

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on January 26th, 2026, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, January 26th, 2026, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden Avenue, Warren, Michigan 48092.

Commissioner's Present:

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

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Assistant Planning Director
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Mary Michaels – Assistant City Attorney
Christie Laabs – Communications Department

1. CALL TO ORDER:
Chair Smith – Calls the meeting to order at 7:00 p.m.
2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:
All members 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 – JANUARY 26th, 2026:

MOTION:

A motion was made by Assistant Secretary Duzyj 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 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. **Postponed from December 1, 2025. Planning Staff recommends this item be further postponed to February 23, 2026.**

MOTION:

A motion was made by Assistant Secretary Duzyj to postpone until February 23, 2026, supported by Commissioner Ansar.

ROLL CALL:

The motion carried as follows:

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

- B. 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. **Postponed from December 15, 2025 and January 12, 2026. Planning Staff recommends this item be further postponed to February 9, 2026.**

MOTION:

A motion was made by Assistant Secretary Duzyj to postpone until February 9, 2026, supported by Commissioner Ansar.

ROLL CALL:

The motion carried as follows:

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

- C. **REQUEST TO VACATE PUBLIC ALLEY;** the existing east/west 20 ft. wide public alley abutting Lots 8-21, 58, and 59 of Heath's Fairview Subdivision; located 100 ft. north of Eight Mile Road between Wellington and Elroy Avenues; 14049 Eight Mile Road (also known as 14017, 14019, and 14033 Eight Mile Road), 20751 Elroy Avenue, and 20740 Wellington Avenue; Section 36; Fred Beghdadi/Fred's Unique Furniture (Anna Maria Roediger/Fred's Unique Furniture); PAV250001.

PETITIONERS PORTION:

Mr. Fred Beghdadi – I'm the owner of Fred's Unique Furniture, 14091 E. Eight Mile Road. Thank you for your time and me being here today. I started my business in 1982; the nature of the business is we buy and sell furniture; we would put the stuff outside to display. They've closed the Salvation Army and people have been dropping off furniture at my store knowing that it's going to go to a good home. I'm not in control of it anymore; it has been a problem for me with the City, so closing the alley will benefit everybody. People stay behind the alley and they dump furniture, it's too much. I'm having problems with the City, the Fire Department, and Zoning Department so we want to be able to close the alley and clean it up.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ASSESSING: The Assessing Department does not see any issues with the alley vacation located on Eight Mile and Elroy Streets. If you need any additional information, please feel free to contact the Assessing Office.

Mary Clark CER-6819
January 26th, 2026

BUILDING: Building Department has no exceptions.

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

POLICE: The Warren Police Department does not foresee any problems with vacating the public alley.

AT&T: AT&T does not object to the vacation as long as a full width utility easement is reserved.

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

DTE: DTE Electric Company has received and reviewed REQUEST TO VACATE PUBLIC ALLEY. DTE Electric Company has no objection to the REQUEST TO VACATE PUBLIC ALLEY; impacting 14049 Eight Mile Road (also known as 14017, 14019, and 14033 Eight Mile Road), 20751 Elroy Avenue, and 20740 Wellington Avenue; Section 36; per the site plan provided, as long as the existing utilities are not impacted. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MDOT: The site is not on 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.

Mr. Ron Wuerth reads the recommendations of the Staff:

PUBLIC HEARING:

Ms. Georgina Makram – Thank you for asking for our thoughts and opinions, I'm speaking on behalf of my dad, he owns that 59 Wilton (sic) and if they close that public alley or goes vacant it will block the garage way so that was his concern and he won't be able to enter it into the garage.

MOTION:

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

Mary Clark CER-6819
January 26th, 2026

COMMISSIONERS PORTION:

Commissioner Holowaty – Have you discussed this with the neighbor behind you with the garage, is there something that maybe you can work out between the two of you?

Mr. Fred Beghdadi – Yes, absolutely. He really doesn't live there, it's a rental property. I've been watching the whole section of the east side of the property where there are cars, he never saw how many problems that we can have in the alley if we don't close it. I was willing to pay for it myself and put a gate and he's welcome to have the key for the gate to open and close it as much as he likes. It's better for him, better for the City of Warren, Police Department, and better for me, I'm paying for it. We don't want people sleeping in the alley, there's so much going on with Eight Mile. My neighbor does not live there, it's a rental property, but in the long run it's going to be better for him, me, and the neighborhood.

Assistant Secretary Duzyj – The request is between Wellington and Elroy Street and the drawing is Walter Street and Raymond Street, which one is it?

