

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on May 11th, 2026, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, May 11th, 2026, at 7:00 p.m., in the Warren Community Center Cafeteria, 5460 Arden Avenue, Warren, Michigan 48092.

Commissioner's Present:

Delwar Ansar
Herbert Heide
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
Melissa Maisano – Senior Administrative Secretary
Mary Michaels – Acting 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:
All members present.

Chair Smith – I'd like to welcome our new Commissioner, Herbert Heide.

Commissioner Heide – Good evening.

4. APPROVAL OF THE AGENDA:

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.

5. APPROVAL OF MINUTES – April 13th, 2026:MOTION:

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

APPROVAL OF MINUTES – April 20th, 2026:MOTION:

A motion was made by Assistant Secretary Duzyj 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. AN ORDINANCE TO AMEND THE CODE OF ZONING ORDINANCES, APPENDIX A, TO ADD ARTICLE IV-H PERTAINING TO OVERLAY DISTRICTS; the proposed amendment to Article IV of Appendix A of the City of Warren Code of Ordinances to add Article IV-H will create special public purpose overlay districts on certain specific areas of land, and to adapt the development and use standards to shifting housing, economic and demographic trends; PANAP260001.

PETITIONERS PORTION:

Mr. Hunter Manikas – Good evening, Commissioners, Hunter Manikas, Economic Development with the City of Warren. I prepared a statement; I didn't have time to commit it to memory so you'll have to forgive me if the delivery is not quite what it should be.

Good evening, Chairman, Commissioners, Planning Staff and to the members of the public. Tonight, before you is a coordinated set of overlay districts intended to address a series of long-standing development barriers that have impacted the southern portion of the City for decades. While these overlays are distinct in purpose and

application they are deeply connected in intent. Together they represent a targeted effort to modernize portions of our Zoning Ordinance in a way that reflects the realities of today's housing market, development environment, and economic conditions while remaining consistent with the goals established in the City's adopted Master Plan and Corridor Planning Efforts.

The first overlay before you, the Missing Middle Overlay District, focuses primarily on residential development. It seeks to allow housing types that historically existed in many American communities but which, over time, became increasingly difficult or impossible to build under current Zoning standards. Duplexes, triplexes, quadplexes, and smaller scale multi-unit developments provide an opportunity for attainable housing, workforce housing, senior housing, and incremental reinvestment into aging residential areas.

The overlay does not eliminate standards or oversight, rather it recalibrates standards such as setbacks, parking requirements, lot coverage, and dimensional regulations that have unintentionally prohibited reinvestment and infill construction within these neighborhoods.

The second overlay, the Van Dyke Mixed Use District Overlay, addresses the commercial corridor itself. Van Dyke Avenue remains one of the most historically significant commercial corridors in the region. Many of its buildings still reflect the traditional urban development pattern that once defined the corridor. Brick storefronts built to the sidewalk, active commercial frontages, and a strong relationship between businesses, neighborhoods, and pedestrian activity. Overtime, however, development patterns shifted towards increasingly auto-oriented site layouts, driven in large part by Zoning requirements that prioritized excessive setbacks and oversized parking fields over walkability, mixed-use activity, and cohesive urban form.

The result is a corridor with tremendous potential but one that has struggled to attract the type of reinvestment and vision by the City's Master Plan. The overlay district seeks to correct this imbalance by allowing greater flexibility for mixed-use buildings, adaptive reuse, residential integration, reduction of parking burdens, where appropriate, and site designs that better support pedestrian activity, small businesses, housing diversity, and long-term economic sustainability.

Importantly these overlays were not developed in isolation, they are the product of months of discussion between multiple City Departments, Planning and Zoning Officials, Legal Review, Developers, Community Development, and Economic Development Departments. The concepts reflected within these Ordinances are consistent with modern best practices being utilized across Michigan and throughout the Country and communities seeking to revitalize aging commercial corridors and expand housing opportunities while maintaining local character.

These overlays also directly support broader investments and initiatives that are already underway within the City. Planned streetscape improvements, infrastructure investments, redevelopment efforts, and corridor revitalization initiatives all rely upon a Zoning framework capable of supporting the type of development the City has stated it wishes to encourage.

Without the corresponding Zoning reform, many of these goals remain difficult or impossible to implement in practice. At its core, this effort is about creating the conditions necessary for reinvestment, it is about allowing development that fits the historic form and fabric of the corridor while positioning Warren to compete for new residents, new businesses, and private investment. Often, when changes such as these are introduced, people will follow it with this can be the next Ferndale, Royal Oak, or any other city that comes to mind with revitalization.

Critics will argue that this is Warren not any of those places, in this regard, the critics are right. This is not Ferndale or Royal Oak, this is Warren. What these overlays achieve is what the intention always was and should have been for this portion of the City. It's taking modern best practices and applying them to the historical foundation that has always existed there. Thusly, this is about ensuring that the Zoning Ordinance reflects not only the City's past but also builds for the future.

This ordinance will not radically transform the community overnight, rather it is intended to provide a practical and flexible framework for gradual, thoughtful redevelopment over time. Redevelopment that aligns with the City's adopted vision and response to changing economic and demographic realities. Thank you for your time and consideration this evening, I'd be happy to take any questions that anyone might have.

Secretary Mouri reads the following correspondence:

Mary Clark CER-6819
May 11th, 2026

LAND BANK:

To: Planning Director Ron Wuerth
From: Mindy Moore, Acting Director and Chairperson, Warren Land Bank Authority

RE: Support for Proposed Zoning Ordinance Amendment – Overlay Districts

Director Wuerth:

As Acting Director and Chairperson of the Warren Land Bank Authority, I write to express strong support for the proposed Zoning Ordinance Amendment establishing overlay districts within the older sections of the City of Warren. The Warren Land Bank has acquired, and intends to continue acquiring, vacant residential infill lots throughout the City. These lots are within older, established neighborhoods where lot sizes are typically smaller and predate the adoption of the City's Zoning Ordinance. The City of Warren itself owns hundreds of vacant residential lots in these same areas, and the Land Bank's mission is to strategically assemble and enable the redevelopment of these properties.

A primary goal of the Land Bank is to partner with developers to return vacant lots to active use by reselling them for infill housing development, utilizing available tools and incentives, including workforce housing development incentives. However, the current regulatory framework presents substantial barriers to achieving this objective. At present, most vacant lots in these neighborhoods cannot be developed without obtaining Zoning variances, due to lot widths, lot areas, or setback requirements that are inconsistent with the historical development patterns of these areas. This creates unnecessary expense, delay, and uncertainty for developers, while also placing an ongoing administrative burden on the Zoning Board of Appeals. These cases may not always present true hardships, but rather the simple fact that the lots were platted and developed long before modern Zoning standards existed.

At the same time, the housing market faces significant challenges. Rising construction material costs, labor shortages, persistent inflation, and higher interest rates have made it increasingly difficult to build new homes that are affordable, or even feasible, at current market rates. Without regulatory flexibility, it is doubtful that meaningful infill development on these lots could occur in the

Mary Clark CER-6819
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foreseeable future. The proposed overlay district represents a measured, thoughtful solution to these challenges. By tailoring development standards to reflect the reality of Warren's older neighborhoods, the overlay will do the following:

- Enable redevelopment of long-vacant residential lots
- Reduce reliance on variances while preserving the integrity of the Zoning Ordinance
- Provide needed flexibility for developers without compromising neighborhood character
- Support the creation of quality infill housing that strengthens and stabilizes existing neighborhoods

Importantly, the overlay district does not promote incompatible development. Rather, it allows new homes to be constructed in a manner that is context-sensitive, consistent with existing patterns, and supportive of neighborhood investment. New construction on currently vacant lots will enhance surrounding blocks, increase property tax base, and improve public safety and aesthetics. The Warren Land Bank Authority strongly supports maintaining the role of the Zoning Board of Appeals as intended, which is granting variances only where a true hardship exists. This Ordinance achieves that goal by addressing systemic issues through legislative action, rather than placing pressure on the ZBA to resolve them on a case-by-case basis. For these reasons, I support the proposed Zoning Ordinance Amendment. This change is a critical step toward unlocking infill development, addressing housing challenges, and reinvesting in Warren's older neighborhoods.

Please feel free to contact me should you have any questions or wish to discuss the Land Bank's perspective further.

Respectfully submitted,
Mindy Moore
Acting Director and Chairperson
Warren Land Bank Authority

Secretary Mouri reads a letter into the record for public hearing.

Ms. Michelle Katopodes reads the recommendation of the Staff:
I will read off some of the changes that we had when reviewing the different sections of this ordinance.

Chair Smith – Public Hearing open for audience participation.

Public Hearing portion closed.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – As far as the cost for the homes, do you have any ideas? I know a lot of this is focusing in the south end of Warren, this overlay district, but do you have any ideas what the cost per home is going to be?

Mr. Hunter Manikas – There's a few different ways that these modular homes can be designed, there's various models that can be implemented, I would say the standard is about \$225,000 per home. Typically, unfortunately, in the area if you build a home for \$230,000 to \$235,000 it will only sell for \$200,000, so it's very much so economically infeasible to build in the area. As was mentioned, that's why the pilot program was approved by Council, which gives some tax incentives, forgoes some of that tax revenue to get this reinvestment that's much needed. Unfortunately, right now, to just build and sell, you would actually be losing money with the state of the market.

