

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on April 20th, 2026, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, April 20th, 2026, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden Avenue, Warren, Michigan 48092.

Commissioner's Present:

Michael Holowaty
Syed Hoque
Andrey Duzyj – Assistant Secretary
Merle Boniecki – Vice Chair
Warren Smith – Chair
Melody Magee – Ex-Officio

Also present:

Ron Wuerth – Planning Director
Michelle Katopodes – Assistant Planning Director
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner
Melissa Maisano – Senior Administrative Secretary
Lisa Gibson – Office Assistant
Candice Mayer – 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:

Chair Smith – We need a motion to excuse Commissioner Ansar and Secretary Mouri.

MOTION:

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

4. APPROVAL OF THE AGENDA:

Mary Clark CER-6819
April 20th, 2026

MOTION:

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

5. APPROVAL OF MINUTES – MARCH 23rd, 2026:MOTION:

A motion was made by Commissioner Holowaty to approve, supported by Commissioner Hoque. 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 OPEN STORAGE OF PALLETS AND TWO (2) SHIPPING CONTAINERS TO STORE SHEET METAL PARTS AND METAL TUBING; located on the north side of Ten Mile Road, approximately 191 ft. west of Bunert Road; 14219 and 14201 Ten Mile Road; Section 24; Nancy Morrow/American Fan & Blower (Tom Joysey/American Blower Supply Inc.); PSP260006. **Postponed from February 23, 2026 and March 9, 2026.**

PETITIONERS PORTION:

Mr. Jeffrey Graham – I'm the Project Architect; we are from Kem-Tech and Associates; I'm here with Tom Joysey, he's the client's representative. What we are doing is they need to add some additional storage because they are extremely busy right now, so we'd like to add a couple storage pods to store mechanical equipment and duct work. What they do is build equipment to handle dust in industrial settings and their business has taken off right now. So, temporarily, we'd like to put those storage pods in there, but we don't know how long we are going to keep them.

Also, adjacent to the building we have racks for the equipment that comes in. Once they build something they put it on the racks for removal and can be shipped out later.

We've been working closely with the Planning Department, they've come up with a number of recommendations including additional parking, expanding the driveways from 20 feet to 30 feet, there's two

of them, and building a curb because initially the curb was never built on the street because that was a driveway for the adjacent piece of property, so that was never built, but now we will finish it. We are talking 20 or 30 years ago; it's been sitting like that. Then we will add a concrete skirt alongside the street and we will be doing everything that the Planning Department has asked us to do.

Assistant Secretary Duzyj reads the following correspondence:

TAXES: Current.

ENGINEERING: We offer the following comments:

1. Combination of both the parcels is required to conform with the site plan.
2. Two-way entrance drives must be 30 feet wide at the property line. Radii should be a minimum of 20 feet. Drive approaches shall conform to Michigan Department of Transportation Standard Detail R-29-J (Detail M).
3. Macomb County Department of Roads approval and permit required for all work in the 10 Mile Road ROW. A copy of the said permit must be provided to our office.

POLICE: The Warren Police Department has reviewed the submitted site plan and does not foresee any issues at this time.

AT&T: AT&T does not object to the proposed storage plans. We do have facilities serving the building, but they should not be affected.

COMCAST: We have no conflicts with the proposal, but we have aerial and underground facilities in the area.

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 once acre and will not require a stormwater review from this office. If a no objection letter is required, please forward your request to Wesley.Jonik@macombgov.org.

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening, gentlemen, you heard all these new recommendations, and I think I heard you say earlier you have no problems with any of them now?

Mr. Jeffrey Graham – Yes.

Commissioner Holowaty – I do recall that we met with you about a month ago and there was some discussion about the parking situation, were you able to work that out.

Mr. Tom Joysey – We basically looked at what we needed to do and putting in a parking lot would be beneficial for everyone.

Commissioner Holowaty – Okay, thank you.

Assistant Secretary Duzyj – Will the maker of the motion also add in that the \$3,500 cash bond from the previous owner be released as part of the motion?

Commissioner Holowaty – Yes, I forgot to mention that.

Chair Smith – It's not on our bond releases; they have to come back under bond releases, anything else?

Commissioner Holowaty – No, I'm done.

Chair Smith – Good evening, sir, are you okay with the increased cost in the amount of \$33,500, with a bond of \$1,000?

Mr. Jeffrey Graham – No problem at all.

Chair Smith – Okay, we will note that you're okay with that. I noticed the two shipping containers that are on the side of the building in the driveway, they moved them into the back corner?

Mr. Jeffrey Graham – Correct.