Ms. Michelle Katopodes – The names over time have changed, you're looking at the historic plat map and many plat maps have a different street name than they are today, they've changed over time. This is the plat map as it was originally platted and the current street names are what you see in the recommendations and the finding, Wellington and Elroy, so that's the current street names.

Assistant Secretary Duzyj – I was trying to get down there and I was not that successful going around and around in the snow. Will half of the alley belong to him and half the alley belong to 58 and 59?

Ms. Michelle Katopodes – He owns the majority of this, he owns around 58, all the south building, the only property owned by somebody else is 59, so that's the only area that would go half to that owner if this gets approved; he would get the full width of it on the east side and then half of the south side.

Assistant Secretary Duzyj – Thank you very much.

Commissioner Ansar – As you mentioned in your speech, that you would agree with a gate and you will give them a key.

Mr. Fred Beghdadi – I would definitely do whatever it takes to make my neighbor comfortable, and we can both look out for each other, but he really does not know what's going on in the middle of the night in that alley. If we close the alley, it will be much better for him.

Commissioner Ansar – As you already heard, half of the alley is your alley and half of the alley goes to them because they own this property. At the same time, you are talking about safety, yes, we agree, but at the same time we have to see about the property that he owns.

Mr. Fred Beghdadi – If he's got any ideas, I'm willing to work with him. Like I said, he's going to have a gate to get in and out, it's a rental property so I'm not sure how he's going to work it with the rental. The reason I ended up buying all these properties is for protection and safety and now we are to the point where you have a rental property, and problems with people on drugs, that's why we end up with all this. It's a neighborhood watch, we all watch for each other.

Commissioner Ansar – Thank you. Mr. Wuerth, is there any way we can do some kind of gate and give the key to the resident so he can get access to his garage?

Mr. Ron Wuerth – What we can do is make it a condition, as Fred has indicated that's exactly what he'd do, gate lock and key. This has been done at a couple of other places in town, and it seems to work just fine as long as the other owner accepts it.

Commissioner Ansar – I think that would be the best thing if we can add this condition.

Mr. Ron Wuerth – We can put it in the recommendation.

Secretary Mouri – Before we add this in the recommendation, I glanced in the audience and I think the other owner had something to say, and how do we make sure he's on board with it.

Mr. Ron Wuerth – How?

Secretary Mouri – Do we get his yes or no approval or call him up to the podium right now and ask him?

Mr. Ron Wuerth – You should bring him forward, if he's not prepared to answer or say anything about it at this time, then table it until the next meeting.

Secretary Mouri – Mr. Chair, if we can call him up.

Chair Smith – The audience participation has been closed, and I don't know if these are the owners or not.

Secretary Mouri – Can we get confirmation if they are the owner, if I'm not mistaken, they said something about closing up their garage. If they are renters, then we should contact them.

Chair Smith – It may be closing up their garage, if they close off the whole alley, but they are still going to have half of the alley to get into the garage.

Secretary Mouri – But it's going to be going through the whole alley.

Chair Smith – No, they can enter it from the other side, they are not going to come through the alley just to get to the garage, they are right there by the street.

Secretary Mouri – Where would the gate be if the gate was to go up?

Mr. Fred Beghdadi – On the side of Wellington and the side of Elroy.

Secretary Mouri – So both sides, without a key they won't have access to their garage. What I'm trying to say is, when we add this as a recommendation, we should also get the approval of the owner before we add it as a recommendation, right?

Ms. Mary Michaels – The owner will be notified, when a court action is filed the owner will be notified of a proceeding.

Secretary Mouri – Okay, so we are able to make that change and add it as a recommendation even without speaking with the owner first?

Ms. Mary Michaels – Absolutely, because it's for the benefit of a neighbor.

Secretary Mouri – Okay.

Mr. Fred Beghdadi – If I could only show you how many videos we got of what's going on in the alley most of the time. I don't know what the solution would be except for closing the alley. When he needs to use the garage, he can pull right in he will have a key. It's going to be a simple gate opening. It's not going to be a problem at all, and plus it's a rental property that's my concern really.

Ms. Georgina Makram – So, he doesn't want a gate by the door because then he has to go through the gate to get to the garage, which is inconvenient to that area. Every time he needs to go in the house or the garage, he has to go through that gate to get to the house, that's what he's saying. So, he doesn't agree with the idea.

Mr. Fred Beghdadi – It's not like going into the house, it's just the alley that's going to be shut down not the front of the house.

