

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on December 15th, 2025, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, December 15th, 2025, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden, Warren, Michigan 48092.

Commissioner's Present:

Delwar Ansar
Andrey Duzyj
Michael Holowaty
Mahmuda Mouri, Secretary
Merle Boniecki, Vice Chair
Warren Smith, Chair
Henry Newnan, Ex-Officio

Also present:

Michelle Katopodes – Assistant Planning Director
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Senior Administrative Secretary
Lisa Gibson – Office Assistant
Mary Michaels – 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 Duzyj to excuse 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 Commissioner Holowaty to approve, supported by Secretary Mouri. A voice vote was taken and the motion carried unanimously.

5. APPROVAL OF MINUTES – DECEMBER 1ST, 2025:

MOTION:

A motion was made by Commissioner Holowaty to approve, supported by Secretary Mouri. 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 feet 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 and November 17, 2025.**

PETITIONERS PORTION:

Ms. Michele Peri Sargeant – I'm with John Tagle Architects representing Mark Giannini. We are presenting a site plan for approval that shows some new parking and outdoor storage in an already existing fenced area. We are asking for, I believe, three variances that are listed.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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

ZONING: ADA parking should be 16. Can move fence 3 feet south.

AT&T: AT&T does not have any objection to the proposal.

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 revised parking lot layout, adding new parking spaces and landscaping boulders. DTE Electric Company has no objection in relation to the site plan for revised parking lot layout, adding new parking spaces and landscaping boulders, impacting 3930 E. Ten Mile Road; Section 30; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCDR: Macomb County Department of Roads (MCDR) has received and reviewed the enclosed preliminary plan for the above referenced site. MCDR has no objections to proposed development at the above-mentioned site. If you have any questions, please feel free to contact me at the phone number above (586-463-8671).

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 requests to Wesley.Jonik@macombgov.org.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – I have two quick questions; one is, why do you need more parking?

Ms. Michele Sargeant – That was a request from the City. Right now, it's gravel. They sent a letter to the petitioner and asked for it to be the hard surface parking.

Commissioner Holowaty – What are you going to be storing on the grounds, I see in some of the pictures what looks like paint containers by the dumpster.

Ms. Michele Sargeant – Those are old photos, there's a new business that has come in, and that's what's trigger this, they are a small paving company. So, what they need to store in back is their services trucks and trailers with their paving equipment.

Commissioner Holowaty – So no paints or anything like that.

Ms. Michele Sargeant – No.

Commissioner Duzyj – The boulders, they are not there?

Ms. Michele Sargeant – They are not there right now, there's some bumper blocks there, but from the gas station people drive across and cut into his property. The City had asked if we would place those there to prevent the drive through.

Commissioner Duzyj – Fair enough, people coming out of the Shell Station?

Ms. Michele Sargeant – Umhm.

Commissioner Duzyj – Thank you.

Commissioner Ansar – You said it's going to be a new business, like a truck and trailer storage place, no more collision shop, right?

Ms. Michele Sargeant – Both businesses are at the property, the collision shop owner is getting ready to retire, but he's still operating out of there. He only uses the interior of the building where the paving company would like to use the outside storage.

Commissioner Ansar – So at the same time there will be a collision shop running and also there will be trucks and trailers that will park there?

Ms. Michele Sargeant – Yes.

Commissioner Ansar – So, Ten Mile and Ryan is kind of a hot spot for accidents, I still remember in 2022 there were two deadly accidents, one dead and one badly injured. I know the exact location next to the gas station; I'm really worried about the traffic. Do you know how often those trucks and trailers are going to come and park there?

Mr. Mark Giannini – The trucks only go out in the morning, and they come back at night, there is no other traffic.

Commissioner Ansar – Do you have any idea how many trucks?

Mr. Mark Giannini – Six trucks and six trailers.

Commissioner Ansar – Twelve of them will come everyday in the morning time and they will leave like after 6 pm.

Ms. Michele Sargeant – Yes, they leave in the morning to go to their jobs and then they come back there in the evening.

Mr. Mark Giannini – The body shop, right now, only do one or two cars a month, I'm by myself. I'm going to stay there until it sells.

Commissioner Ansar – My only concern was about traffic because at Ryan and Ten Mile a lot of accidents happened and few were deadly accidents. Thank you for your information.

Secretary Mouri – One of the recommendations mentions that you are supposed to acquire a variance from the ZBA, I think there is confusion on how many square feet of variance, so do you know that amount?

Ms. Michele Sargeant – Yes, it's the 4,170 because that is the entire fenced area of the back. Their calculation is based on what I showed as kind of rectangles for the trucks and trailers but because of circulation and maneuverability they are going to need that paving equipment that sits on the trailers, I'm sure sometimes it is going to come off and sit on the ground until they move things around. We'd like that entire back designated as outdoor storage.

Secretary Mouri – The maximum permitted for open storage on the site is 1,440 and you're requesting 4,170 so that's like double the amount?

Ms. Michele Sargeant – Yes, if not a little bit more. It's an existing fenced area that we are requesting to be designated that.

Secretary Mouri – And you're adding the landscaping in there?