Commissioner Holowaty – So are these going to be rent-to-buy or for sale?

Mr. Hunter Manikas – Right now there's two proposed models, one of them is going to be build-to-rent, which will just be for rentals, and we are also exploring the build-to-sell, as well. There's been cooperation with the State and MSHDA, they are trying to find some funding to make this work for south Warren as well, where, then, we could have a for sale model.

Ms. Michelle Katopodes – Can I just clarify one thing, the Ordinance itself would allow for anybody who wants to even build their own home or somebody else, that's one model for a local developer on how they are planning to put those homes in, but the Text Amendment, it could be anybody financing their own home and that sort of thing. So that's not part of the Ordinance necessarily, that's the economic strategy of how it can be developed.

Commissioner Holowaty – I yield the floor.

Assistant Secretary Duzyj – A couple of questions, first of all, have you run this Van Dyke Mixed Use District past the TIFA Board?

Mr. Hunter Manikas – Yes, so pretty much everything that's called for within the Van Dyke Mixed Use District is in the City Master Plan, as well as the Van Dyke Corridor Plan, and the Van Dyke Corridor Implementation Plan which we had designed last year by some MSU students, they presented it to the TIFA Board. In all of our conversations, they were incredibly excited about this. A formal approval, I don't think, has been given, but they have all expressed their support for it, either at the meetings, during comments, or just in conversation, so they are all very supportive of it, yes.

Assistant Secretary Duzyj – I think it would behoove all of us to get TIFA on board with this. I served on the TIFA Board for a rather long time, and we had a number of developments that, if they would have got in, would have been gorgeous, but they pulled at the last minute.

As far as the houses now, Baker is building houses down there that are just terrific, now I'm hoping those are to sell as opposed to rent.

Mr. Hunter Manikas – Yes, those ones, she's been able to garnish some support from the State and MSHDA as well as tax and Brownfield funds for tax abatements, so hers are a for sale model.

Assistant Secretary Duzyj – Very good, next, easements, how does the overlay affect easements, to get rid of an alley, to split an alley between two lots, how does that work?

Mr. Hunter Manikas – I think it would be the same, I don't think it really addresses that. Michelle could probably speak on that, I'm no expert in that area.

Ms. Michelle Katopodes – There would be no affect, if somebody wished to vacate an alley, the same process would apply.

Assistant Secretary Duzyj – So the overlay won't affect that at all.

Ms. Michelle Katopodes – No, if an alley is already existing as a public alley, that would remain a public alley, it doesn't have any effect on that.

Assistant Secretary Duzyj – Last but not least, it was mentioned that removing rooftop HVAC Units.

Ms. Michelle Katopodes – It was just the section, just remove that section, because it had to do with screening on the roof, but that

probably wouldn't really apply, so we just wanted to remove that one section from the Missing Middle Overlay.

Assistant Secretary Duzyj – Thank you, Mr. Chairman.

Commissioner Hoque – What will be the impact from changing the existing Ordinance to the new Ordinance, what benefit do we get as citizens?

Mr. Hunter Manikas – So it wouldn't affect anyone that's there right now, this wouldn't change anyone's existing home to being in a state of illegal non-compliance or anything like that. What this would do, would be to allow for new people to build on these lots. Right now, I believe you need a 60-foot-wide lot in our current Zoning to be able to legally build on it. The vast majority, there's about 250 vacant residential lots, specifically in this area, that we are addressing and the vast majority of them, probably 66%, are smaller than 40 feet or 40 feet, so that unlocks the ability for by-right developers to be able to come in, or anyone looking to build a home at all, to come in and build on these lots. Right now, it's strictly not allowed, they would need to go to ZBA and get variances to do so.

Commissioner Hoque – It looks like the lots are going to be smaller, right?

Mr. Hunter Manikas – The lots are already existing as 40 feet so it won't decrease any lot sizes already. We have a large inventory of vacant lots that are a smaller size than is allowed to build on and this will unlock the ability for people to build on these lots.

Commissioner Hoque – So what will be the impact on the taxes because there's big issues on taxes that people are talking about, especially in Warren, so will taxes be increasing or decreasing?

Mr. Hunter Manikas – I would say it's a net neutral, in my opinion, because you're adding more people to the tax base, more money to the schools from the State. I believe it would reduce taxes in the long-term, but that would be more of a macro view of things; rather than each individual home that's built, it isn't going to have any effect on that, but when you look at the big picture, and adding all these new houses and all new residents, there's going to be more of a tax base to draw from and it would have a net neutral and in the long-term, essentially, there would be more tax money to draw from so you wouldn't need to have as high of taxes, but that's the big picture down the road.

Commissioner Hoque – Thank you.

Commissioner Ansar – I just want be clear that this district started from Van Dyke all the way to Hoover and Eight Mile to Stephens, right?

Mr. Hunter Manikas – I believe it starts at Sherwood, there's the two different overlays, I believe that the Missing Middle, which is the residential, runs from Sherwood all the way to Eastpointe and along Stephens Road. It's Sherwood on the west, which is pretty close to Van Dyke, and all the way over to Eastpointe.

Commissioner Ansar – North of Stephens Road?

Mr. Hunter Manikas – Stephens is the northern most boundary, correct.

Commissioner Ansar – My question was, I see that article section 4H-23, I see a few of the businesses are going to be prohibited. So existing business will still be there, and the new will not be allowed in the future in this district?

Mr. Hunter Manikas – So, it won't affect the existing businesses, this is for new businesses that would come in, so any existing business wouldn't be affected by this.

Commissioner Ansar – Any existing gas station, auto sales, car wash, still will be there?

Mr. Hunter Manikas – Correct.

Commissioner Ansar – The new coming in, gas station, car wash, vehicle repair shop, firearm shop, sales, those will not be approved there anymore after we approve this?

Mr. Hunter Manikas – Correct.

Commissioner Ansar – Okay, if City Council approves this, all those prohibited list, they cannot be in this district anymore.

Ms. Michelle Katopodes – In that specific district, not Citywide.

Commissioner Ansar – Thank you for clearing all those.

Chair Smith – I have a couple questions Michelle. I was going through it again and I noticed that because, the overlay and Missing Middle, that this article 4H, when I’m reading down in Division I, 4-A is general, shouldn’t that be 4H-A.

Ms. Michelle Katopodes – Some of those types of things, the numbering, assuming this is approved, if it’s recommended for approval, those types of edits and the additional recommendations will be fixed prior to being sent to City Council. The Attorney’s office will number them and fix any of those numbering issues and letters.

Chair Smith – Thank you. 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 Heide.....	Yes
Commissioner Hoque.....	Yes
Secretary Mouri.....	Yes
Vice Chair Boniecki.....	Yes
Chair Smith.....	Yes

- B. SITE PLAN FOR NEW MARIHUANA ADULT-USE RETAIL ESTABLISHMENT; located on the east side of Dequindre Road, approximately 977.37 ft. south of Eleven Mile Road; 26620 Dequindre Road; Section 19; Mazin Samona/Dequindre 26620, LLC; PSP260017.

PETITIONERS PORTION:

Mr. Robert Zora – Good evening, my name is Robert Zora on behalf of 26620 Dequindre, LLC, my address is 1100 W. Maple Road, Troy, Michigan. This project is an adult-use marijuana establishment that’s located at 26620 Dequindre Road. It’s a 4,400 square foot building with a drive-thru and then surrounded by parking, as depicted on the site plan. I did have a chance to review the staff recommendations and comments; many of them are pretty easy to address within the site plan. I did have a couple of questions regarding some of the more substantive changes that the staff requests and we will take the lead from the Commission on whether the Planning Commission prefers that we submit a new application or whether this can be addressed administratively after the fact.

The staff's recommendations call for elimination of the parking along the northern side of the property, the western side of property, and then immediately right in front of the building on the western side of the building, to allow for a 30-foot escape lane around the drive-thru. I think we'd like to preserve some of that parking for traffic but also in the event this location is used for something else in the future if the establishment doesn't succeed financially.

My question is, are we able to, administratively, after the fact, remove that barrier along the drive-thru there to allow for that 30-foot escape lane for the drive-thru, other than that I'll answer the Commissions questions.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: Building requires Building Permit/Plan Review Application for proposed scope of work.

ENGINEERING: Preliminary review of this site yielded the following comments from the Engineering Division.

1. Show and identify the location of all existing/proposed underground utilities in the vicinity of the project including their sizes and connections.
2. Show how you intend to drain the parcel.
3. Site shall comply with current City of Warren Storm Water Ordinance. Detention and pretreatment shall be required. Provide a storm water narrative.
4. 30-foot R.O.W. dedication shall be required and formally recorded.
5. The outside perimeter of all paved/parking spaces shall be minimum 6-inch concrete curb and gutter.
6. Provide accurate dimensions on Engineering scale.
7. Dumpster pad shall be minimum 8-inch concrete.

AT&T: AT&T does not object to the proposed facility. We do have facilities crossing the property, but we do not expect them to be affected (including major lines feeding the adjacent cell site). Please advise the petitioner to contact us as soon as possible if any conflicts arise.