Chair Smith – He's closing off half of the alley; he can probably make it so the fence to where he can have access without where the gate is for the rest of the alley.

Ms. Georgina Makram – So you're saying the gate wouldn't be in the house area?

Chair Smith – Until we get the drawing on how the gate will be constructed, we don't know exactly where the gate is going to be. All we know is that the owner of that lot has half of that alley to do what he wants to do with it. He can't build anything in it but he can have access to that half of the alley to get to what he has to.

Secretary Mouri – I think we need to have a conversation with the petitioner.

Chair Smith – Hello, hello, excuse me. As far as details about the gate, has to be discussed with the owner that owns the other property. You guys can get together and make a decision where the gate is going to go. Right now, he's trying to get the alley vacated and that's all we are concerned about right now. As far as where the fence is going to go, the owner of the property at 59 has half of that alley, so however they decide to do it, so he has half the alley, that's the way it will have to be done. Thank you.

Ms. Georgina Makram – Okay, thank you.

Assistant Secretary Duzyj – Is this blue that was just done, I guess, if that signifies how it's going to be, that's fine. Then he doesn't have a gate and it's opened up to his garage, but he's got 10 feet of the alley.

Commissioner Ansar – I just want to confirm, are we adding this in our recommendation that a gate is going to be added with a key?

Chair Smith – We will add that the owner have a key for that particular gate, yes, but if they don't close it in, he doesn't get a key to the gate.

Commissioner Ansar – All I'm trying to clear is are we approving this with the recommendation gate?

Chair Smith – All we are approving is the vacation of the alley; the alley gets vacated, as far as fences, we are not dealing with that right now, just the vacation of the alley.

Ms. Mary Michaels – There are two more proceedings after this recommendation, it will go to Council, it will go to Court. My recommendation is if there's a condition that access be provided to 59 so they can access the garage, we don't know exactly the details of how that access will look because it might change along the way, and it sounds like it may. That's my recommendation, just that if there's a condition, that access be provided to the neighboring lots.

Chair Smith – So do we want to add that condition to the recommendation?

Mr. Ron Wuerth – If I may talk about this a little bit. If we say nothing, then it's up to Fred to put a gate at the east end that's his property that he owns on both sides and fence on both sides. Then coming down to this man's property he could fence down the middle of the alley providing that man a 10-foot way to the garage. Fred is going to put a gate on his side of the 10-foot area and then the other side will be opened because this gentleman may not want a gate, that was one of the things he didn't want, to keep opening and closing the gate. If it's open all the time, sort of defeats the security part of this because somebody could then get down that 10-foot strip half way, but that's besides the point. Maybe we leave this the way it is and they can work it out by the time they get to City Council.

Commissioner Ansar – I think that's fair.

Mr. Ron Wuerth – So right now maybe just leave it alone.

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

ROLL CALL:

The motion carried as follows:

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

- D. **SITE PLAN FOR A BUILDING ADDITION AND ADDITIONAL PARKING;** located on the northwest corner of Mound Road and Murthum Avenue; 32211 & 32251 Mound Road; Section 5; Charles Tamou/Gabtam Properties 2 LLC; PSP250053.

PETITIONERS PORTION:

Mr. Charles Tamou – Good evening, this is my partner, Ray. We recently purchased the building; I think it sat vacant for a while. It was built in early 2000 and then we acquired the land right next to it, and there was some recommendations as well, because we've been submitting drawings. We want to extended the parking lot out into that north corner there on Mound Road where the dirt is and add a nice glass enclosed area next to what used to be a restaurant. We were thinking about bringing some nice brunch place and when the people are sitting down eating, they can get some light coming in, just bringing it back to life. Do you have the drawings of the renderings that our designers made?

Chair Smith – Yes, we've got a copy of the blueprints, and we had questions on those.

Mr. Charles Tamou – Just so you know some of the recommendations that were sent to us our designers have already adjusted to meet the criteria that you were looking for.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: No issues for building.

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

1. Call out all the existing utilities on the plan.
2. Show all the dimensions on Engineering Scale.
3. The existing north drive approach must be eliminated & restored to a landscape area.
4. The number & layout of ADA parking spaces must be per current ADA requirements.
5. Unless verification can be provided, Easement must be dedicated to a portion of existing public sidewalk located on the proposed site.
6. Minimum drive aisle width on some areas do not appear to meet minimum width requirement.
7. A permit from Macomb County Department of Roads for all work in Mound Road right of way is required.
8. SESC permit or waiver is required from Macomb County Department of Public Works.