Ms. Michele Sargeant – Yes, we are doing the rest of the conditions that they are asking for.

Secretary Mouri – Okay, thank you.

Ms. Michele Sargeant – And honestly, now that I think about it, one of the conditions is they are asking to move that fence three feet south, that will decrease that outdoor storage area by three feet by whatever the length is of that.

Secretary Mouri – Thank you.

Chair Smith – Two questions, do you agree with all the recommendations?

Ms. Michele Sargeant – We do.

Chair Smith – The old bond was \$2,500 on the old item, so you understand that once the new bond, which is \$2,760, gets accepted then you can get a release on the old bond?

Ms. Michele Sargeant – Yes, we understand.

Chair Smith – What are your hours of operation?

Mr. Mark Giannini – 9:00 am to 5:00 pm, actually that was my hours, his hours are like 7:30 in the morning or 8:00 it depends on the weather until like 7:30 or 8:00 at night.

Chair Smith – My other question has been answered already.

Commissioner Duzyj – If you have to move that fence three foot south then you're adding to it you're not subtracting square footage.

Ms. Michele Sargeant – To the south is towards the rear of the property, so we are shrinking the outdoor area.

Commissioner Duzyj – So you're taking that fence three feet north, that's were I'm confused a little bit.

Ms. Michele Sargeant – He's on the south side of Ten Mile.

Commissioner Duzyj – Yes, I know exactly where he's at, but if he goes south three feet from there then you're adding to the parking area.

Ms. Michele Sargeant – For the parking area, we are taking away from the outdoor storage area.

Ms. Michelle Katopodes – The top fence line that's in the beginning of the storage area would be moving south. The recommendation is to move it south to add size that's needed for the accessible parking space, they are missing three feet, so they need to move it down so they can add to that width.

Commissioner Duzyj – I confused that fence with the fence at the back of the property, which is the south side. Thank you.

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

ROLL CALL:

The motion carried as follows:

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

B. SITE PLAN FOR OPEN STORAGE OF TRUCKS, TRAILERS, AND A ROCK SALT BIN; located on the south side of Eleven Mile Road (I-696 Service Drive), approximately 520 feet west of Bunert Road; 14156 Eleven Mile Road; Section 24; Serihy Dukhnytskyy/E 11 Mile LLC (Jacqueline Snyder/E 11 Mile LLC); PSP250023.

PETITIONER PORTION:

Mr. Serihy Dukhnytskyy – We had recently purchased the property; we have a landscape and snow removal company that we are going to be running out of the location. We are looking to get additional parking along with the approval for the rock salt.

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. The provided

legal description doesn't match with the Macomb County Parcel Records.

FIRE: In response to this site plan review for 14156 11 Mile, the Fire Department doesn't see any issues that would affect our operations.

AT&T: AT&T has a lot of facilities on the property, serving the Cell Tower on the South end of the Property and the existing building. I do not think there will be any issue with the proposed open storage plan, but please ask the petitioner to contact me if there are any conflicts. I'll get them connected to the correct engineer to discuss options.

COMCAST: Comcast has facilities that are in conflict with this request. 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 open storage of trucks, trailers, and a rock salt bin. DTE Electric Company has no objection in relation to the site plan for open storage of trucks, trailers, and a rock salt bin, impacting 14156 Eleven Mile; Section 24; 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.

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

Ms. Michelle Katopodes reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Secretary Mouri – This is probably a question more for Michelle, in the correspondence where the Engineering Department mentioned the legal description doesn't match, is that something that's been corrected?

Ms. Michelle Katopodes – Sometimes they give a real general response, it doesn't say it's wrong, there might just be something that's not exactly the same as the legal description of record. They'll need to look at their plan and, if need be, we can talk to the Engineering Department to see what it is. It doesn't state it's wrong, it could have a minor difference that they may need to adjust based on their comments.

Secretary Mouri – It mentions that Comcast has facilities that are in conflict, I know I didn't really see anything mentioned in the recommendation, is the petitioner supposed to get with Comcast and figure out what's in conflict, how does that work?

Ms. Michelle Katopodes – They will need to address the comments, these are the comments we received during correspondence so they will need to reach out to Comcast and get it resolved if there is a concern. This request is for storage, it might not be an issue in the end, but they will need to reach out and address any of these additional comments we received in this process.

Secretary Mouri – And we don't have that included in the recommendation?

Ms. Michelle Katopodes – It's part of the additional comments, we include all the comments we received in the recommendations, so they will need to be addressed.

Secretary Mouri – Thank you.

Chair Smith – Good evening, what are your hours of operation there?

Mr. Serihy Duhknytskyy – Hours of operation are typically 9:00 to 5:00, but obviously if there's a snowstorm going on, then we have to respond essentially one hour of a snowstorm.

Chair Smith – I noticed in our photos we took of the area there's a couple of buses there, what's with the buses?

Mr. Serihy Duhknytskyy – The buses are being removed; they are not owned by us.

Chair Smith – Are you the new owners?

Mr. Serihy Duhknytskyy – We are the new owners of the property, not the buses.

Chair Smith – Okay.