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

DTE: DTE Electric Company has reviewed the site plan for new marijuana retail facility. DTE has no objection to this request, impacting 26620 Dequindre Road; Section 20; per the site plan. However, the applicant should contact DTE New Business Group at 1-800-338-0178, before construction starts, to create a work order to be assigned to a DTE Planner to assist with the planning process. 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 have determined this site is under the jurisdiction of MCPWO. This project is impacting and/or discharging to a county asset including one or more of the following: a county drain, county road right-of-way, or other (See table 1.1. in the MCPWO's Procedures and Design Standards Manual for Stormwater Management (Rev. March 1st, 2024) for further explanation). Any site disturbance over 1-acre, will require the proposed site to conform with the MCPWO's Procedures and Design Standards Manual for Stormwater Management (Rev. March 1st, 2024). Review Section 5 for stormwater detention and drain easement requirements. Prior to the site plan approval, it is highly recommended that the design consultant and landowner schedule an engineering meeting with this office to discuss how our standards may apply by contacting Heather Morin at heather.moring@macombgov.org or 586-307-8280.

Mr. Ron Wuerth reads the recommendation of the Staff.

Chair Smith – Public Hearing open for audience participation.

Public Hearing portion closed.

MOTION:

A motion was made by Assistant Secretary Duzyj to approve, supported by Vice Chair Boniecki.

COMMISSIONERS PORTION:

Assistant Secretary Duzyj – A couple of things, do you understand all the requirements that have been laid out?

Mr. Robert Zora – Yes.

Assistant Secretary Duzyj – My fellow Commissioner Heide and I were looking at the lines that are right over your drive-thru, are you

moving all those lines. If you look up, there's no way in the world you can put much of anything past there. You're going to have to move a whole bunch of lines that are along the north edge of your property.

Mr. Robert Zora – Do you mean the power lines?

Assistant Secretary Duzyj – Yes.

Mr. Robert Zora – I believe the building height is reflected in the elevation plan that was submitted. My understanding is that they don't conflict but, certainly, if they do conflict, we will have to address that.

Assistant Secretary Duzyj – They are pretty low, they are hanging pretty low, I don't know the last time you took a look at it.

Mr. Robert Zora – I've been to the site, I apologize---

Assistant Secretary Duzyj – Most people don't have a tendency of looking up.

Mr. Robert Zora – Certainly, if it's an issue, we will have to address it.

Assistant Secretary Duzyj – I think it is, and you will. Did you buy some of the Crash Landing property or all of it?

Mr. Robert Zora – I don't know what the property was before that.

Assistant Secretary Duzyj – The property that was north of there.

Mr. Robert Zora – No, I think this is the one parcel, it's one parcel that was purchased. There used to be a building on the lot that was raised at one point.

Assistant Secretary Duzyj – That's Crash Landing, that's the one I'm asking about. Something doesn't look right to me anyway, because you have that building, and if you take a look at this, you're going around that building in red and then you're going north of that. If it's one parcel then I'm surprised about it.

Mr. Robert Zora – I believe there's currently a fence, one of the recommendations was to remove the fence line, but there is a fence that divides those two properties currently.

Assistant Secretary Duzyj – If you take a look at this and the other picture that you just had up of the print, are you cutting down the building or what, the Azteca Building---

Mr. Ron Wuerth – I just want to clarify, this is the Crash Landing parcel; it doesn't look like it, but it is. It was all parking at one time, if you want to go on Google Earth and look at it 10 years ago it was still there and it's the same property. Those facilities, the communication facilities, were part of the property.

Assistant Secretary Duzyj – Right, I agree with that, but if it's Azteca restaurant, the old Azteca restaurant, you're going north of that.

Mr. Ron Wuerth – No, this is the property, the Pho restaurant to the north was there and there's nothing more, this is the property, absolutely.

Assistant Secretary Duzyj – Then I'm somewhat confused, but okay, we'll take it from there, thank you.

Commissioner Heide – For clarification sake, we are speaking of the vacant lot then?

Mr. Robert Zora – Correct.

Mr. Ron Wuerth – The vacant lot that the Crash Landing was on.

Commissioner Heide – Okay, so it's going to be a new construction.

Mr. Robert Zora – That's right, it's currently a vacant lot.

Commissioner Heide – Okay, thank you.

Assistant Secretary Duzyj – So the old Azteca restaurant has nothing to do with this?

Mr. Ron Wuerth – Zero to do with it.

Assistant Secretary Duzyj – Then I was looking at something different, thank you Mr. Chair.

Chair Smith – Don't feel bad I did the same thing, I went over and looked at it and I said well this buildings here---

Assistant Secretary Duzyj – I thought that building was the portion we were looking at.

Chair Smith – That's what I thought too, then I found out it wasn't.

Mr. Ron Wuerth – Let me clarify something, initially you had some photos I think that you were looking at that were incorrect. We replaced those and we sent everyone copies of the new site, which is the vacant site.

Assistant Secretary Duzyj – That's what it was, thank you very much.

Chair Smith – Good evening, sir. Are you okay with all the recommendations?

Mr. Robert Zora – I think I addressed them in my opening statement there. It is a lot of parking that we would be eliminating with the staff recommendations, I believe we'd be eliminating almost 30 or so parking spots. My thought is, if it might require, because we just received this on Friday so we haven't really had an opportunity to digest it with our construction team and our project managers, but if we do make substantive revisions to the application, I suspect that would require a new application including, perhaps, even shifting the building back because that would allow for the 50-foot setback that was recommended in the staff recommendations. I'm trying to think of ways that would allow us to preserve that parking and create that escape lane without having to eliminate some of that parking, I'm just thinking that perhaps moving that building back might address a couple of those issues that are in the report.

Chair Smith – You've got a drive-thru, so how much parking are you really going to need? Because a lot of your traffic is going to be drive-thru and they're not going to really be parking. And the people that are parking there, they're going to come in and buy supplies. Is that what that is?

Mr. Robert Zora – Correct, it's going to be sort of dual service. It is 4,400 square feet, the building, so there will be a lot of traffic in and out in addition to the drive-thru. It's not a small building and there will be an in-store service component.

Chair Smith – So people will be able to come in browse and see what they want to get?

Mr. Robert Zora – Correct, yes.

Chair Smith – What are your hours of operation?

Mr. Robert Zora – We will, of course, comply with any City Ordinance. Our other locations close, depending on which municipality, they close at 9:00 or 10:00 p.m., but we will comply with whatever the City Ordinances are with respect to hours of operation.

Chair Smith – Thank you, sir. Does anyone else have anything? That was a motion by Assistant Secretary Duryj, supported by Vice Chair Boniecki, roll call.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – Good luck with your project, sir, and if you’ve got any issues, you can work them out with the Planning Commission.

Mr. Robert Zora – Thank you, and if we do want to redo it, we will submit a new application.

Chair Smith – Well, you may not have to, talk to the Planning Department, you may be able to work something out.

- C. SITE PLAN FOR OPEN STORAGE OF COMMERCIAL VEHICLES; located on the south side of Fourteen Mile Road, approximately 1,250.4 ft. east of Mound Road; 6500 Fourteen Mile Road; Section 4; Ian Quint/14 Mack LP (Delon Shabo/AA Parking); PSP260021.

PETITIONERS PORTION:

Mr. Jeffrey Graham – My name is Jeffrey Graham, I’m the Project Architect, I’m with Kem-Tec & Associates, I’m with the owner of the leased spot of the business, Delon Shabo.

I just want to start off with a little bit of history. This used to be the Art Van Warehouse, and when they first built this property, that use has never changed, it's always been a truck storage area or parking area, that's where Art Van kept all their trucks. When Art Van went out of business somebody bought the lot, the property, that person then divided it, nobody ever had any need for that big of a building, so the landlord broke up the building into four or five businesses. Nobody wanted the parking of the trucks, so he leased that out separate, and that's where my client came in. It's always been a truck place, and then there's a piece of land directly, see the green area that's on the property, they never developed that for the parking because that's a giant 20-foot-tall berm that separates the truck parking lot from the park next door.

So, what we are asking is that we continue the use of it, that's what it's been used for, which is trucking. We met with the Planning Department, and they came up with some recommendations, and as you know it's gravel, gravel is what you use for big trucks because big trucks will destroy asphalt. As far as gravel goes, every six months you bring out a bulldozer, and you smooth out all the ruts, and you start off fresh. That's why gravel is almost used exclusively for large truck parking like this or for truck maneuvering.

The one structure that we are putting on there is a mobile office. What they want us to do is put a footing underneath it, which is fine, we have no problem with that, and then there's also some trash dumpsters on the side. Keep in mind this is behind a huge industrial building, and it's completely surrounded by industry, berm, or a state park. What we'd like to do is just maintain what we have right there, and we'd be more than happy to add the footings to the office trailer because they want a security guard in there over the weekends and, also, two dumpster enclosures for each dumpster.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: Building has no issues.

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

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 this proposal for open storage.

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 open storage of commercial vehicles. DTE has no objection to this request, impacting 6500 Fourteen Mile Road; Section 4; 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-mentioned 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 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 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.

Secretary Mouri reads a letter into the record for public hearing.

Mr. Ron Wuerth reads the recommendation of the Staff.