Chair Smith – The last time I was out there they were, but when I went out this past time, I saw they had been moved to the back.

Mr. Jeffrey Graham – Yes, we were asked to move them because they could be seen from Ten Mile, now they can't.

ROLL CALL:

The motion carried as follows:

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

- B. SITE PLAN FOR PARKING LOT EXPANSION AND OPEN STORAGE OF SHIPPING CONTAINERS AND MISCELLANEOUS CONSTRUCTION MATERIALS; located on the south side of Eleven Mile Road, approximately 186 ft. west of Bunert Road; 14220 and 14240 Eleven Mile Road; Section 24; William Dirkes/Dirkes Management LLC; PSP260016.

PETITIONERS PORTION:

Mr. Tim Storey – My name is Tim Storey of Storey Engineering; I'm the Engineer representing the project. So, it's three existing buildings, it's actually four parcels, but the two applicable parcels are, parcel 14220 is the address, and the other one is 14230. We previously had approval on some outdoor storage on parcel B at the bottom.

What they are proposing to do, as you read, is they've got some outdoor storage that they need to get on an approved site plan, so we are showing that on the site plan. They realized they need some more parking, so we are proposing some additional parking at the north end of the property, it's about 20 feet south of the right-of-way line.

Assistant Secretary Duzyj reads the following correspondence:

TAXES: Current.

AT&T: AT&T has facilities in the vicinity, but they should not be affected by the proposal. AT&T does not object.

COMCAST: We have aerial and underground facilities in the area, but we have no conflicts with the proposal.

DTE: DTE Electric Company has reviewed the site plan for parking lot expansion and open storage of shipping containers and miscellaneous construction materials. DTE has no objection to this request impacting 14220 and 14240 Eleven Mile Road; Section 24; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

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. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

MDOT: The site appears to have work in MDOT's right-of-way (ROW). Any work (watermain taps, sanitary sewer taps, drainage, or driveway modifications) in MDOT's ROW or changes to the drainage system that may impact MDOT's storm system will require a permit. Please let me know if you have questions.

Mr. Ron Wuerth reads the recommendation of the Staff:

Ms. Candice Mayer – Your motion should address whether or not you're amending the bond amount, because it's just a note by Planning, it's not actually on there.

MOTION:

A motion was made by Assistant Secretary Duzyj to approve and modify the bond amount per the recommendation of Staff, supported by Commissioner Hoque.

COMMISSIONERS PORTION:

Chair Smith – Everything looks pretty good, I went by there and the only concern I had was on a couple of the storage containers in the back of the building, to the east, had some pallets up on top of it. You can't stack pallets on top of those shipping containers because if we get a good wind, they may blow off, so you need to make sure you don't stack anything on top of those shipping containers.

Mr. Tim Storey – By chance, I had spoken with the Planning Department earlier today and heard that was the case, and I spoke with the owner, and he said that they would have that taken care of tomorrow. There was one other thing I wanted to mention, with respect to the letter that they got from MDOT, there's no proposed work on the MDOT right-of-way, I just wanted to make sure that was clear.

Chair Smith – Thank you, sir.

ROLL CALL:

The motion carried as follows:

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

- C. SITE PLAN FOR TWO (2) BUILDING ADDITIONS, OUTDOOR DECK, RELOCATION OF DUMPSTER ENCLOSURE, AND FAÇADE IMPROVEMENTS TO EXISTING 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; PSP260015.

PETITIONERS PORTION:

Mr. Nevar Jahwary – I’m representing the applicant. This project is an update to the site plan that was previously approved in January of 2024; the revised proposal is actually smaller in scope. We are proposing two additions, a 780 square foot expansion to the main worship area on the north side and a 264 square foot entry vestibule on the west side, both are single-story condition spaces.

In addition, we are adding a non-condition exterior deck on the west side and updating the building façade all around. These façade improvements will increase the exterior wall height and will allow for higher ceiling space in the main worship area, but again, this is not a second story.

The total building size will be 6,076 square feet, we are also reconfiguring the parking lot layout on the south side of the site and relocating the dumpster enclosure to the southwest corner. The project requires 54 parking spaces we are providing 65.

Assistant Secretary Duzyj reads the following correspondence:

TAXES: Current.

AT&T: AT&T does not object to the proposed additions and changes to the property. We do have facilities on the property and in the vicinity, but we do not expect them to be affected. If any conflicts arise, please have the petitioner contact me to discuss options.

COMCAST: We have aerial and underground facilities, but we have no conflicts with the proposal.

DTE: DTE Electric Company has reviewed the site plan for two (2) building additions, outdoor deck, relocation of dumpster enclosure, and façade improvements. DTE has no objection to this request impacting 2690 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.