ROLL CALL:

The motion carried as follows:

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

C. SITE PLAN FOR A GAS STATION WITH CONVENIENCE STORE; located on the northeast corner of Mound and Thirteen Mile Roads; 31104 Mound Road; Section 4; Michael Weigand/Gazebo Real Estate (Josh Bratton/Agree Convenience No. 1, LLC); PSP250050.

PETITIONER PORTION:

Mr. Cecil St. Pierre – Cecil St. Pierre, on behalf of the 7-Eleven Speedway Group. I have a legal question, there's only 6 Commissioners, so it makes getting 5 for an approval be a tough odd, number one. Is it also true that I would need to have 5 votes to vote against me in order to be a valid rejection, or otherwise it's automatically tabled?

I remember the one time I sat up there, I think Mr. Smith asked the question, and this was the very question in regard to the number of votes based on the people that we had. If I remember correctly, I ended up spitting it out before you asked me the question and low

and behold I could answer and I remember it being just that. If memory holds correct, I'm getting old, who knows.

Ms. Mary Michaels – Your memory is good, Mr. St. Pierre; five votes are required or there's an automatic table. However, the Board amended the rules so there's no longer the right to table if there's not a full Board.

Mr. Cecil St. Pierre – So, I can't ask for tabling, I have to go through with it.

Ms. Mary Michaels – You can ask for the matter to be tabled but it's not automatic.

Chair Smith – What about a postponement?

Mr. Joshua Brattan – I think we choose with this amount of voters to table but we would like the opportunity to still have a discussion and just go over the project so we can address any comments or concerns.

Chair Smith – Usually when we have a motion to table we don't have any discussion.

Commissioner Ansar – If we continue and we don't get five votes does it automatically postpone?

Ms. Mary Michaels – Automatically tabled.

Mr. Cecil St. Pierre – I'm going to indicate what we have here, we have a M-1 industrial site, I believe it's either M-1 or M-2. You have to understand that there's 100,000 cars per day that drive up and down Mound Road, this is why we believe this is very hospitable or a good use. Number 1, if you're going to have an industrial in M-1 you can have a dispensary, car washing, you can even have storage and all these other things that people complain about; what we are proposing is a Speedway which is very reputable and as with the 7-Eleven which is also another reputable market that is going to be in this particular space.

So, you have C-1 use as opposed to industrial use, they could have a tool shop there if they wanted to, as well. The proposed site plan is also recommended by the Planning Department, and I think that's important to note, it meets all the City ordinances, the proposal

meets all the City ordinances, no variances needed. There is a State law that says that if you meet all the City ordinances you shall approve the site plan. There is a caveat, Section 22b4 a special land use or some reasons, but I do not see any of the reasons here that would violate any ordinances. This site plan is perfect. We have a traffic study and a traffic survey in regard to Thirteen Mile Road, Mr. Wuerth wanted it done before he would approve it. We all know the Gazebo, right? Mr. Weigand always wanted that Thirteen ingress or egress and he never got it, and I think this does everyone a big favor with my experience.

The number of gas stations, and I know there's been some complaints about this, but the number of gas stations is not something in which you could deny this site plan, it's just not in the ordinance or a valid reason. I do want to point out, and I have the authority to mention, that the Speedway on Twelve Mile Road, just east of Mound Road, is on its way out. So just like we did before with, I believe it was at Fourteen and Dequindre on the Madison Heights side, that is going to be phased out and so is this one because it is a little obsolete, it's been around for so long.

The last thing I want to indicate and I think it's important, Mike Weigand, he's been around for 51 years, the man has run a great business. He's given back to the community we've had policeman stuff there, fireman stuff there, the Beautification Commission there, maybe Planning had stuff there too. It's been there for political fundraisers of all sorts for everybody, not that it's important, the other things are funerals, showers, and weddings. This is his retirement, is it a good offer, well he thinks it is, I don't believe anyone is going to get anywhere near this. So, this isn't just about Speedway it's about Mike Weigand and the Gazebo that he's done for 51 years, and he wants to make a retirement for himself, he takes care of mother who's here in a wheelchair, that shows you what kind of guy this man is.

It's important in the sense that this is his retirement and the hall business is not what it used to be; after Covid a lot of things happened. He is, and Speedway is, somewhat relying on the fact that this has Planning Commission's approval. It complies with all the ordinances, it's like three steps down, and C-1 is a permissible use. And as a result, and because it complies with all the ordinances, that he took a chance to make this public. He's going to lose some bookings, he's going to lose some employees, he was

relying on the fact that the State law says if all the ordinances are there, you shall pass this.

Chair Smith – Do you want to continue with this Board?

Mr. Cecil St. Pierre – I'm done, we want to continue.

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. Macomb County Department of Roads approval and permits are required for work in the Mound Road right-of-way.
2. On Mound Road right-of-way, Macomb County Department of Roads allows the maximum 30 feet back of curb to back of curb width for the proposed drive approach at the property line. Similarly, the City of Warren allows the maximum 30 feet back of curb to back of curb width on 13 Mile Road right-of-way.
3. All the existing & proposed utilities within the vicinity of the project limits along with the material and size should be shown.

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.

MCDR: Macomb County Department of Roads (MCDR) has received and reviewed the enclosed preliminary plan for the above referenced site. MCDR has the following objection to proposed development at the above-mentioned site.