FIRE: Regarding the site plan PSP250053, the Fire Department doesn't see any issues that may affect our operations.

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

Mr. Ron Wuerth reads the recommendations of the Staff:

PUBLIC HEARING:

Mr. Michael Dworakowski – My parents are the owners of the property that is 5830 Arden, which is right in the middle of the parcel that is towards the north. There are a couple of concerns that we have that we wanted to ask about.

The first question is, where would the lighting be? We are concerned with light pollution, especially because the current fence that is right now there are some very bright lights, especially with the auto shop that is close by where it can really distract from where the inside of the windows that are in the property. So, our concern is where future lighting is going to be and which direction it will be pointed in.

The second question or concern, was there a noise study that was completed? The biggest concern is, with the additional volume of vehicles that would be coming in, I understand the 8-foot easement and the 6-foot wall, I just wanted to understand if there was any further data into that assessment.

The third topic is kind of knowing where the position for the trash is, if there's anything that can have more guarantees. There's been some problems previously with rats in the area and if there's some type of a protection mechanism to ease that concern.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening gentlemen, I have a few questions. Right in the beginning you mentioned a few of the recommendations were already taken care of?

Mr. Charles Tamou – Yes, we received the recommendations I think last week, I forwarded them right away to the designers. They've already emailed me and I've got some printouts on some of the items that they've already adjusted. Do you mind if I address the gentleman that just spoke?

Commissioner Holowaty – Through me.

Mr. Charles Tamou – So some of it's already been done. There were just a couple of items I had a question about as far as fencing and stuff. I just wanted you guys to know, and for the people that came up as well, we own another building about a half a mile up the road, on the Sterling Heights side, called the Stober Plaza, we bought that a few years ago, it's only about a half mile north.

If you want to go take a look at the way we've maintained that plaza. We both come from property management, and we're very highly involved in the properties as well. We are already prepping because they are building an apartment complex in our other building that's abutting up to our building. So, we've already taken measures to get locks on the dumpsters and stuff like that and put cameras on the building to mitigate any issues.

As far as lighting goes, my family all comes from an electrical background, so we are going to be putting light shields anywhere near a neighborhood and all the lights to face away from the homes and high fences to help. We are very strict about the tenants that we put into our properties, so we vet them pretty well.

The reason we are spending so much money on the building is we are not looking for somebody off the street. At our other building we are doing the same thing, if you have a background and you already own a business or we can see that you have done your due diligence, then we'll give you an opportunity to be a tenant at our property. Otherwise, we are not just taking anybody off the street to fill the building and collect rent. We are buying these as long-term homes for our families, so we intend to bring in high quality tenants and people that are not going to do damage and be a nuisance to any of the neighbors.

Commissioner Holowaty – You mentioned types of businesses, do you have a general idea the times of operations?

Mr. Charles Tamou – The reason we added the glass enclosure on this, as an extension, because there used to be a restaurant there before, it was just a small restaurant, so we figured if we add the glass enclosure you can have a nice brunch place. I think they are typically an earlier business; these are not going to be open until midnight restaurants, and I don't want to deal with that anyways, I don't want to get phone calls in the middle of the night.

I'll give you another example of the way we operate the buildings that we have. We own another one in Rochester Hills and we bought that one July of 2024, so this was like the second winter we've gone through and one of my tenants called me and she said hey, there's a lady and she couldn't find the handicap spots because the snow covered all the handicap spots just recently, and that building has been there since the 1970, we bought it, we never had an issue, everything's been approved by the City.

Another tenant called me and said the Hertz car place has too many people dropping off vehicles after 5:00 p.m., so we took action right away and ordered signs to be installed, even though it's a huge building. It's central parking, it doesn't butt up against the building, but right away we took measures to put signs in that say handicap parking only and no Hertz parking after 3:00 p.m. on these specific spots. So, we are going to take action if there's any issues like that going forward with neighbors. They can call me directly and then we will handle it for sure.

Commissioner Holowaty – The trash bin that he mentioned.

Mr. Charles Tamou – As long as it's situated to where it doesn't look ugly in front of people that are driving by the building. Right now, I think you have it on that side, but I don't think we would mind if we maybe moved it down a little bit more central as well.

The only other thing I had, I was hoping, and you guys give me your input as well, right now it's a block wall that kind of goes north and south, it's not a bad looking wall but I feel kind of like it's a prison wall, what do you guys think if we did a modern nice vinyl going east and west, would that be okay, I want to work with everybody and make sure you guys are happy too.