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. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

Ms. Michelle Katopodes reads the recommendation of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening, sir, I've driven by that place and it is a very beautiful place the way they are maintaining it. I just have a couple quick questions, what about the sheds that was noted in 1A, are you needing sheds because they weren't noted in the site plan.

Mr. Nevar Jahwary – The owner has agreed to remove all six (6) sheds.

Commissioner Holowaty – The rental place next to you, as far as a cross-access agreement that was noted, have you talked to them, is there any problems with your neighbor?

Mr. Nevar Jahwary – Yes, the adjacent property owner resides in the State of California, we will be entering a cross-access agreement and will provide it.

Commissioner Holowaty – Good no problems then, it's nice to see everybody is working together. Thank you.

Commissioner Hoque – Were you able to talk to Planning Department about all the recommendations?

Mr. Nevar Jahwary – Yes.

Commissioner Hoque – So are you okay with all the recommendations?

Mr. Nevar Jahwary – Yes.

Commissioner Hoque – Thank you.

Chair Smith – Good evening, sir, when I was looking at your drawings you say there's no second floor, but when you look at the drawing on the elevations it looks like there's another set of windows up above the lower level, which to me would support a second floor. When I looked at the job, the way the roof comes down like an A-frame, there's no windows in there, so are you bringing those sides up so you can put the windows in there and redo the roof?

Mr. Nevar Jahwary – Correct, we are not adding a second floor we are just increasing the height of the wall to increase the ceiling in the worship area.

Chair Smith – It will still have the windows they are just going to show at the top?

Mr. Nevar Jahwary – Correct.

Chair Smith – That's what was confusing me because when I saw windows up above the other ones, I was thinking there's a second floor, but they don't have a second floor they are just going to raise it up, so it gives more light and more height in the temple.

Mr. Nevar Jahwary – Yes, sir.

Chair Smith – Now it makes sense.

Ms. Michelle Katopodes – We actually added that comment, after speaking with the architect today, who indicated there are some existing offices on the second level. That's why we added it, because we spoke with the architect, so we included that comment that was made in our meeting this morning about a second floor

because the original elevations did not show existing offices on the second floor. That’s why we updated that comment.

Chair Smith – Thanks, Michelle. To the petitioner, can you come comment on that please.

Mr. Nevar Jahwary – The existing building has a second-floor office on the west side of the building, but we are not adding any second floor in the proposal, that’s existing.

Chair Smith – Okay, but the windows will still go up higher for that area, right?

Mr. Nevar Jahwary – These windows will be on the east side of the building, the office she mentioned is on the west side of the property.

Chair Smith – What I’m saying is, the whole side is going to extend up in the area where you have your worship, the width is just going to be higher walls with the windows, but that side will still come up higher also, so it will all line up.

Mr. Nevar Jahwary – Yes, sir.

Chair Smith – Okay very good.

Assistant Secretary Duzyj – Are we lowering the bond?

Commissioner Holowaty – I add to my motion that we lower the bond, as noted by our Planning Department.

Ms. Michelle Katopodes – To \$15,000.

Commissioner Hoque – I still support it.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

None at this time.

8. OLD BUSINESS:

MINOR AMENDMENT FOR ADDITION OF STORAGE SHED TO EXISTING PLANET OIL CHANGE BUILDING; located on the northeast corner of Van Dyke Avenue and Farnum Avenue; 27612 Van Dyke Avenue; Section 15; Anthony Rea/Fairmount Properties, LLC (Riham Sarout/Ornamics LLC); PMA250001.

PETITIONERS PORTION:

Ms. Riham Sarout – I'm the Architect and the applicant for 27612 Van Dyke Avenue. We are here to apply for a minor amendment for 300 square foot storage shed that has been added to an existing Planet Oil Change building. The site itself is non-conforming on its existing condition and we are proposing some site alterations to make the site more compliant. Some examples of these alterations would be closing the south approach on Van Dyke, updating the landscape area and updating the dumpster enclosure.

Assistant Secretary Duzyj reads the following correspondence:

TAXES: Current.

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

AT&T: AT&T does not object to the storage shed addition.

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 reviewed the minor amendment for addition of storage shed to existing Planet Oil Change Building impacting 27612 Van Dyke Avenue, Warren, MI 48093; Section 15 and have determined that there is no objection per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MDOT: This is outside of MDOT ROW, and we have no traffic concerns. It looks like it's already been built, actually.