1. MCDR allows only 30 feet (back of curb (BC) to back of curb) wide entrance approach in MCDR's road right-of-way. Verify and revise the Mound Road entrance.

If you have any questions, please feel free to contact me at the phone number above (586) 463-8671.

Ms. Michelle Katopodes reads the recommendation of the Staff:

Mary Clark CER-6819
December 15th, 2025

PUBLIC HEARING:

Mr. Lloyd Brown – Good afternoon, Chairman, and fellow Board Members, my name is Lloyd Brown, 31330 Mound Road. Just a quick background, I lived in the City of Warren for about 34 years, raised my family here, I brought my business here in 1997, and I served on the DDA for 16 years, so I'm pretty familiar with things in the City of Warren.

Today I'm here to talk about my company located at 31330 Mound Road, I'm the sole owner, CEO, and President; we are just a few hundred feet from this proposal. We are certainly not against development. We operate a high-tech facility, we employ hundreds of folks, professionals, and it's important that we are able to attract talent and retain them. My concern obviously is a 24/7 gas station. I drive up and down Mound Road every day, it's a racetrack, it's super dangerous just getting into my building, much less that corner, which is a super dangerous corner. I watch emergency vehicles try to get across Mound Road, they have difficulty with lights and sirens, so I can only imagine what it's going to look like when we have gas tankers pulling in there.

From a land use standpoint, it's in the DDA, so that's something I do want to point out here. When I sat on the DDA I know a lot of our things also went to the Council for approval. From a land use standpoint it brings congestion, there's a lot of things that a gas station brings. I heard a little bit about safety, I'm concerned about safety, I'm concerned about traffic, and I'm concerned about crime. The City has a Master Plan, we can say it's not important, but I think it is. There are 19 gas stations between 696 and Fourteen Mile along Mound and Van Dyke. In a three-mile area between 696 and Fourteen Mile Road, there's 11 gas stations in three miles. If we go to our neighbors to the north, there's half that number in a five-mile area.

Do we have a plan, I thought we had a Master Plan, I thought it's about developing a City that we want to live and work in and not just drive through and get some gas and something to drink.

Chair Smith – Excuse me sir, your time is almost up.

Mr. Lloyd Brown – In conclusion, I would respectfully request that this proposal be denied because I don't think it's a fit for an industrial, potentially high-tech area that can bring in jobs and further the City that I spent a lot of time, energy, and money in. Thank you.

Chair Smith – We have a person waiting on Zoom so we will have them speak next.

Ms. Michelle Katopodes – They don't want to speak any longer.

Mr. Shamon Jarbou – Good afternoon, my address is 30953 Thirteen Mile Road, Mound. I've been in the gas station about 16 years, I built a nice gas station where we do 24 hours service, there's too many gas stations in the City of Warren, especially on Mound Road. There's not too much volume now and everybody is hurting, especially in the last year and a half to two because of construction. Now they want a 7-Eleven across the street, there's already a Speedway at Twelve Mile, another Speedway on Thirteen Mile, a 7-Eleven on Fourteen Mile and Ryan, another 7-Eleven on Sixteen Mile and Mound.

On every corner in the City of Warren or any building they want to approve gas stations, five Sheetz Gas Stations are coming to the City of Warren. That is too much. We want to make a living; we have a family and they live from this business. These companies don't care; go to 7-Eleven their products are double, they don't care; that company has millions, they don't care. They don't service like our service; believe me, they don't care about people, they care about the money, and the gas is high price. I compare my gas everyday and I'm cheaper than Speedway. Sheetz came and they are building a station that costs \$15 million (inaudible).

Mr. Jay Hults – Good evening, my name is Jay Hults, I am the owner of the business and property at 31239 Mound Road, it's not directly across the street, but I'd say kiddy corner from this property. If I could first address Mr. Mike, you've got a fabulous piece of property, and I wouldn't in any way want to tell you what to do with it, I do feel you could do a lot better than putting up another gas station and it would be better for the City. I agree with the former speaker that coming up from 696 there's three gas stations in each direction and there's a Sheetz going in at the corner of Twelve Mile. I think better use could be made for this piece of property and I don't think you'd have a difficult time finding another person that would give you a good value for it. That's the end of my remarks, thank you.

Mr. Jordan Segal – I'm Counsel for Waltonen Engineering, which is located at 31330 Mound Road. You have just heard detailed testimony from Mr. Brown and from other corridor businesses. My

role here tonight is to tie the facts that they have given you with the City's rules and ordinances and explain to you why this development is inconsistent with the City's code, the City's development plans, and what's right for the neighborhood itself.

First, the application is simply not ready for action under the City's own review framework. You're planning forms and check list make it clear that the site plan decisions are to meet upon complete coordinated submittals with agency determinations incorporated and the site plan set including access permits and a traffic impact study on the record, which we have not been able to see. The staff has long applied that standard and this Commission has recently postponed the Sheetz Gas Station review several times so that these studies can be disseminated and additional outreach can be had when those were missing. That was the right call then and it's the right call now.