The elevation between that auto place and the ground in front of it has got like an 8 inch to a foot elevation difference as well.

Mr. Ron Wuerth – Alright, you want to add to the existing wall or take down the existing wall and put up this other wall?

Mr. Charles Tamou – The existing wall already goes all the way up to the back on the north and south, but then we want to make another wall that goes east and west just to block any kind of parking noise from the neighbors and the auto place. I know we had said in the recommendations to do block, would it be okay to do like a vinyl?

Mr. Ron Wuerth – It wouldn't have said block, our walls are poured concrete walls, brick and embossed walls, six feet tall.

Mr. Charles Tamou – That's what's there now, but would it be okay to go vinyl, like something a little bit nicer?

Mr. Ron Wuerth – That's a decision by the Planning Commission, I'm not necessarily in favor of that.

Mr. Charles Tamou – Okay, we want to make you guys happy.

Mr. Ron Wuerth – Just to be consistent I would say the whole wall.

Mr. Charles Tamou – And was the recommendation we are going halfway or was it all the way through?

Ms. Michelle Katopodes – There's a partial wall on the north; it stops at the one property, so it would need to be continued.

Mr. Charles Tamou – Up to Mound Road?

Ms. Michelle Katopodes – Well, no, there's another residential property that's R-1-P, there's one home where there's a wall along it and then it stops, so it would need to be continued. You show an 8-foot greenbelt which needs to technically be 20, but if you do the wall, that's the requirement, and you add the greenbelt as well, that's like additional screening with landscaping and the wall continuing against where the home is. In the commercial you don't have to have the wall but if you're going to add the greenbelt that's just an extra screening.

Mr. Charles Tamou – We are good with it, I think most of it the guys adjusted already, I'll probably have to go to the Zoning Department and show them all the documentation and make sure we are good, but I think we are fine with most of it. And his dad is the Master Electrician who is going to do all the lighting. We did it at our plaza, Stober Plaza, we made the lighting perfect because there's five residential homes behind that plaza and it did not affect anyone. We tilted the lights at a perfect angle where it does not interfere with any of the residential homes in the area.

There's light shield as well, when I met him at the property to run through, he was showing me the direction everything is going to aim out and where to put a shield and where not to put a shield for these situations with neighbors around the building.

Chair Smith – Thank you sir, we have an ordinance anyways that says the light can't go past the property line.

Commissioner Holowaty – I yield the floor.

Chair Smith – It looks like you've got a nice plan going on here and you've made some changes which are good. I have some questions on the one drawing because the elevation that was shown on the drawing wasn't correct for what was on the drawing, but you said you made those changes and everything.

You have two variances for an 18-foot-wide maneuvering lane and 19-foot 10½ inch wide maneuvering lane and the normal maneuvering lane is 22 feet wide, but because those look like they are one-way directions I believe that would probably work out okay because it's just a one-way, the 22-foot wide would be for a two-way direction. Mr. Wueth, can you come up for a second, because of the two variances for the 18-foot wide and the 19-foot 10½ inch maneuvering lane, if they are making it directional to where it's only one-way traffic that shouldn't be an issue, should it?

Mr. Ron Wuerth – For one way traffic, no.

Chair Smith – So then they wouldn't need those two variances?

Mr. Ron Wuerth – They wouldn't, it would stay that way. You would have to provide signage that tells people that it's a one-way system. I remember approving this site plan years ago and along the west property line I thought there was room; I thought it was a 22-foot maneuvering lane and a 22-foot-deep parking space. And when you measure the parking space, you're measuring that from the property line, not to the wall, not to the continuous concrete curb there, that's where you're supposed to measure. So, I'm not sure about the real measurement along that side. You have a dimension from the building to the property line?

Mr. Charles Tamou – I'm not sure how they measured it, to be honest, but I'm guessing that's what they did.

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

ROLL CALL:

The motion carried as follows:

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

- E. SITE PLAN FOR OUTDOOR STORAGE OF FERROUS AND NON-FERROUS METALS; located on the east side of Hoover Road, approximately 765 ft. south of Nine Mile Road; 21950, 22510, 22522, & 22728 Hoover Road and 22679 Nagel Street; Section 35; Scott Krall/BES Group (Scott Krall/Blue Star Inc.); PSP260001.

PETITIONERS PORTION:

Mr. Scott Krall – Good evening, my name is Scott Krall, I'm the owner of Blue Star also part owner of BES Group. We are a demolition contractor located here in the City of Warren, we've been at this particular building for, I believe, our 14th year and have been fortunate to experience growth. As we grow, we will need additional space for our equipment and materials, so we are here this evening in hopes of getting our approvals to be in compliance with the City.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: Does not affect building structure operations.