Chair Smith – Public Hearing open for audience participation.
(Audience Portion)

Public Hearing portion closed.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Mouri – I was going to ask a question to our Attorney real quick, can you speak a little bit more about if the site plan has been in compliance with the Ordinance or a little bit more on the history of it. I know there were some questions raised that they were operating without following the Ordinance.

Ms. Mary Michael – I think this evening's item is to bring them into compliance.

Secretary Mouri – So they have been operating?

Ms. Mary Micheals – I don't know the history, if you're asking if it was a legal non-conforming, I'd have to look at the facts. I don't recall, it was years when this first came before us. I don't know if they were legally non-conforming.

Secretary Mouri – I have a question for our petitioner.

Mr. Jeffrey Graham – The petitioner never got compliance when he first leased the property, it's been 3 years, because it was already a truck storage area for decades, ever since they built the property. And they were in compliance then, for the simple reason that the truck storage lot was part of the building, of the main building. When that happens, you're allowed to have open storage for less than half of your square footage of the building, well they're 1/10 of what their building was, so they were in compliance when they built it. Then what happened was the breakup (sic).

Also keep in mind that we are not the only trucks on the site, there's like four or five other industrial buildings that bring in trucks every day. We would be willing to talk to the landlord, because we have no control over the gates, that's somebody else's property. We can talk to the landlord and make them come through the center entrance. They can put speed bumps down and all kinds of things to discourage the use. But keep in mind these trucks are parked over the weekend. They come in, they pick them up, and then they take them wherever they do across country, whatever, and when they come home, the owners of the trucks where they park, all these trucks are owned by individual people, and what they do is they'll take their truck and leave their cars, so that's how it works.

But my client was unaware that it was out of compliance only because it's been used for decades, as this exact use.

Secretary Mouri – For my understanding and for the public too, what I got from you is that your client has been operating in that area for the past three years?

Mr. Jeffrey Graham – Yes.

Secretary Mouri – And you were not aware of the fact that it was not in compliance?

Mr. Jeffrey Graham – That's true because it's always been a truck parking lot, for decades.

Secretary Mouri – With that, I know there was some issues about the way the trucks are going and that's been a concern through the residents too. Is there hours of operation with the truck parking or it's just they can come in anytime, what does that look like?

Mr. Delon Shabo – They can come in at any time. Some of them may come in late night, but that's not every time, though. It depends on when they arrive to the state.

Mr. Jeffrey Graham – They are not unloading anything; they are just parking.

Secretary Mouri – Did any resident, or any neighbor, come and try to talk about an issue that they have been having. For example, one of the members who just spoke mentioned the fact that they have a banquet hall, and every time the trucks are going, it vibrates their building, did they try reaching out to you?

Mr. Delon Shabo – Not to me, but they did reach out to the property management. There were speed bumps right near the apartments and every time the truck would come, they'd hold their brake by the speed bumps and that's how there was a noise there. What they did is they took the speed bumps off, recently, so now, hopefully, it should be much better. There's no need to brake right by the apartments to go in and without making any noise. Now we do have another entrance that we can also enter from, so it's not just one entrance that we have. We have the main entrance.

Secretary Mouri – What's the reason the other entrance hasn't been used until now?

Mr. Delon Shabo – They are both being used, it's not just one, it just depends on where the truckers enter.

Mr. Jeffrey Graham – Well, the main reason is because I think you find that if you go to the southern, it's a straight run to here---

Mr. Delon Shabo – And that's also easier---

Mr. Jeffrey Graham – Whereas if you come through here, there's semi-trucks all across here, all across here, unloading into these warehouses---

Mr. Delon Shabo – Docks, yeah---

Mr. Jeffrey Graham – So they want to avoid the congestion.

Secretary Mouri – Thank you, Mr. Chair.

Commissioner Hoque – You said you've been using the place for three years, right?

Mr. Delon Shabo – Yes.

Commissioner Hoque – Without any complaints?

Mr. Delon Shabo – No complaints that I have received.

Mr. Jeffrey Graham – He's not the landlord though.

Commissioner Hoque – So you're leasing? So, you've been using for three years and now you have come to submit the site plan, why?

Mr. Jeffrey Graham – The City requested.

Mr. Delon Shabo – The City requested it, and when we took over, there were already trucks parked there, so we thought it was approved.

Mr. Jeffrey Graham – First of all, the landlord may be in error here too by not informing us that it wasn't in compliance. But at the same time, it's been used for truck parking for decades, so why would somebody all of a sudden think that they would need to get compliance if it's been in compliance for decades.

Commissioner Hoque – Are you parking trucks and trailers both?

Mr. Delon Shabo – Yes, truck and trailer.

Commissioner Hoque – Is there any speed limit in this area or no, because the neighbor is complaining there is a big vibration.

Mr. Delon Shabo – It's happening, I know where they're talking about, where the guard shack is. There used to be a couple bumps

there and that's where the vibration is happening. They are holding a brake there and that's what's happening, so the property manager recently took all the bumps out, so now there's no need to brake by the apartments, so to help out with the noise or the vibration.

Commissioner Hoque – I would like to ask the Planning Department; can you respond about using without any permission? Been using the place without it.

Mr. Ron Wuerth – There's the main entrance, then the other entrance is to this site right here, that's the retail strip that Art Van purchased and had for a long time, many years, and recently they sold it to a Union Group, and they came through us with site plan approval. One of their problems was that people were coming in, again that's trucking, they were coming in that west entrance and cutting through their front parking lot to go through the main driveway to go across the road. That's what they were doing. There is a light there and these people really don't want to get backed up on the main road to go north, everyone who enters and exits that site should know that it's the main entrance and that's where they should be coming.

The point I want to make is that no trucks should be going down that west line, none whatsoever. They are going to have to take their time and go through the site and go out the main entrance, everyone, and that's what we should write into the rules and into the recommendation. That those trucks do not come down and just go straight out, I know it's a nice straight shot, but it's right beside those residential condos and we can't have it, they've got to go out the front. So that's my recommendation.

Assistant Secretary Duzyj – A number of things, first of all, this was in front of Zoning Board of Appeals in 2013, there's the ZBA in 2014, Planning Commission approval in 2015, 2018, 2019, 2023, and I think there's one for 2024. So, I think that operating without knowledge or whatever is maybe a little incorrect. It's all in our findings and it's going back quite away. So as far as them operating without anybody taking a look at it, I disagree with that, I think the City has been very attentive and looked at a whole bunch of these things.

Now, that's one. Two, I think we should make it a point on the recommendation to close the west gate, the west entrance and so on.

Mr. Jeffrey Graham – I'm saying we concur; the problem is we don't own that, so you'd have to talk to the landlord.

Assistant Secretary Duzyj – I'm sure if you get in touch with the Planning Department and talk to the landlord then we can all come to a happy conclusion on all this---

Mr. Jeffrey Graham – We don't care how they get into the property.

Assistant Secretary Duzyj – Well, yeah, you kind of do because it makes these people nuts.

Mr. Jeffrey Graham – We don't mind them taking the center one.

Assistant Secretary Duzyj – And I understand, but I think if all of us the City, and everybody else, closed down that west entrance, that would alleviate their problems, that would alleviate some of the problems about halls and the rest of it. I don't know if we can make a recommendation for the Planning Department to go talk to the landlord or whatever, but they've been coming in and out of the City quite a bit between Planning and Zoning Board of Appeals, so saying that they haven't been---

Mr. Jeffrey Graham – I don't think that that, those items you just recorded, they were probably for the other portions of the building.

Assistant Secretary Duzyj – After everything is said and done the City has been involved here, so saying that the City hasn't been involved and you're operating without any Helter-Skelter is not a really fair statement, but I'd like to see that west driveway closed. And that's that. Now, if what we have to do to do it, if there's, I don't know who the landlord is, it used to be Art Van, now it's Gardener White.

So that was number two. Number three, you have Lipari Services in there, you've got how many truck wells in there? 210-220?

Mr. Jeffrey Graham – I don't know. This is not my, my client hired me just for that parking lot that they lease from, the rest of the building is done by somebody else and different clients.

Assistant Secretary Duzyj – The only comment that I really have to make is that if there are any trailers with freezers on them that are left running overnight that should not be allowed, you have to police it, I can't. You have to police it, that running that at night is totally out

24/7, no matter what. I've had my share of problems with the freezer trucks running all night next to residential and nobody was happy. So, I want your assurance that we are not going to have that kind of problem with any of this.

Mr. Delon Shabo – You're right Lipari have freezers, but they don't belong to us, so I have nothing---

Mr. Jeffrey Graham – They don't lease from us. I mean, we just---

Assistant Secretary Duzyj – If you have the ability to influence Lipari, or whoever else has got refrigerated trucks, do not allow that to run 24/7, that's all. Thank you, Mr. Chairman.

Chair Smith – I concur with the Commissioner as far as trying to close that because they had a gate up there, the gate's not in operation. They did have the bumpers, but like I say, trucks vibrate. I don't know what kind of equipment or materials they are carrying on it, the heavier they are the more they are going to vibrate. And like I said, it's next to a hall where they have banquets and then you got the residential, so if we can close the driveway and have them go down the other driveway to the back, and even if it gets to the point that we put up a sign or a barricade that says no trucks allowed down this driveway, I don't know who else is using the same driveway or not. This way if you can't do anything maybe we can do something where we can barricade that off and just say, have a sign that says no truck traffic, so they'd have to go to the other driveway.