Particularly given that the driveway spacing, turning movements, queuing and site distances here go directly to public safety. We've heard tonight that the drive here is dangerous as it is, and without permitting the community additional opportunity to review, it's simply a recipe for moving violations and accidents on the road.

Second, to proposed 24-hour operation and associated late night activities are incompatible with the adjacent businesses. The performance standards for protecting those neighboring properties from glare, nuisance conditions and other off-site spill overs, Warren Zoning Sign Regulations in appendix A of the Zoning Code already prohibit certain lighting elements because of spill over and visual clutter. These are sign rules but the same rationale applies to high brightness canopy which is what we are going to get. The type conditioning on signage and lighting are already imbedded in the zoning code and our practice for precisely these sorts of uses. Any approval must, at a minimum, must adopt the same sort of protective posture on signs and illuminations, require that the applicant put forth those commitments in advance, and not for those things to come later.

Chair Smith – I'm sorry sir, your time is about up.

Mr. Jordan Segal – Finally, the market saturation has been well noted by the prior speakers all this is a recipe for a vacant failed business. We believe it will not be successful, it will be a detriment to the businesses that exists there, and that's why all the

neighboring businesses have come here to speak in opposition. The environmental impact of a UST is well known and should be recognized before they have official approval to go forward. It's for all those reasons we ask this Board to delay, postpone, or deny this application. Thank you.

Mr. Michael Wiegand – 31104 Mound Road, I am the owner of the Gazebo. This isn't a decision that I came to lightly, it's with a heavy heart that I speak before you today, this is the only job that I've had since I was 13; 51 years. I'm a full-time caregiver for my parents, the only caregiver, the sole person. This is my time; I'm going to be 65 by the time that this would come to fruition, this is the highest and best use for my property. It's a tough time out there in business and this is a good opportunity for me to go into retirement and do what I need to do for my family. Thank you for your consideration.

Ms. Mandy Gauss – Good evening, Mandy Gauss, CESO, the Engineer on the project, 13060 South US Highway 27, Dewitt, Michigan. Thank you for having us here tonight.

I just wanted to point out a few things real quick about the site plan. Again, I know you guys have already seen it and heard the recommendation. I will point out the traffic study, because I know that the traffic was something that was brought up today. With the traffic study that was provided it does show that intersection operates currently at a level of service B and it will continue to operate at a level of service B for the overall intersection with our proposed development. I know that the City requested us to do the traffic study because they were concerned about the queuing from Thirteen Mile backing up beyond the driveway, and it does not. The queue per the study for the westbound through traffic is about 128 feet our driveway is about 185 from the stop bar to the west side of our entrance on Thirteen Mile. I just wanted to point those out specifically regarding the traffic.

Again, traffic for a gas station is 75% pass by, so we are pulling cars off the existing, we are not adding a lot of new trips, which I know with other uses that's not necessarily what happens, you get a lot of destination trips with a lot of other uses. So, a gas station is very much a pass by trip, pulling existing cars that are on the roadway and funneling them to the site.

What we are proposing here is a Speedway Gas Station convenience store, 4,852 square feet, it will have a six-dispenser

auto canopy and 31 parking spaces. Overall, we meet the codes we don't need any setback variances for our development. We will have to come for signage variances with your existing codes the way they are in order to have the stripe on the canopy. That's the only variance that we would have to come to the ZBA for. Other than that, setback site-wise, we meet all the codes and requirements.

I know that stormwater was one item that was brought up as well, we will do an underground detention system on the site to accommodate the stormwater. We haven't done the full design yet, but likely it will drain towards Thirteen Mile. So, if you have any questions, I'd be happy to answer them.

Commissioner Duzyj – I make a motion to postpone until we can go through the traffic study and everything else with a fine-tooth comb. I heard what people were saying, and I appreciate Mr. Wiegand being here, but I'm really not a big fan of this development. I don't think it fits and coming into the historical district I think you're putting something in that doesn't fit as you're going north on Mound Road.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Duzyj – Give us at least a month to go through all this. I think some things have been missed, every time I've gone through there going west on Thirteen Mile Road, you get to that corner and it's just a mess. I don't know what the traffic study says. I'm worried about that driveway coming onto Thirteen Mile Road and how a truck is going to get through there without knocking something down for the gas, is one thing, for the garbage, is another thing. It requires a little more thought and little more views, that's my opinion and that's my motion.

Secretary Mouri – I think the petitioner did mention the traffic study, I didn't see that included, so I'd like to have that information and review it in more before we make a final decision on this.

Chair Smith – We did get a traffic study and it said it was low service. The question I was concerned about was the driveway on Thirteen Mile because there is a turnaround on Thirteen coming eastbound so how will that turnaround the traffic that's going to go in that driveway.

Commissioner Duzyj – I think it's a combination of things, and I think you're 100% correct.

Chair Smith – I don't know if Mr. Wiegand had a chance to talk to his neighbors about what he was planning to do or not, it might not be a bad idea and maybe they can even offer suggestions. I understand it's his retirement and he's trying to look out for his livelihood. That was a motion by Commissioner Duzyj to postpone supported by Secretary Mouri, so we need a date.