AT&T: AT&T has facilities in the area, but they should not be affected by the proposed storage plans.

DTE: DTE Electric Company has received and reviewed the site plan for outdoor storage of ferrous and non-ferrous metals; impacting 21950, 22510, 22522, & 22728 Hoover and 22679 Nagel; Section 35; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

Ms. Michelle Katopodes reads the recommendations of the Staff:

MOTION:

A motion was made by Assistant Secretary Duzyj, supported by Secretary Mouri.

COMMISSIONERS PORTION:

Assistant Secretary Duzyj – You’ve seen the recommendations, do you agree with them or have a problem with any of it?

Mr. Scott Krall – Yes, we have reviewed them and yes, we accept them.

Assistant Secretary Duzyj – Was this originally a brownfield development, do you have any idea if it was or wasn’t?

Mr. Scott Krall – I have no idea.

Assistant Secretary Duzyj – I was genuinely surprised, driving around there, at how much room you have. If you have no problems with the recommendations, then we’ll go forward and take it from there. How’s business?

Mr. Scott Krall – Very well, we’ve been very blessed.

Assistant Secretary Duzyj – If business is good for you, it’s good for the City. Thank you, Mr. Chairman.

Commissioner Holowaty – I understand you’ll be storing metals on the land, correct?

Mr. Scott Krall – Temporarily, yes. When we do a demolition project, and that's not always the case, at times we will bring materials back, sort them, and then load them back out for recycling.

Commissioner Holowaty – What are your hours of operation? What times will the trucks be coming and going out?

Mr. Scott Krall – For the most part, we are basically a dayshift operation; trucks roll out of the yard between 6:00 and 6:30 in the morning and they are usually back by the end of the day 5:00 – 5:30.

Commissioner Holowaty – No late operation, 9:00 – 10:00?

Mr. Scott Krall – No.

Commissioner Holowaty – I noticed that there are some residential properties near there, so they wouldn't be disturbing our residents.

Mr. Scott Krall – Correct.

Commissioner Holowaty – Thank you.

Commissioner Ansar – The only thing I want to change is the Planning Staff recommended to have a \$2,250 cash bond instead of \$108, that's my request.

Chair Smith – Why do you want a cash bond?

Commissioner Ansar – No, cash bond. The Planning Staff recommended \$2,250 cash bond instead of \$108; we are just changing it to \$2,250, if we approve it.

Chair Smith – You understand that the Planning Department said, because of the few things that have to be done, that the bond should be raised to \$2,250 from the \$108 dollars?

Mr. Scott Krall – I have no issues with that.

Chair Smith – Mr. Wuerth, is there a reason why we need to make it a cash bond. It doesn't say cash bond it just says bond.

Mr. Ron Wuerth – It doesn't say cash bond, we didn't recommend a cash bond; it can be, it's usually a surety bond or cash bond.

Chair Smith – Are you okay with that sir?

Mr. Scott Krall – Yes.

Chair Smith – Okay, it will be either surety or cash bond. The only question I had was, I was looking at how the vehicles are driving around through there, and you know you have to get an ingress/egress with the petitioner from Andre because he used the same driveway.

Mr. Scott Krall – We have it.

Chair Smith – I think it's going to work out pretty good; you've got your drawings laid nice where the location of everything is going to be. That was a motion by Assistant Secretary Duzyj supported by Secretary Mouri, roll call.

ROLL CALL:

The motion carried as follows:

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

- F. SITE PLAN FOR OPEN STORAGE; located on the southeast corner of Schoenherr Road and Ida Avenue; 21730 Schoenherr Road; Section 36; Rande Polis/Safaro Properties LLC (Jeffrey Graham/Kem-Tec & Associates); PSP250052.

PETITIONERS PORTION:

Mr. Rande Polis – I owned the property since 2022; I would just like to do a storage in the back for open storage room for a couple of containers. I have three tenants; one is F1 Collision, one is Sweet Tooth, and my business is a tire shop, so I'm trying to put containers in the back to use for storage for candy and cakes. One of my tenants brings candy from out of state, puts it in a container, and then ships them to Meijer's and Walmart. So, I'm trying to get storage outside and put the garbage in the back. This is my first time doing this.

Chair Smith – We'll work with you.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: The Building Department has issue with the parking lot angle parking and handicap requirements. One van accessible space is required with an access aisle (see attached).