Mr. Jeffrey Graham – We would have no problem with that.

Secretary Mouri – Are we adding this as a recommendation to this plan or is it something that the Planning Commission is going to run down.

Chair Smith – You can add it to this recommendation as part of the recommendation.

Assistant Secretary Duzyj – I don't know if we can add it, if it's not on his property, then how can we add it as a recommendation?

Chair Smith – We can still add it as a recommendation to be considered to close it.

Mr. Jeffrey Graham – We could add it on the drawing to say the tenants will seek from the landlord to have this closed, if possible.

We can't control it, but we can try and use our influence to get it closed.

Assistant Secretary Duyzj – If we can get our director back up here, please.

Mr. Ron Wuerth – This is one large property, they lease part of it, so the site plan is also the responsibility of Gardener White, so when the Planning Commission says we want that driveway closed that also affects the rest of the site. We have, notice, we have an overall plan, and we have a larger plan that shows that leased area. You're saying you want that either closed or monitored, but I think you're saying you want it closed.

Assistant Secretary Duzyj – Prefer it closed, yes.

Mr. Ron Wuerth – Then that's what you're going to do. There's another option maybe, by that retail building, if there's a gate put there. You see that picture, see where the black image is, the L shape, at the corner of it. You know what I'm talking about? See the building, the southwest corner, yep, right there, put a gate there. Trucks can't, it's gated off, they can't use it. But the people out front there need that driveway for that, they're not going to come in, and they're not supposed to come in there to begin with because they also will have gates to their property. Either close it off, close it off, or put maybe a gate there. But that's going to stop everybody who goes onto the site with trucks. You can use all the signage that you want, no thru trucks, things like that, and certain officers of the law will have a lot of fun trying to monitor that.

Commissioner Hoque – Is the driveway being used by any other companies?

Mr. Ron Wuerth – It is. That's that I'm talking about here. It is used by the Union Hall. See that drawing?

Commissioner Hoque – If this driveway is using by any other company besides the trucking company, so we have to leave it open, but we can say like no trucks.

Mr. Ron Wuerth – I hardly think anyone will pay any attention to the signs; I'm being real here. So that's why I'm saying maybe the gate, there should be a gate at that point right there, and then those people who have that property can use their driveway. But they themselves were going to put gates leading into the front parking

area, that was part of their site plan. So, whoever pulls in there they are going to have to back out and they will learn real quick not to do that.

Assistant Secretary Duzyj – That would be awful to back up all that way.

Mr. Ron Wuerth – Well, there can be signage out front no thru trucks, but if you don't stop them from leaving the site by way of the gate at the corner of the building or somewhere down, they used to have a little shed there that somebody monitored---

Assistant Secretary Duzyj – I think they still do.

Mr. Ron Wuerth – So it's a concern.

Assistant Secretary Duzyj – If they are going to put it in, if you're going to put a gate or whatever in, I'd do it on the north side because backing up a semi once you got past that building would be---

Mr. Ron Wuerth – Mr. Duzyj, when the trucks come in, they will pull right up to the gate, and then will have to back up again, won't they?

Assistant Secretary Duzyj – Yeah, good point, even leaving is going to be tough.

Mr. Ron Wuerth – All we are trying to do is funnel everybody to the front, it would be great if this person who is leasing the property can control how these people come in and how they leave, and the same with everyone else who's on that site, how they come in, how they leave, that's a trouble spot over there.

Assistant Secretary Duzyj – Yes, it is. Fair enough.

Chair Smith – Mr. Wuerth? Because of the number of trucks that have to drive down through there, there's a building, the apartments are right behind that, do they go in through next to the hall there and go to the back, or do they use that same driveway?

Mr. Ron Wuerth – I think they do have access through there.

Chair Smith – Through the same driveway?

Mr. Ron Wuerth – They may have an ingress/egress. Somehow you're going to have to control that. Maybe this gets postponed and

the person who leases has a conversation with the owner and we can have, perhaps, a meeting at City Hall and talk about this. Because I don't know that we're going to solve this problem tonight.

Chair Smith – I agree with that, because we need to get pretty much everybody involved with getting their trucks down through there, to get an idea of somehow how we can control it.

Mr. Ron Wuerth – You may want to postpone this.

Mr. Jeffrey Graham – We actually can control our tenants from using that entrance. Basically, we tell them not to, and if they're caught doing it, then they would lose their lease. So, we do have the ability to have control over our trucks, we don't have the ability to control anybody else's trucks, and you've got to remember there a million square feet of warehouse space there.

Chair Smith – My only concern with that is that you can control your trucks but what about the other trucks that go in there. You don't have any control over that. So, we have to have some way to regulate all the trucks.

Mr. Jeffrey Graham – If we can cure our problem in that episode, then the problem by other peoples, would that truly be part of this site plan approval process? Right? I mean, if we can control our trucks, you've got to remember our guys coming in, they bring their empty trucks and park there, they're not carrying heavy loads or anything like that. We can tell them use the middle lane or your lease will be voided if you're caught going down the side lanes. And then you can work on getting that lane. Then at least you've got 50 trucks solved. And then, you can now, then the issue now won't be between us and the City or anybody else, it will be the City and the million square foot of industrial space that has trucking going to it. That would be that battle, you guys have that battle, but we would be out of it because our guys wouldn't be affecting you at all.

Mr. Henry Newnan (speaking from the audience) – Who would enforce that?

Mr. Jeffrey Graham – We would by telling our people they can't use it and if they are caught, because we have a security guard at the back. I'm not sure how that would be done with---

Mr. Henry Newnan (speaking from the audience) – You have video cameras that---

Mr. Jeffrey Graham – We don't have right now, but, I mean, that's something we could work on. He's fairly confident that if he tells his guys to use the center lane, otherwise we get closed down, then they'll use the center lane.

Mr. Henry Newnan (speaking from the audience) – Enforcement seems like a problem.

Assistant Secretary Duzyj – None of your comments have been recorded.

Mr. Henry Newnan (speaking from the audience) – Ok. Sure. That's all right. I yield.

Chair Smith – I think we might want to postpone this to allow you to get with the others, to allow Art Van or Gardener White to get with the other people that bring their trucks in there.

Mr. Jeffrey Graham – My question is what happens if they say no? I mean, we're not going to be the problem.

Chair Smith – Then you've got the other question, you can say no but how many people are going to listen to you and they'll still bring their trucks in there.

Assistant Secretary Duzyj – His people will listen to him.

Chair Smith – I'm saying the other people that are going in there which will be causing part of the problem, how are you going to detour them from not going down through there.

Mr. Jeffrey Graham – Is that really our job though?

Chair Smith – No, it's not your job, but it's still an issue that would still have to be resolved.

Mr. Jeffrey Graham – What if we get a camera at that corner, and if any of our tenants come that way, then they'll get a couple of warnings and then they'll be kicked out. If we put a camera, we can put a camera on anything nowadays. We have a security guard that stays there, we have an office in there.

Chair Smith – You have an office open 24/7?

Mr. Jeffrey Graham – I don't know if it's open 24/7.

Chair Smith – But trucks come in and out 24/7.

Mr. Jeffrey Graham – It's mainly the weekends that we were concerned about security, people breaking into the trucks on the weekends, because they can just come over from the skate park and there's nothing stopping them.

Ms. Mary Michaels – If I may, Mr. Chair. Site plan conditions must relate to the site plan before the Board, so please consider it in that realm. Thanks.

Mr. Jeffrey Graham – I don't understand what that means.

Ms. Mary Michaels – It means if the Commission imposes a condition it has to apply to your petition, your proposed site plan, not the other site plans for the other properties.

Mr. Jeffrey Graham – So really, we should be looked at as an isolated incident.

Chair Smith – So if you think you can put up the cameras, have the guards, or have some way to prevent your trucks from going down through there.

Mr. Delon Shabo – Yeah, for sure. Sure. We can maintain our own customers, we can for sure.

Chair Smith – Commissioner Duzyj, what do you think of that?

Assistant Secretary Duzyj – We have to find the landlord and go have a discussion with the landlord.

Chair Smith – Okay, we can still have to do that.

Assistant Secretary Duzyj – But holding him up makes very little sense.

Chair Smith – Okay, that was a motion by Commissioner Mouri, supported by Commissioner Hoque.

Secretary Mouri – Mr. Chair, I have a question before that. So, are we adding this in the recommendation that the petitioner is coming up with a way to track the trucks for you guys, or is that being added

in the recommendation? Because I know we're just going with the word of mouth and it's not in the site plan, so what are we adding in the site plan?

Mr. Jeffrey Graham – Do you want to commit to the camera?

Mr. Delon Shabo – I will.

Secretary Mouri – You'll be having cameras and what about the person, who is monitoring the cameras?

Mr. Delon Shabo – We will monitor the cameras.

Secretary Mouri – Do you have a security guard 24/7?

Mr. Delon Shabo – We do have a security guard there, normally they're in the back, we have nothing in the front, but we can possibly find a way.

Secretary Mouri – So what are we committing to, I would be interested in having this in the site plan, so at least from this site plan, we don't have any issues going forward.