Ms. Michelle Katopodes – The first meeting in January is the 12th, we only have one item on it, the second meeting in January already has four items scheduled.

Chair Smith – Mr. St. Pierre, do you think we can go over these things that need to be done in that time period or do you need more time?

Mr. Cecil St. Pierre – I talked to my client and January 12th is fine.

Chair Smith – Okay, we will postpone to January 12th, 2026, roll call.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – Happy Holidays to everyone.

7. CORRESPONDENCE:

4TH MINOR AMENDMENT TO THE APPROVED SITE PLAN FOR HOME DEPOT; located on the northwest corner of Hoover Road and Engleman Avenue; Section 22; 25879 Hoover Road; John Chescavage/HD Development of Maryland, Inc. (Katie Fitzjarrald/Kimley-Horn and Associates, Inc.); PMA230009. Minor Amendment is to allocate space for outdoor storage, outdoor sales, and parking spaces. **Approved on December 4, 2023. Conditions never completed, expired on December 4, 2025.**

MOTION:

A motion was made by Commissioner Holowaty to recognize as an expired site plan, supported by Commissioner Ansar. A voice vote was taken and the motion carried unanimously.

8. OLD BUSINESS:

SPECIAL LAND USE AND SITE PLAN FOR A USED AUTOMOBILE DEALERSHIP; located on the east side of Dequindre Road, approximately 40 feet south of Goulson Avenue; 22760 Dequindre Road; Section 31; Samir Yaldo/22760 Dequindre LLC (Steve Dumont/ Designstruct, Inc.); PSPSL250001. **Recommended for denial by the Planning Commission on September 22, 2025. The petitioner is withdrawing their application for Special Land Use and Site Plan.**

MOTION:

A motion was made by Commissioner Duzyj to accept the withdrawal of the application, supported by Commissioner Holowaty. A voice vote was taken and the motion carried unanimously.

9. BOND RELEASE:

None at this time.

10. NEW BUSINESS:

Planning Commission approval of the 2026-2027 Planning Department Budget.

Ms. Michelle Katopodes – I know at the last meeting the Planning Director went over the budget and touched on the changes that were presented in this budget for the fiscal year of 27 from the year before, unless you want me to go over those again. Otherwise, the only change to the document this time was the addition of our new employee, Lisa Gibson's, name in the spot for Office Assistant. Also, as a result of the Master Plan Committee Meeting, in total three joint meetings are listed in here opposed to just one before. Everything else is the same.

Then we included in the packet the correspondence we received from Secretary Mouri, but that's not in the budget, that would be up to the Commission to discuss. Those are the only changes from last time.

Chair Smith – Secretary Mouri would you like to explain your correspondence.

Secretary Mouri – Yes, I think this is something we talked about last time. There were two things that I had requested and definitely with the discussion with the rest of the Commission I think we should put this in the budget. The first one was allocating around \$3,000 for Planning Commissioners for attendance at City Council meetings and other special public meetings and or projects, I think that's on page 22.

On page 23, is the meeting allowance. Increasing that to \$100 per meeting for each of the nine Planning Commissioners. Those were the two changes that I was requesting. I definitely wanted to bring that up with the rest of the Commissioners and see what we agree upon.

Chair Smith – I'd like you to get into more detail about the \$3,000.

Secretary Mouri – My reasoning for requesting more for overtime because I think a lot of times we get called in for meetings by the Mayor or attending special meetings. So, I think having that budget allocated would allow the Planning Commissioners to prioritize when needed, especially those last-minute calls. And any of the meetings that we should be attending with the City Council can be accommodated for.

Chair Smith – This is determined by Planning Staff that normally attends these meetings, Commissioners don't normally attend all these meetings, so to put in \$3,000 for meetings that we may not even attend, to me doesn't make sense. You may attend one or two meetings max, in the past we never attended them unless it was something important.

As far as the \$100 increase for our salary, I think that's reasonable.

Commissioner Ansar – I have a question to our Attorney, if we approve anything while we are on Planning Commission, the budget still has to go get approved by City Council, correct?

Ms. Mary Michaels – Yes, first the Commission votes, then it goes to the Mayor, the Mayor reviews and makes a recommendation to

Council. So, there's still another review period and possible adjustments that can be made by the Mayor, then to Council.

Commissioner Ansar – We give the recommendation, then to the Mayor, then to Council, if they all approve it will be final. I want to propose something different here, I think all of us, as a Commission, if we attend, in a year, one or two meetings, Council Meetings, it would benefit our Commission. Some of the Council meetings are very important to be at so we can learn some of those things and that can be beneficial for the City and we can make the right decisions. So, my solution is if we can come up with something like all the Commissioners go to one or two City Council Meetings and should be paid.

So, if we pay them to be there our Commissioners would be more interested in going there so they can learn some of the important things that are happening in the City, especially the budget meeting. That is my recommendation, if we could come up with some kind of amendment, that all of the Commissions, the Planning Commission, ZBA and Board of Review, those three important Commissions go to one or two Council meetings and learn and get paid.

Commissioner Duzyj – I understand how Secretary Mouri presented the \$3,000 addition to the budget; I don't think we have a petty cash or slush fund to go to meetings and so on.