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

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

COMCAST: We have facilities in the area, but they are not in conflict with the proposal.

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 above mentioned site.

1. The MCDR will not allow removing existing grass area and replacing with concrete in north entrance, until existing concrete parking area between south entrances is removed, seeded and mulched.

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

Mr. Ron Wuerth reads the recommendations of the Staff:

There are quite a few items here, and I know we didn't say this in the beginning, but I'll say it now. It seems that perhaps we need to have more discussion with the petitioner so perhaps a postponement might be worthwhile, I'll leave it to the Planning Commission.

MOTION:

A motion was made by Secretary Mouri to postpone to meet with Mr. Wuerth to go over more details, supported by Vice Chair Boniecki.

Chair Smith – That was a motion by Secretary Mouri to postpone allowing the petitioner time to meet with Mr. Wuerth to go over some of the details. One of the concerns I had was those containers against the wall, they are taller than the wall so it's going to be an eyesore for the residential area, so maybe you can work out something with Mr. Wuerth.

Mr. Rande Polis – My neighbor in the back, she's a good person. She recommends fixing the wall because it's kind of leaning. So, I said to myself this summer, I'm going to make the wall higher with more support and look good. I'm going to put a gate in front of the other side of the building because last time I had people coming in, stealing a lot of stuff from cars. So, that's why I'm trying to put a gate, a nice wall, and make everything perfect.

Chair Smith – That's why we are going to try and postpone this, to give you time to get with the Planning Commission and talk about what you want to do, there's certain heights allowed on the wall, and you may not be able to raise the wall that high. Talk to the Planning Commission, tell them exactly what you want to do, and they can set up a meeting to discuss it. Another thing they need to know is if it's a major or minor operation on the automotive.

Mr. Rande Polis – Okay.

Chair Smith – We will postpone this to February 9th, 2026, that was a motion by Secretary Mouri, supported by Vice Chair Boniecki, roll call.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

Notice from the City of Warren FOIA Committee determining that home addresses of Planning Commissioners on their applications must be released.

Chair Smith – This is a letter that we got from FOIA, Freedom of Information Act, so this is a receive and file.

MOTION:

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

8. OLD BUSINESS:

SITE PLAN FOR BUILDING ADDITIONS (NORTH AND SOUTH ELEVATIONS) TO AND RECONFIGURING PARKING OF BUDDHIST TEMPLE; located on the southwest corner of Ten Mile Road and Warner Avenue; 2690 Ten Mile Road; Section 30; Nhung Huynh/Vietnamese Buddhist Association of Detroit; PSP230040. **Approved on January 8, 2024. The petitioner is requesting a one-year extension to January 8, 2027.**

PETITIONERS PORTION:

Mr. George Bailey – My address is 1155 Hampton Road, Grosse Pointe Woods, I am the new Architect for the project, and my company is Bailey Built, PLLC. I was brought in a few months ago and met with a contractor that the folks at the temple have engaged with to go through budgeting and try to figure out how much they can afford to build. In that process they've determined that they need to kind of scale back a little bit but keep with the very similar site that was submitted and approved. Another factor is the young man, I don't know him, he passed away, who did the previous design for them, so I'm trying to help them get across the finish line with their project and the proposed changes to the building and to create that small addition on the north side.

Chair Smith – Alright, very good sir, will that give you enough time?

Mr. George Bailey – Yes sir, it will. We are closing on the documents, there's some slight modification, we are scaling back on the scope of the work, so we are hoping to work with Planning Staff, and with your approval, to scale that back and submit revisions to the approved site plan and hopefully go forward from there.

MOTION:

A motion was made by Assistant Secretary Duzyj to approve a 1-year extension until January 8, 2027, supported by Commissioner Hoque. A voice vote was taken and the motion carried unanimously.

9. BOND RELEASE:

None at this time.

10. NEW BUSINESS:

None at this time.

11. CITIZEN PARTICIPATION:

None at this time.

12. PLANNING COMMISSION BUSINESS:

A) Planning Directors Report:

Mr. Ron Wuerth – Thank you Mr. Chair, this report is just for one week, I was on vacation, so maybe Michelle can come forward on the second half of that time period.

I'll start with January 12, 2026, on that particular day Michelle and I had a meeting with John Wright talking about something called the Missing Middle Underlying District; I think you guys heard something about that last Thursday. On the 13th, our staff met with Joe Paluzzi, and Joe has a parcel that's on Schoenherr just south of Twelve Mile on the west side, and there's a Tim Horton's over there and this is vacant property to the north of that that they would share a driveway. We were looking at that particular site and that was for a car wash.