Mr. Jeffrey Graham – If you ever go hunting, there's these video cameras that when they see some activity they click on, my buddies were playing poker the other night, and my buddy was like, oh a 6-point buck just went through my yard. We can do the same thing there; a truck comes up, it can go to somebody's phone, whoever's on duty.

Mr. Delon Shabo – That's the best way. We can tell our trucks, for sure, from far away, I mean our trucks are different than the Lipari or the other trucks that come in.

Chair Smith – Okay, if we can put all of what you're discussing about the cameras and whatever, to do where you can control your site plan then we can add that in the recommendation.

Commissioner Hoque – So it is our understanding that they are not using this driveway, right?

Chair Smith – Because their property is in the back and there's other trucks that use it for the properties in the front, it doesn't deal with theirs. So, all he can do is monitor what their trucks are doing for this particular site plan.

Commissioner Hoque – Their trucks only.

Chair Smith – Just their trucks only.

Mr. Jeffrey Graham – We will tell them, warn them, and then we will have a camera that activates. There’s a lot of different ways you can do it, you can also do with GPS controls, there’s tons of different systems to use. And then also, I don’t think we would really need to enforce it that much. Once we put the cameras up, and tell them and show them hey we can see you coming in, I think that’s more than enough, and if you get three warnings, you’re out.

Mr. Delon Shabo – We can terminate the lease.

Mr. Jeffrey Graham – We can terminate the lease.

Chair Smith – Okay, we can try that and see for now, and if doesn’t work you may have to do something different.

Mr. Jeffrey Graham – Well, you may be successful getting the other driveway stopped, in which case, the whole problem goes away.

Chair Smith – Okay. Alright, sir. That was a motion by Secretary Mouri, supported by Commissioner Hoque, roll call.

ROLL CALL:

The motion carried as follows:

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

Chair Smith – Whatever you can do to eliminate the situation, we appreciate it. Alright? Thank you. Have a good evening.

- D. SITE PLAN FOR ADDITION OF COVERED PATIO; located on the southwest corner of 12 Mile Road and Bunert Road; 14300 Twelve Mile Road; Section 13; Kastriot Pergjoni/Chris & Frank Properties LLC (Roan Isaku); PSP260019.

PETITIONERS PORTION:

Mr. Roan Isaku – Good evening, I'm Roan Isaku, 4851 Haddington Drive, Bloomfield Hills. I'm representing the owner of the property, Kastriot Pergjoni. The project is a very small outdoor seating addition to the Milestone Grill Restaurant. As you can see that is the addition that we are proposing, it's meant to have these garage doors that open up so you can have a sort of outdoor dining experience during the warm weather, and that is basically it.

We thought it would be as quick as getting building permits for this project; however, it's been, we're obviously having to go through the site plan approval process, right, and we did see the recommendations, thank you, from Ron's office. And they basically will require, again, just backing up a little bit, this is meant to be modest in cost as well for the owner for the business, and the recommendations include basically restriping the entire site as well as some significant addition to an island that's on the property. That is actually the highest cost item, that, if possible, we would like to challenge or push back on and see if we can get away without that particular item.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: Building has no issues with site plan.

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

1. The provided legal description does not match the existing records.
2. All the existing utilities need to be called out with the vicinity of the parcel.
3. It appears the existing business to the south is using the driveway of proposed site. If so, mutual ingress/egress agreement should be required.

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

COMCAST: We have aerial facilities in the area but have no conflicts with the proposal.

DTE: DTE Electric Company has reviewed the site plan for addition of covered patio. DTE has no objection to this request, impacting 14300 Twelve Mile Road; Section 13; 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-mentioned 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 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 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.

Chair Smith – Public Hearing open for audience participation.

Public Hearing portion closed.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – First off, I definitely do like your idea, I've been to your restaurant many of time. It used to be another name, wasn't it previous?

Mr. Kastriot Pergjoni – My name is Kastriot Pergjoni, I'm the owner---

Commissioner Holowaty – But was it called something else? You took it over from a previous owner?

Mr. Kastriot Pergjoni – Before, way in the beginning, it was Dimitris, from that it became Andrea's Garden---

Commissioner Holowaty – It was, that’s what I remember.

Mr. Kastriot Pergjoni – It was Andrea’s Garden for 30 years. And in October 2020, we purchased it from Andrea, but now it’s Milestone Grill. It’s the existing building. I know I heard the freezer, the hut and whatever, all that has been there. When I purchased it, it was as far as the building outside, it was existing and just like that. As far as inside, because we have a liquor license, we expanded, we made a bar, we lost a lot of seats, now it’s cramped. People want more space, so we think having a patio, especially for spring, summer, and fall, it will help a lot for parties and people having more---

Commissioner Holowaty – I was actually there for Christmastime, and I don’t know if it was your host or somebody, you had some entertainment there that night and a Santa and everything. We walked in, and we went to the movies and came in and walked into a Christmas party and said woah, that was nice.

Mr. Kastriot Pergjoni – We try to keep it as family-oriented where people have parties for graduation parties, family events, and all that. That’s why, by expanding, it will give us a way to put the parties over there so everything runs smoother.

Commissioner Holowaty – Any problems with any of the recommendations from our Planning Department?

Mr. Kastriot Pergjoni – Well, the problem, two are the problems. Basically, they want us to expand the grass on the northwest side, if I’m not mistaken, on that corner over there, which means we have to cut the parking lot and replace it with dirt and all that. We’ve had a little bit of a problem with financial because we thought we were just going to build an outdoor seating area, and now this bring us to a whole different. And another thing is with the driveway, I contacted the owner which we share one driveway with, the plaza behind us. There’s four businesses there, they don’t have their own driveway. That’s going to be a bit of a thing. We need to come to an agreement with the owner over there because they don’t want any responsibilities as far as maintaining or anything like that, but they want to use it. You know what I mean? So, I don’t have a problem as far as them using it, but the problem is, let’s say I have to fill a pothole or something, if we share the driveway, we should share the finances.

Now the City comes to me and says hey, your driveway is bad you have to fix it, I have to fix it. So, we need to sit down with him, come

to an agreement, how we going to handle this. He can use the driveway or he can have his own.

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

Commissioner Hoque – Do you have any easement agreement with them or no?

Mr. Kastriot Pergjoni – No, there was no, I checked with the records and there is no, the only thing I found was the side on Bunert, Andrea Garden had an agreement with the Board of Appeals or whatever, that the grass is not 15 feet on that side, it's 6 feet, if I'm not mistaken, but the City has that on record, as far as.

Now, another thing is the parking lots, being longer, basically, the spaces, that's going to affect us because I don't think we can reach. Right now they're 18, they're perfect, there's no problems in and out or anything like that, but if we have to do 20 feet, if I'm not mistaken, it was recommended, 20 feet on one side, I mean 2 feet extra on one side and 2 on the other, that's 4 feet, I don't think the---

Mr. Roan Isaku – It's especially a problem with the parking just to the north of the building, since there isn't significant drive space to allow that.

Assistant Secretary Duzyj – Well, worst case scenario, you go to the ZBA.

Mr. Kastriot Pergjoni – I think it's because it was grandfathered like that.

Ms. Michelle Katopodes – That's what I was going to mention, both of those items, they could potentially apply to the Zoning Board of Appeals for the front setback or for the parking space lengths. But they would have to appeal to the Zoning Board of Appeals their hardship and that could be an option they could try.

Mr. Kastriot Pergjoni – Is it required?

Ms. Michelle Katopodes – We put in our recommendation the sizes that are required, the setback width and the spaces and the maneuvering lanes. That is the zoning ordinance, that's why we put them in the recommendation; however, an option is to go to the Zoning Board of Appeals, and that's something any owner could try, to ask for that relief or waiver from the Ordinance.

Chair Smith – I noticed on my information it says the patio will be constructed along the west side of the existing restaurant, which it's not, it's on the east side of the existing restaurant. Another thing, it says on exclusions no HVAC scope, so are you going to be conditioning that space?

Mr. Roan Isaku – No we are not, there may be some heaters out there, perhaps in the fall or early spring, one of those gas-powered heaters that are portable, but that is it.

Chair Smith – So that's the only way you're going to condition it then. So otherwise, if it gets too hot in there in the summertime, no air conditioning, they just open up the windows, eh?

Mr. Roan Isaku – It'll be open to nature.

Chair Smith – Alright. I like the idea, but like I say, our Zoning Ordinance regulates the parking, and therefore, I'll make a suggestion to go before ZBA and see if they will allow you to keep the parking the way you want it. But like I said, when you bring a site plan to us, we have to go over what pertains to the Ordinance at this particular time. Okay?

Mr. Roan Isaku – Understood.

Mr. Henry Newnan – I'm Councilman Newnan, and I'm reading present use commercial Milestone Grill restaurant. Note 1, the shed measuring 9.3 feet x 17.4 feet and containing a so many square feet located in the southwest corner of the building was constructed without a permit. And then that Note 1 ends with the parking should be recalculated to include the shed and the freezer square feet for the total existing square feet. Maybe they can recalculate the parking if they remove the shed that never got permitted. I don't know. I just thought I'd throw that out there.

Chair Smith – By removing the shed, I don't think it's going to make that much difference in the parking.

Mr. Henry Newnan – Oh, well, if it caused the parking to be recalculated.

