I had some time off during this one, this is the time of year we all seem to have extra time to burn off. Just a few highlights, there was a discussion on the 18th with Councilman Newnan, Michelle, and myself, we talked about the Climate Action Plan and trying to move this RFP forward, we talked considerably long about what needs to be done. I'm going to be approaching City Council with a thought process on review of the RFP from the beginning to clarify things that are not understood and hopefully we can get that particular plan moving forward.

We had our own staff budget hearing prior to this; we've gone over this several times just trying to make sure that it's to your acceptance. I attended a City Council Meeting, it was a lot split approval, that was on the 18th. On the 19th, I attended a meeting with The Greenway Bikeway that they are thinking about adjoining together with four communities from Stephens Road from Center Line going east, we've been going through the steps. It kind of sounds like the Van Dyke Corridor Study, but it's not as much as that, but still it's an area where they thought it was well worth it. They did obtain a grant for us to match with all four communities and see if we can come up with a decent plan.

A special note on Ryan Road, the place where they sell flags, The Rocket Flag, came to us with a proposal to add a building addition and more open storage. They've gained a building, they purchased a building, so they are a growing business, but they need more of a warehouse. Just wanted to let you know that they wanted to expand.

On the 25th, there was a discussion with Stellantis, and they are going to be expanding their operation, not the main part but the part of Chrysler along Sherwood from Eight Mile north. Through there, there's some additional things that they want to do, they'll have to come to us for site plan approval to do them. They are not that massive but still with the improvements it's necessary for the operation, I'll explain it later it's kind of detailed. So basically, those

are a few things other than doing the findings and trying to keep up with everybody else.

B) Planning Commission Discussion and Concerns:

Commissioner Holowaty – Unfortunately we are down one Commissioner, is it important that we have an Assistant Secretary should one be elected?

Ms. Mary Michaels – Most likely the Chair would appoint to fill the vacancy for the remainder of the term but let me get back to the Commission at the next meeting.

Commissioner Holowaty – Okay, thank you.

Secretary Mouri – I'd like to bring up something kind of similar to what Commissioner Holowaty just brought up. I want to mention something from the Bylaws according to section 5.4, sorry for reading this, I do want to read this and have it on record. Planning Commission members are expected to attend all meetings of the Planning Commission. In order for a member to be excused from a scheduled meeting the member shall notify either the Planning Director or a Commission Officer of the expected absence by at least 3:00 p.m. on the day of the meeting. Any Commissioner who is not excused by the Commission and misses three consecutive meetings or 25% of the regular meetings in a calendar year may be asked to resign. So, with that I have a couple of comments I'd like to make.

I was notified earlier today that our Assistant Secretary has not been reappointed and that is definitely up to the Council to decide who can be reappointed or not. However, as I had an opportunity to watch the videos and learn the specific reasonings that were given were related to this specific Bylaws that we have, especially the absences Ms. Chowdhury had. I know one of the things that was mentioned is that during the six-month probation that she had she had missed one meeting. From my recollection, I do remember Ms. Chowdhury giving, I believe, a month notice or at least a two-week notice. She had mentioned it in the meeting, she had mentioned to our Planning Director from my knowledge too. So giving this reasoning and not reappointing someone does not seem fair, that's just my opinion.

A couple of things I want to mention, it mentions if you miss three consecutive meetings, it doesn't mention if you miss three meetings throughout the year, if I miss today's meeting, the next 15th meeting and January's meeting I may be asked to resign. However, that's not the case with Ms. Chowdhury. I want to applaud Ms. Magee, our Councilwoman, because she had asked the question what is the scenario when someone has an emergency situation. If my mom got sick tomorrow, I think my importance lies being home with my family and that is something that is definitely understandable. If I do not come to the public and make a public comment that my mom is sick, I feel that it is against the HIPAA policy. For me to notify the whole public about what is going on at home, that was something that Ms. Chowdhury had mentioned, what was the reason for her missing the meetings in 2024, those were the reasonings.

When Ms. Magee asked the question what a Commissioner should do when they have to miss a meeting, they said they should resign. So next time when I'm sick and I come in here and I'm coughing and you guys all get sick, please do not come to me at the following meeting. I love serving the community, I love being here but I'm going to show up next time when I'm sick, that's exactly what's going to happen. All of the absences were excused, and she had notified the Commission, she had notified weeks prior and let them know she would not make it to the meetings. I just wanted to let the Commission know that I will definitely be here, it doesn't matter if I'm sick, I will try to be here.

I want to mention one more thing, another reason that was given, we live in the City of Warren and when we have these types of comments this is what frustrates me. Council mentioned that we need the right people in the chair, so after serving the community for six years, six long years she has been, she's one of the older members here. So, after serving the community for six years the Council says that we need the right people in the chair so they can decide who the right person is, I feel that is disrespectful to the service that she had done. When her mom was sick and she had to come in here, I feel that is injustice to her because she didn't need to be here. She served the community to the best of her ability. When she was not reappointed she was not notified, she was not notified it was before Council, she did not know she wasn't supposed to come to this meeting that wasn't even communicated to her. After speaking with Mary Michaels, the Council didn't have to let her know, that is totally understandable, but I think it's a courtesy. If she

would have showed up today because she didn't know, that would be very disrespectful.

I definitely wanted to bring this up in front of everyone, next might be me. I think this is something that everyone needs to be aware of, excused or not excused, the Council is looking at the absence and, in my opinion, and I really don't want to say this, it does seem a little targeted at this point. I wanted to applaud Ms. Magee for asking those questions at Council.

Commissioner Ansar – In our charter is it specifically mentioned three consecutive meetings and not excused or any three meetings, can you please clarify this.

Ms. Mary Michaels – If we are talking about the Bylaws of the Planning Commission, it would apply to unexcused. I believe it's 10 that are excused or unexcused, let me pull it up. I recall it's three consecutive unexcused. These are the Planning Commissioner Bylaws Council is not bound by the Planning Commission Bylaws.

Commissioner Ansar – I asked one of the Councilman, it was mentioned by the charter as a Planning Commissioner we cannot miss more than three.

Ms. Mary Michaels – Any commissioner who is not excused by the Commission and misses three consecutive meetings.

Commissioner Ansar – All of her meetings were excused, and I don't think she missed three consecutive meetings. So how come they go against our Bylaws.

Ms. Mary Michaels – Mayor Stone reappointed the Commission, Council, under charter and under State Law, Council confirms, it's not a removal process, no body removed the Commissioner, it's not a reappointment.

Commissioner Ansar – (inaudible) she was not following the Bylaws and missing the meetings that was the reason. Of course, Council has the power if they don't like this person to reappointment, they can do it by the charter, they have this power. Secretary Mouri mentioned they said the reason they are not reappointing because you missed the meeting and by the charter you cannot miss meetings. That is wrong, the charter says if any commissioner misses three consecutive meetings and also unexcused. She never

missed three consecutive meetings and, also, they were excused. All of us miss meetings and they are excused. It's very sad, the next person can be me, or Warren, honestly as a Commissioner we don't get paid enough here, we get paid \$75 dollars, we are serving the community. I spent almost 4 hours here today; I went and visited all the sites in this weather and read all the files, sometimes it takes a couple hours to read them. It was kind of disrespectful; I think it was an injustice to her and as Mouri mentioned it was targeted, and I feel that way too. Thank you.

Chair Smith – Thank you, it gives us a lot to think about. All her absences were excused, I didn't want to let the public know what they were because it really wasn't the public's concern. Council made the decision and there's nothing we can do about it; we have to move on from here.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 9:39 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

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