Mr. Ron Wuerth reads the recommendations of the Staff:

Ms. Michelle Katopodes – Chair, we have one comment, to correct the record. This is a case where we had comments a year ago and now recently for this plan, so the Engineering comment that was read needs to be updated, it’s in the back of the Findings, but the sheet that was read off by the Secretary was old. The current Engineering comment, with preliminary review of this site indicates that the Planning Commission approval should be contingent upon the petitioner’s compliance with the following condition; and it’s the south drive approach on Van Dyke should also be eliminated. So that was the current comment, the rest were very similar just, maybe, minor wording different.

MOTION:

A motion was made by Assistant Secretary Duzyj to recognize as a minor amendment, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – The motion for the minor amendment has been approved, now we need a motion for the project.

MOTION:

A motion was made by Assistant Secretary Duzyj to approve with the bond to be \$1,000, supported by Vice Chair Boniecki.

COMMISSIONERS PORTION:

Chair Smith – I went by and looked at the site, and I had a couple of questions. There was a question on the height of the guardrail that’s on the one side, whether it needed to be retained or removed. I noticed it was averaging 20 inches to 2 feet on one side because the ground is not level all the way through there. I noticed it needed some repair, the one post on the end was broken off, so if you’re going to keep the guardrail, which I imagine you want to because it’s going to keep cars from the parking lot hitting your building, so I

would suggest you repair it where it needs to be repaired and maybe even paint it so it looks nice.

Ms. Riham Sarout – Absolutely.

Chair Smith – The other thing is, I noticed the shed that you added has the door on the east side, but the door doesn't have an entrance from the outside. I'm guessing, correct me if I'm wrong, that you probably store the used oil in there until it's picked up and it can only be opened from the inside of the shed?

Ms. Riham Sarout – Yes.

Chair Smith – Because that would be the only reason to have no handles on the outside, because you can open it from the inside to take the oil away, so there would be no entrance from the outside.

Ms. Riham Sarout – There's no entrance from the outside, probably also for safety reasons.

Chair Smith – Is that where they store the used oil until it can be picked up?

Ms. Riham Sarout – I'm not sure if it's only used oil or also new barrels. If there's any need for explanation for the material stored in the shed, we would provide that.

Chair Smith – Well do you know what would be stored in there other than that?

Ms. Riham Sarout – To be honest, I don't have a complete idea of every material stored there.

Chair Smith – Okay, very good.

ROLL CALL:

The motion carried as follows:

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

With the inclusion of the amendment of the bond at \$1,000 and also the correction at the end of the findings stating the south driveway being removed.

9. BOND RELEASE:

Chair Smith – I want to amend the agenda for the bond release to include the bond that was released under item 6A.

MOTION:

A motion was made by Vice Chair Boniecki to amend the agenda for 6A, \$3,500, supported by Assistant Secretary Duzyj.

Chair Smith – That amendment reads, the Planning Commission currently retains a performance cash bond in the amount of \$3,500, it's guaranteed for site improvements. The \$3,500 cash bond was posted in 1994 by the previous owner, the Planning Staff recommends releasing the bond as the new owner will have a new bond for the current project. So therefore, the motion to amend the agenda is to add that bond release to our agenda tonight, we will need roll call on it.

Assistant Secretary Duzyj – So we have a motion by Vice Chair Boniecki, supported by Assistant Secretary Duzyj to amend the bond release to apply to 6A.

ROLL CALL:

The motion carried as follows:

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

Assistant Secretary Duzyj – We have 5 aye's to approve the addition of the bond release and now we need a motion to approve the release.

MOTION:

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

10. NEW BUSINESS:

None at this time.

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

A) Planning Director's Report:

Mr. Ron Wuerth – This was a quick week so not too many things to talk about. We had discussion with a company called The Owl; it's a restaurant that will be coming before us soon.

Next, on the corner of Groesbeck and Eight Mile there's a shopping center, I think there's a Family Dollar, that's about the only thing that's there, there's a bunch of paved, everything is paved there. So anyway, these people want to change it to perhaps multi-use, different things that would go in an M-2, it's zoned C-1 on the corner, they'll have to get it rezoned to M-2, I think that's possible. You'll have to look at the surrounding zoning, it's all M-2 for the most part. Then they can do these multiple uses that they are thinking about.

Then we had a meeting concerning the Historic District Commission with Amanda, myself, Laura, and Michelle, we talked about some new flow charts on how to operate our way through the Historic District Commission additions to the Village District, making new districts, and adding districts and all sorts of complicated work so to speak. The more flow charts we have to show ourselves and to show the public how to get through things, even right on down to if somebody wants to replace some windows on a historic structure it would have to be done in a certain way and there's a certain way to do that, it's all process generated. We had conversations about that and many other things that had to do with the Historic District Commission.