Ms. Michelle Katopodes – We don't have petty cash in our department.

Commissioner Duzyj – I like the \$100 per meeting, that's fine. I don't know how we'd account for the \$3,000, and if we don't spend it, it stays there. Having it there might not be a bad idea, so I agree with Secretary Mouri on both her suggestions. Thank you, Mr. Chair.

Commissioner Holowaty – I was told it's been a few years since the Commissioners got a raise. A lot of us spend our own time travelling to and from different sites and should be somewhat compensated for that. So, I would agree to raising our rate to \$100 per meeting. As far as the \$3,000, if we think it's something that's necessary I could go along with that too. Thank you Chair.

Chair Smith – I'd like to ask the City Attorney what she thinks about this.

Ms. Mary Michaels – The question is can the Commission be compensated for meetings outside of its own meetings, that is a matter within the discretion of the Controller for the most part. Commissioners do attend administrative meetings and usually that's not compensated, it's on their own time. So the question is, if you're acting as a Commissioner at another Board Meeting, we'd have to discuss with the Controller whether that could be a matter that's subject to compensation. I don't have the answer tonight, I'd have to talk to the Controller because it has to be consistent among Commissioners.

When Commissioners receive compensation per meeting, that's typically for the service provided at the meeting or incidental to the meeting. When you branch out to meetings, the City has to develop a policy. Obviously, there will be joint meetings you're serving as Commissioners, there will be compensation for all Board Members at those joint meetings. So, bear with me and I'll talk to the Controller.

Chair Smith – This budget that we have tonight has to be approved tonight, right?

Ms. Mary Michaels – That is true, you could approve a certain allotment.

Ms. Michelle Katopodes – It has to be submitted by the first week of January, so this is the last meeting of this year and our next meeting is not until January 12th, so any recommendations would have to be voted on tonight to go forward.

Chair Smith – Because of the time restraint, the part that has the \$3,000 in it, it's going to take a lot to decipher that and try and figure out how it could be put in the budget to where it would work and I think that there's not enough time to make a decision on that. We could make a decision on the \$100 increase if everybody agrees to that.

Commissioner Duzyj – If we are under time constraints then I agree we should go with the per meeting schedule at this point and then let the City Attorney go talk with the Controller on what we can do going forward.

Ms. Mary Michaels – This is a recommendation to the Mayor, so obviously the concern will be relayed, so if it's appropriate an adjustment will be made at that level before it goes to Council.

Secretary Mouri – I wanted to clarify, so you know how we are allocating \$100 for nine Commissioner, for the last 4 years, ever since I've been here, we've never had nine commissioners, so with that extra money that's left in the budget what happens to it?

Ms. Mary Michaels – Our Budget Director would channel that money to a different account or hold it with Planning, she controls what happens to unexpended funds.

Secretary Mouri – Let's say we don't go forward with \$3,000, or it's a lower amount, or that amount never gets used, allocating, right now we are seven Commissioners, we are allocating for nine Commissioners, so we will have that extra money put away from the beginning of the year, that's why I asked the question what happens with the extra money, it was a clarifying question, thank you.

Commissioner Ansar – As you know it is going to be a recommendation to our Mayor and our Council, so I want to recommend specifically for each of the Commissioners to attend three Council meetings in a year, they will pay \$100 so that would be \$2,700 in a year. So, we should recommend something like this to the Mayor and Council.

Ms. Mary Michaels – All I can do is take that concern and forward it. You made a very good point that sometimes the presence of a Commissioner does help the Council make a decision.

Ms. Michelle Katopodes – I just wanted to point on page 23; we do allocate for a lot of additional meetings, like if you go like to the Master Plan Committee. We are allocating for these different meetings, the joint meetings we've talked about. So, we have that right now, on the meeting allowance table, already allocated for those meetings, if there was a special meeting. So that's what we have right now in the budget.

Chair Smith – We already have money aside for when we attend different meetings. We can make a motion approve the ones we agree on and make a motion to recommend the \$3,000, does that make sense?

Ms. Mary Michaels – Yes.

Commissioner Duzyj – On page 23 we've got three joint meetings with ZBA and one special meeting and that comes out to \$2,700, which is just shy of \$3,000, so we've got money in the budget already, so I think it's covered.

Chair Smith – Should we take a motion in two parts?

Ms. Mary Michaels – It could be a motion to approve this budget with the amendments to cover the increase to the per meeting payment.

Chair Smith – Okay.

Secretary Mouri – I will make that motion.

MOTION:

A motion as made by Secretary Mouri to amend the budget and include \$100 per meeting for each of the nine Planning Commissioners, supported by Commissioner Duzyj.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – That's for the \$100 per meeting. As far as the other recommendation for the \$3,000, do you want to make a motion as a recommendation?

Commissioner Duzyj – It's already in there.

Chair Smith – I know it is, the \$3,000 is separate from what's already in there for the other meetings. What do you think Madame Attorney?

Ms. Mary Michaels – If you'd like to make a recommendation to the Mayor it would be separate.

Commissioner Ansar – Yes.

Chair Smith – I need a motion to make a recommendation to the Mayor for \$3,000 for additional meetings.