Chair Smith – Well, it's recalculated because of the floor space of the shed; I don't think it's going to change it that much.

Mr. Kastriot Pergjoni – It requires 29 parking spots, we have 60; so, it's not affecting, you know, the building being bigger, it's not going to affect the number of parking spots. It still has enough parking spots.

Chair Smith – These are the requirements that we require, if you can still have an issue with the parking, which it seems like you have plenty of space to do all the things you need to do as far as parking goes. But like I say, you can always go before ZBA and try and get a variance for it.

Mr. Kastriot Pergjoni – Okay. Yes. That was my question. Can we build it before? I understand that maybe we have to do it and then we can do it later, because this is going to set me back, waiting for---

Chair Smith – I would still try and go before ZBA, a meeting with ZBA, Board of Appeals, and see if they will allow you to do what you want, keep your spaces and stuff like that. I know you're in a hurry to build it, it's like you're ready to get out of here, because I see you moving back and forth, but we got to try to follow the Ordinance when we are doing these site plans.

Ms. Mary Michaels – If the parking doesn't affect the building they can move forward with that part and address parking later.

Mr. Kastriot Pergjoni – That's what I was trying to see. Can we build it, and then if you guys decide, I mean even if we go in front of them, they say no you gotta do it, then we have to do it, we understand that part.

Chair Smith – The City Attorney says that you can build that but we don't want you to forget you still have to go for parking.

Mr. Kastriot Pergjoni – I will not forget. We'll get on it right away.

Ms. Michelle Katopodes – They still have to have all the recommendations met, the approved site plans, and those have to be forwarded to Building prior to, and any variance they do need, before they can build. I just want to make sure they understand that.

Chair Smith – Do you understand that, sir?

Mr. Kastriot Pergjoni – Yes, I understand.

Mr. Roan Isaku – So we can't build the building until we go to ZBA and get site plan approval?

Chair Smith – Yes.

Ms. Mary Michaels – For clarification, the variances recommended by the Planning Commission and Planning Department, yes, you have to get those. What I’m hearing is that parking is separate, you might not need it. You might want it, but don’t need it.

Ms. Michelle Katopodes – They do, they would need it. Right now, they are measuring under the size that they would need, like they’re 18, they need to be 20 feet, 22 feet for maneuvering, so they would need variances for that.

Commissioner Hoque – So they need to go to ZBA first?

Mr. Michelle Katopodes – Yes.

Commissioner Hoque – ZBA has to approve, then they can build.

Ms. Michelle Katopodes – You’re right, and whatever they determine along that front, that’s not 15 feet.

Commissioner Hoque – We can approve conditionally.

Ms. Mary Micheals – Yes.

Chair Smith – Okay, so if we approve this it will be on the condition that you go to ZBA and get that part handled so it meets the Ordinance.

Mr. Roan Isaku – Okay, sounds good. Thank you.

Mr. Kastriot Pergjoni – Thank you.

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

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty.....	Yes
Commissioner Hoque.....	Yes
Commissioner Ansar.....	Yes
Commissioner Heide.....	Yes
Assistant Secretary Duzyj.....	Yes

Vice Chair Boniecki..... Yes
 Chair Smith..... Yes, with the conditions that they have to still go by the ZBA for a variance.

Chair Smith – Do we need to take a 5- or 10-minute recess?

At 9:21 p.m., proceedings are in recess.

At 9:29 p.m., proceedings continued.

- E. SITE PLAN FOR COMMUNITY CENTER AND K-12 RELIGIOUS EDUCATION CENTER; located on the east side of Ryan Road and the south side of Eleven Mile Road; 26688 Ryan Road; Section 20; Moni Ruzzaman Khan/Pervin-Monir Khan Islamic Center (Hisham Turk/Turk Architects); PSP260018.

PETITIONERS PORTION:

Mr. Taha Suhrawardy – Hello, yes, my name is Taha Suhrawardy, I'm a representative of Turk Architects. The project here is an existing retail site and a commercial building, and the non-profit here, Pervin-Monir Khan Islamic Center, is intending to turn the space inside this building into programs for underprivileged Muslim immigrant youth for education, physical activity, and health wellness programs.

So, there's three portions of building, there's three tenants. The 1st one and the 2nd are now vacant and the 3rd one is currently a Dollar Tree that will remain as is. So, the tenant 1 in space is 10,000 square feet, that would be mostly classroom space or some physical activity space for children that are K-12. The tenant 2 space would be converted into a community banquet hall type of a space for educational seminars and community events to generate revenue for the center's operations.

Originally there were no proposed changes to the exterior elevations or the project site. We received recommendations where we will have to change a few things to be able to get the approval. Just generally, the project aims to serve the, as I mentioned, the underprivileged Muslim immigrant youth in the area. It seems, a lot of the wording that's been thrown around has been a religious education center, but it's really more of after-school programming for children with the theme of religion, culture, and that sort of thing.

Secretary Mouri reads the following correspondence:

Mary Clark CER-6819
 May 11th, 2026

TAXES: Current.

BUILDING: Building requires Building Permit/Plan Review Application for proposed Community Center and K-12 Religious Education Center.

FIRE: Regarding the proposed site plan, PSP260018, for the property located at 26688 Ryan Road, there are existing fire hydrants located within the alley that must be brought into compliance prior to disabling the fire suppression system. The City of Warren is currently operating under the 2021 International Fire Code (IFC), which references NFPA 24. Chapter 7 of NFPA 24 governs the installation of private fire hydrants and requires the centerline of the discharge port to be 18 inches above grade, along with a minimum 36-inch clearance around the hydrant. The hydrants currently do not meet those requirements. They are set too low and do not maintain the required clearance due to the installation of bollards. These hydrants are required by code to remain in their current locations to provide fire protection for the building. As a result, the hydrants must be repaired and reset in compliance with code requirements prior to the fire suppression system being disabled for renovations.

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

WATER: (See attached letter).

AT&T: AT&T does not object to the proposed use plan for the community and education center. AT&T does have facilities on the property and serving the building. Please advise the petitioner to contact us if there are any conflicts.

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

DTE: DTE Electric Company has reviewed the site plan for community center and K-12 religious education center. DTE has no objection to this request impacting 26688 Ryan Road; Section 20; 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 applicant's site plan appears to have work in MDOT Right-of-Way (ROW). Any work (watermain taps, sanitary sewer taps, drainage or driveway modifications) in MDOT ROW or change to the drainage system that may impact MDOT's storm system, will require a permit.

Secretary Mouri – I'll read the letter from the Water Department.

Dear Mr. Khan,

It has come to our attention that the fire hydrants located on the property at 26688 Ryan Road are currently inoperable for fire protection purposes. These hydrants are supplied by an 8-inch water main situated along the east property line, which provides both fire protection and potable water services to the site.

At the time of the property's original construction, the water main serving these hydrants was installed without an easement granted to the City. Consequently, this system is classified as a private water system. As the property owner, you are responsible for raising or repairing the hydrants to the appropriate elevation and ensuring they are fully operational for use by the Fire Department in the event of an emergency.

Specifications for the required work may be obtained from the Engineering Division or Water Division. All repairs must be performed by a licensed contractor, and a permit must be secured through the Engineering Division prior to the commencement of any work.

Please contact my office if you require further information.

Thank you,

David Koss, Superintendent
City of Warren Water Division

Mr. Ron Wuerth reads the recommendation of the Staff.

Mary Clark CER-6819
May 11th, 2026

Chair Smith – Public Hearing open for audience participation.
(Audience Portion)

Public Hearing portion closed.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Mouri – I know you mentioned the fact that this is an after-school program, so can you walk me a little bit more on what are the hours of operation for the after-school program's going to look like?

Mr. Taha Suhrawardy – It's going to be open from 4:30 pm until about 8:30 pm, during weekends and holidays then intended program will be about 11:00 am until about 7:00 pm. There's no school buses or anything, just parents coming off, dropping their kids off for a couple of hours.

Secretary Mouri – What about the parking situation? So, the parents are dropping them off, I'm assuming the kids are not driving there unless it's 11th and 12th graders, which might not be, so do you have enough parking for that facility?

Mr. Taha Suhrawardy – We do, yeah, it's on our site plan actually. It's assured that the parking has been thoroughly calculated according to Zoning and the use, and we actually have more, quite a bit more than we need, I think. So, 132 required parking spaces we have 205, including 10 ADA.

Secretary Mouri – What are the hours and operations going to be for the banquet hall?

Mr. Taha Suhrawardy – Well, that, I imagine, would be something that is, it changes, it's not something that's running on a regular schedule, but the events that are intending to be in that space would be things like birthday parties, the interscholastic competitions for the kids, things of that nature.

Secretary Mouri – Okay, thank you.

Commissioner Hoque – Do you understand all the requirements by the Planning Department?

Mr. Taha Suhrawardy – Yes.

Commissioner Hoque – So, are you agree with all of them?

Mr. Taha Suhrawardy – Yes, we do. The only two things that, as was mentioned in the recommendation, was the variances on the parking and the removal of the driveways, which we will have to pursue that with the ZBA to try and get variances on those.

Commissioner Hoque – So, are you agree with the Planning Department, so you want to go for ZBA hearing?

Mr. Taha Suhrawardy – Yes.