Friday, we again had a meeting regarding the Zoning Ordinance, reviewing it. We will be back June 12th, and that's internal, with various people, to continue that discussion with the Zoning Ordinance and see if we can get some traction on this thing because it's been taking a long time to review.

Then, on Saturday, we had our review from City Council. They commended us on the packet that we put together for the Planning Commission, and it goes to the City Administration and this year we sent it to City Council, and they really thought it was great work. We showed them everything that the Planning Commission does and

what the Planning Department does for the Commission, that worked out pretty well. The GIS Planner that we were hoping for, not at this time. I think they are going to expand Engineering with more GIS Planners and if we want something done then we can go ask for help and line up because I think there's going to be a lot of usage of GIS in the future once everyone discovers it's use.

When it comes to everything else, there weren't too many questions, they asked about the Climate Action Plan and where that's going. They didn't say anything about the Planning Commissioners getting a raise from \$75 per meeting to \$100 per meeting. Usually, if they don't say anything, then that's a good thing, they're not talking about it and they're not criticizing it, so I'm going to believe by July 1st you'll be getting \$100 per meeting. So with that if you have any questions let me know.

Commissioner Holowaty – It was mentioned at the last meeting that we'd be moving our meetings to the cafeteria?

Mr. Ron Wuerth – Starting May 11th, this is our last meeting here until sometime after September because they are going to do some work on this auditorium.

Commissioner Holowaty – You mentioned working with TV Warren about live streaming, were you able to work that out?

Mr. Ron Wuerth – We want to make sure the layout is similar and the microphones and that kind of thing because it's been a little less than that in the past.

Commissioner Holowaty – I remember one meeting we had to pass a microphone from person to person.

Mr. Ron Wuerth – That's right, not very professional, so we'll try to get it as professional as possible.

Commissioner Holowaty – Thank you, Mr. Wuerth.

Commissioner Hoque – I have a question, we have a gas station at Twelve and Dequindre, the old Rite Aid, the building is demolished already, and they are probably planning to start construction of the new gas station. At the corner of Twelve and Dequindre there is a used car dealer and there is no sidewalk and we discussed when we approved the plan, so do we have any updates because after the

gas station starts, that area will be really busy and this a public safety concern, so what is the City's plan to reestablish the sidewalk.

Mr. Ron Wuerth – When you talk about it being busy and you're wondering about safety, I don't think it's going to be any busier than when you had Rite Aid with the amount of traffic that came in and came out. Then you currently have this car sales place right on the corner and they are working that out in court; I believe the whole site will be Sheetz in the end.

As far as sidewalk along Twelve Mile, I think the right-of-way will be corrected. It's not wide enough and they'll go to the 60-foot width that they're supposed to, so that will line up the sidewalks that go across to Madison Heights at the intersection and the driveway will be completely redone on Twelve Mile, the landscaping the way it should be. We believe the used car sales will go away and that will be more landscaping, but they will amend their plan when that comes about. Right now, they will be building behind the building itself and that's going to start very soon.

Commissioner Hoque – So the gas station is buying the car dealer?

Mr. Ron Wuerth – I don't want to comment anymore about that, that's in court and there's ownership issues to go along with it, they'll work it out.

Commissioner Hoque – So they'll take over everything, will there be a new plan with the sidewalk, the landscaping and everything.

Mr. Ron Wuerth – An amended plan, I think everyone will be pleased with how that corner will look.

Commissioner Hoque – One more thing to the Chairman, in the last meeting applicants got more time than those that oppose the petitioner, there should be (inaudible) time to everyone.

Chair Smith – The people that come up for the public hearing have three (3) minutes, the petitioner gets more time because he's explaining what's going on and the people supporting the petitioner makes their comments that's the reason the traffic guy got to say what he had to say, he was explaining the changes that he made through the traffic study, so that allows more time. When the public is here for public hearing, they get three (3) minutes, it doesn't matter who they are, they get three (3) minutes.

Commissioner Hoque – They were interrupted before they finished their presentation.

Chair Smith – They've got three (3) minutes, so they have to make sure that they get it in within three (3) minutes.

Commissioner Hoque – Thank you.

B) Planning Commission Discussion and Concerns:

Chair Smith – I'd like to welcome Candice Mayer, our Attorney that sat in for us tonight, and I want to thank the police officer for sitting in on our meeting tonight, and also welcome Councilwoman Magee who stepped in from her other meeting.

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 8:11 p.m.

Warren Smith, Chair

Andrey Duzyj, Assistant Secretary

Meeting recorded by: Megan Novak
Meeting transcribed by: Mary Clark – CER-6819

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