Secretary Mouri – I know our Attorney had mentioned she would check with the Controller to make sure. Is our budget only for Planning Commission, it's not for any of the other Commissions, how does that work?

Ms. Mary Michaels – I'll have to confer with the Controller about that, I don't have the answer. My understanding is when you act as a Planning Commissioner at Planning Commission Meetings then compensation applies. Beyond that, I'm sorry, I do not have an answer tonight, but I will look into it.

Secretary Mouri – With that I would like to mention the fact when we attend those meetings we are not acting as a Commissioners. So, I would like to withdraw that motion. Last year we were told to go to at least two of the meetings, I mean 2025. When we have the budget roll around next year, maybe we can discuss throughout the year and see, if we were to attend those meetings, according to the bylaws, what are we really supposed to do if we are asked to attend those meetings, do we listen in, provide input, how does that really fall into our duties and what we are supposed to do.

Chair Smith – So maybe put that second item on hold. Right now, the only thing we are approving is the extra money for the Commissioners.

11. CITIZEN PARTICIPATION:
None at this time.
12. PLANNING COMMISSION BUSINESS:

A) Planning Directors Report:

Ms. Michelle Katopodes – This will be a short report as I did have some time off around the time of the last meeting which was December 1st up until last Monday. Last week we held several meetings with the representatives and owners for potential upcoming projects. There were some potential site plan projects and even some rezonings, we'll see if those come to fruition in the next few months.

We have a new staff member, on Friday, December 12th, Lisa Gibson started in the Planning Department and her title is Office Assistant. That's it, it ends the report, if you have any questions.

Commissioner Duzyj – You just got hired by the best Planning Department in the State.

B) Discussion regarding the appointment of a new Commission Assistant Secretary.

Chair Smith – Any thoughts on who would like to assume that role or do you want to wait until the next meeting to make that decision.

Commissioner Duzyj – I think it would be (inaudible) to wait until we have a full seven-person Board as opposed to a nine-person Board. Hopefully we'll get some more people up here, but having a vote without Commissioner Hoque, I don't think it's right.

Chair Smith – Okay, then we will suspend it until the following meeting.

C) Planning Commission Discussion and Concerns:

Commissioner Holowaty – Has the joint meeting that we are supposed to have with the ZBA been set?

Ms. Michelle Katopodes – We are planning it in January, I believe the date that's being discussed is the 22nd, we'll confirm once it's finalized.

Commissioner Holowaty – Okay, I thought I heard a different date.

Ms. Michelle Katopodes – We'll leave the tentative date; we are going to send out the agenda and the official invitation once it's finalized.

Commissioner Holowaty – I know we've been discussing it for a couple of months already, just was wondering if something has been set.

Commissioner Ansar – I want to talk about the same thing again the meeting me, you (inaudible) talked about it. The gas station and car washes, every time the residents come they blame us for that.

Planning Department has to follow the ordinance and we have to follow the same thing.

Today Speedway came in and they followed all the ordinances; there was no variance needed. That means that the Planning Department has to take their petition and also as Commissioners we have to follow the same thing and approve it.

So, I see that all the constituents and residents are very frustrated, they don't want to see more gas stations in the City, they don't want to see more car washes in the City, and they don't want to see more dealerships in the City. We cannot change the ordinance, only City Council can do it.

So, I will request it again, I did the last two times, I see Councilman Newnan here, please come up with something for the gas stations, car washes, and minor repair shops. You need to study and come up with an amendment, so the residents are happy. Do we really need that many gas stations, too many. Commissioner Duzyj doesn't agree with the new Speedway, I don't agree with it either, but how can we deny this.

Commissioner Duzyj – We have the ability to turn something down for health, safety, and welfare reasons. Today's discussion, as far as I'm concerned, was more about safety than anything else. I'm really concerned about that corner; I've been through that corner during traffic and without traffic and it's very confusing to get onto Mound and I have a real bad feeling that somebody's going to see that driveway and think it's Mound and go blasting through the gas station. So, I'm looking at it as a safety item and that's valid. Health, safety, and welfare; if we have something in that preview, then that's a legal reason to knock something down.

Commissioner Ansar – You can deny any plan and say safety, like we approved the Ten Mile Ryan, a collision, I can say it's a safety reason and I don't want it, you know what I mean. My main concern is do we really need that many gas stations. We need a strong ordinance that's going to be good for the City and the neighborhood. The City Council and City Attorney need to review the ordinance and come up with a change that is needed right now.

That is my request. You see the frustration from the residents, so those ordinances need to be reviewed so we don't get that blame. People are blaming Planning Commission and the Planning

Department saying we are approving too many gas stations. That is my concern.

Chair Smith – We understand all the concerns.

Commissioner Holowaty – I want to wish everybody a Merry Christmas and Happy New Year.

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

14. ADJOURNMENT:

Commissioner Duzyj – I want to wish everybody a Happy New Year and a Merry Christmas. Thank you to all the petitioners over the years and to my colleagues for doing the job on the Planning Commission.

MOTION:

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

The meeting was adjourned at 8:39 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

Meeting recorded and transcribed by:
Mary Clark – CER-6819

E-mail: maryclark130@gmail.com