Next, I attended the City Council Meeting on the 13th, in that meeting they had a lot of consent agenda items and part of those was the Active Mobility Plan. I was somewhat led to believe that they would allow that to come off the agenda so that we can make a presentation and perhaps City Council could approve, deny, or move it to a postponement, but none of that happened it never moved, it stayed on the consent agenda.

On the 15th, we have our usual meeting, that's lengthy, it's 2½ hours, regarding the Zoning Ordinance, where we talk about different changes to the existing ordinance and went on from there, and that's a lot more people of the Administration than just staff. On the same day, Michelle and I attended a MAP webinar zoom, very interesting subject. It was the History of Planning in the State of Michigan, this was the second webinar that we had, and it started from early 1800's to the present. So, there's quite a bit of planning that has gone on and not gone on over all those years, again very interesting. Those are just the highlights of my time, otherwise it was working on findings. Do you want to talk about the week I wasn't there?

Ms. Michelle Katopodes – While Ron was gone, it was primarily preparing for the joint meeting that we held on the 22nd, so it was just coordinating with the other City staff member from Economic Development, Hunter Manikas, who also gave a presentation, and the other presenter that came to discuss the Missing Middle Overlay that we are working with. So that was primarily the week and working on these findings for today's meeting. If there's any questions, and for those of you that could not attend, you did receive an email with information from that meeting.

B) Discussion with City Attorney regarding ADA reasonable accommodations:

Ms. Mary Micheals – I did not expect this on the agenda. Mr. Wuerth is there anything in particular that I can help with?

Mr. Ron Wuerth – We can just place this on the next meeting so the City Attorney can have a little time to respond to this.

Ms. Mary Michaels – If you let me know in advance what particular issues you would like addressed, we can talk.

Chair Smith – So this will be postponed to the next meeting or the next meeting they set up.

C) Planning Commission Discussion and Concerns:

Chair Smith – The only concern I have is, we've been talking about the joint meeting with Zoning and Planning for a long time and last year we said it was going to be January 22nd, and we didn't have a place or time yet but on the 22nd, and we were all notified it was on the 22nd.

I was just a little bit disappointed because we decided to have this joint meeting so that Planning can see what Zoning is talking about and vice versa, so we can all work together. I know they wanted some money for extra meetings that we could attend and get paid for. I was really disappointed in the Commission other than the ones that couldn't make it because of health issues, but nobody responded and said that they weren't going to make it.

They had a board, all the chairs, and all the Zoning members, and where Planning was supposed to sit, it was just Commissioner Holowaty, Vice Chair Boniecki, and myself, just the three of us. We were kind of embarrassed that we were the only ones that made this important meeting. Even Councilwoman Mindy Moore said are you going to have to reach out to them and find out what's going on? I said everyone knew we were having this meeting.

I think if we are asking for things in our budget and then we don't show up to represent it makes us look bad especially with Council. It was an excellent meeting and I'm glad we made it. I know you got the information email but it's different when you're there because you can see what's going on and ask questions.

D) Resolution Presentation for Planning Commissioner Sultana Chowdhury:

Chair Smith – This is a resolution.

Whereas, Sultana Chowdhury served the Planning Commission in an exemplary manner as a Planning Commissioner from April 9th, 2019 until November 25th, 2025, including serving as the Commission Assistant Secretary; and

Whereas, Sultana Chowdhury provided leadership, knowledge, scholarship, wisdom, common sense, and considerable experience to help the Planning Commission improve its decisions, studies, and the plans over her tenure; and

Whereas, it is with sincere appreciation for her six (6) plus years of service that members of the Warren Planning Commission and the Planning Department commend Sultana Chowdhury for her exceptional commitment to the Planning Commission.

Now therefore be it resolved, that we, the City of Warren Planning Commission and Planning Department, do hereby express to Sultana Chowdhury our sincere appreciation for her unselfish, dedicated, and outstanding efforts, which have greatly assisted the work of the Planning Commission and promoted the health, safety and welfare of the City of Warren.

This resolution was declared and adopted on the 26th day of January 2026 and all of us have signed it. She is not able to be here tonight so we will send this to her.

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

14. ADJOURNMENT:

MOTION:

A motion was made by Assistant Secretary 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 by: Megan Novak
Meeting transcribed by: Mary Clark – CER-6819

E-mail: maryclark130@gmail.com