Commissioner Hoque – As long as they are okay with all the recommendation, so they're agree, and, and, so there's no buses, right, no buses, and student will drop off by their parents, right?

Mr. Taha Suhrawardy – Yes.

Commissioner Hoque – I have a question about some of the neighbor's raised concerns about the taxes. So, I don't know, what is the issue related to the taxes with the school, why the taxes are going to be raised, I have no idea. Can you give us an explanation?

Mr. Ron Wuerth – The Planning Department doesn't have anything to do with taxes or how they are dispensed. You'd have to get someone from the Assessing Department to answer that question.

Commissioner Hoque – I believe there is no impact on the taxes.

Ms. Mary Micheal – It's a private educational center, correct?

Mr. Taha Suhrawardy – It's private, it's not for profit, so just free programming for kids.

Ms. Mary Michaels – So legally you cannot go out to the voters for a bond proposal, so there wouldn't be any increase through any proposal.

Chair Smith – So, to answer your question, there shouldn't be any taxes increased for that. Plus, it's a private organization that's doing it, you're not really changing the building too much, you're just adding some educational area and some banquet areas.

Commissioner Ansar – From my understanding, so far, I know that only public schools get taxed from the residents but as a non-profit and private, so I don't think it will impact any neighbors for the tax issue. That is my understanding, if I am not wrong.

I have a question for the Planning Department Director, a few questions, please. I see that a variance is there, variance number A, for 500 feet we have two driveway. Is there any other option that if we close one driveway on the Eleven Mile side, so that this variance will be removed from that recommendation?

Mr. Ron Wuerth – No, all four driveways need a variance separately. The only reason we are asking for the two, to reduce it from four to two variances on driveways and those two are closest to the intersection, as a matter of fact the one on Ryan Road is particularly bad. So that was our suggestion, but if they want to try and get a variance for all four, they can do that.

Commissioner Ansar – Also, I'm trying to understand, B, variance B, to retain 31% lot coverage when 30% maximum is allowed, per section 5.11(7), can you please explain me, little more about it? Is there any way, can we remove this one from variance?

Mr. Ron Wuerth – You'd have to reduce part of the building, 1% of the building would have to be removed to make it 30% which would be the maximum you can possibly have on a site. I don't know that they're going to be doing that.

Commissioner Ansar – Thank you.

Assistant Secretary Duzyj – I was on this Board when we approved Oakridge to go into that area, and we were thrilled about it, I was hoping some sort of grocery or retail shop would come in after. But the questions that I have, this says a community center and you're saying that you're going to have a banquet center, I don't think it's the same thing. So, are you putting stoves, and freezers, and the rest in there to do your own cooking?

Mr. Taha Suhrawardy – So, the answer to that is no. Let me clarify, when I say banquet hall, it's just sort of a hall, there's no commercial kitchen or freezers in the building, they are just pantries, I think, and that's what they will be kept as. It is a community center because they are supposed to kind of feed off each other, so the kids are coming to the after-school programs, there's a community there and they are going to be having whatever events in the hall next door.

Assistant Secretary Duzyj – So all this is inside, you're not going outside other than maybe to walk around the building with the kids.

Mr. Taha Suhrawardy – Nothing is happening outside, so actually we thought that it would just be a kind of Building Department kind of a change, because nothing on the site, nothing on the building is changing on the exterior. But just because of the use change, the use change is triggering the kind of driveway that we talked about.

Assistant Secretary Duzyj – I understand that, and that goes with the 500 feet, and so on and so forth. And the one on Ryan, I'm glad to, I hope if you're going to change any of them, change the one on Ryan first, because the amount of times that I see people going into that driveway instead of the Chicken Shack driveway is ridiculous. But that being said, are you going to have any speakers outside to either produce noise, to call people to whatever?

Mr. Taha Suhrawardy – No speakers will be outside.

Assistant Secretary Duzyj – Okay, well, I wish you luck, I'm not a fan of this, but I wish you luck.

Chair Smith – Good evening again, sir. One of the concerns I had about the fire hydrants, because they are private fire hydrants and they have to be brought up to code, I don't know what the expense would be for that but you're going to be obligated to do that. We already got a note from the City saying that they are not going to help with that so, I don't know if the bond may have to be redone because I don't know how much more expense that would be, it's something we'll have to look into. Because when you're dealing with the underground water systems and bringing everything up, it could get, I'm not saying it could, it is, but it could get expensive.

The other thing is, when you have in the banquet center or the hall where, is there a capacity on the number of people who could be in there?

Mr. Taha Suhrawardy – In terms of the code, the building code?

Chair Smith – Yes.

Mr. Taha Suhrawardy – Yeah, we have it somewhere. It's on the plan here. I think it's 1,300 people. 1,310. 800. Okay, 800 people. 800 people, yes, I got it.

Chair Smith – So if they have an event there, and being the Dollar Store is next door, is your parking for the event going to affect the Dollar Store's operation as far as their customers?

Mr. Taha Suhrawardy – No, again, it shouldn't, because we have an abundance of parking, more than what's required.

Chair Smith – Okay, well, I'm just saying, you say you may have 800 people, that might take up 400 spaces, so I'm just trying to get an idea and make sure that the Dollar Store's parking doesn't get shorted if you have a banquet or something like that.

Mr. Taha Suhrawardy – Sure, sure. I mean, I think that 800 number is just what comes from the code, but the community is not going to be planning for an 800-person event.

Chair Smith – Okay, very good. Mr. Wuerth, would you have an idea of what it might cost for those fire hydrants to be readjusted?

Mr. Ron Wuerth – No, I don't, I was just told it was going to be expense. I'd have to get that cost from the Water Director, or Water Superintendent. I don't know what it is. We can do that and then reassess what should be the bond.

Chair Smith – Alright, thank you. Mr. Wuerth is going to check and see and get an idea of what it might cost to do the fire hydrants, that means your bond might end up going up, so if that does, we'll have to let you know what the increase is going to be. Right now, the bond is set at a certain amount and, what we'll do, we'll keep it at that now, and based on what he finds out, we'll put a condition in the recommendation that the bond may change a little bit for that. Okay? The neighbors were talking about possibly people parking on their street, in their neighborhoods, how are you going to control that?

Mr. Mushfiqur Rahman – This is Mushfiqur Rahman, 2501 Bloomfield Crossing, Bloomfield Hills, Michigan. So actually, the parking, according to the City law, we have enough parking. According to the requirement, we have more than that, so actually there's no chance, there is no possibility, that somebody will park on the road or somewhere else, I think. And sir, one thing, sir, just I can tell you, sir, that actually here the maximum student will be 150 only. The school we are providing, it's like a knowledge-sharing or learning center like that. As City telling like that the K-12, that is a

kindergarten to 12, is not like that, sir. And we set up here only though for 150 students, 75 girls and 75 boys. So, there is 3 classes for the boys and 3 classes for the girls. That's it, and the maximum is the 150 students, sir.

Chair Smith – Thank you, sir.

Secretary Mouri – I have a question regarding the fire hydrant, so since the other property owner is Dollar Tree shouldn't they also incur some of the cost for the fire hydrant, or how does that work?

Chair Smith – Well, I don't know if the Dollar Tree, does the Dollar Tree have the same owner as you?

Mr. Mushfiqur Rahman – The Dollar Tree, actually, the building belongs to us, and just we give the rent to the Dollar Tree. So regarding the fire hydrant and anything to be make it up to the mark, then just we'll have to do that. Dollar Tree will not share with us. We are responsible to do that.

Secretary Mouri – That's my question. Thank you.

Assistant Secretary Duzyj – When we were driving around it, are you going to use all those dumpster locations, because I think there's at least four of them and the doors on the front of them are all busted out all over the place. There's one on the north side and there's 2 on the south side, that's one and there's another one over from it.

Chair Smith – There's another one closer down by the other end of the building.

Assistant Secretary Duzyj – Are you going to get rid of most of those dumpsters, are you going to fix up the dumpster enclosures?

Mr. Mushfiqur Rahman – So actually, the closer one, we should close it, and the farthest one, we will keep.

Assistant Secretary Duzyj – Because you're going to need to fix those up, because all of them are a mess.

Mr. Mushfiqur Rahman – So that we'll do that according to City rules and City requirements.

Assistant Secretary Duzyj – Well I'm just bringing it to your attention.

Mr. Mushfiqur Rahman – One thing I'd like to say sir, actually, according to the City rules, we have to have the distance from the middle section to my driveway, that is 500, it shouldn't be more than 500. That's the reason we have 456 or something like that, very marginal distance just we stacked here, and we have to go for variance. So if we'll consider this 40 feet, then---

Assistant Secretary Duzyj – We've gotten into arguments about 2 feet, so---

Chair Smith – Yeah, alright, but you know you've got to go to the Zoning Board for the variances for the driveways anyways, all 4 of them, and like I said, we want 2 of them eliminated because of what the use is.

Mr. Mushfiqur Rahman – Yes, sir.

Chair Smith – That was a motion by Secretary Mouri, supported by Commissioner Hoque, roll call.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:

- A. Letter from the Planning Director to the Members of the Zoning Board of Appeals. The letter is a response and clarification of facts regarding public comments made by the ZBA in reference to the Planning Department's Impact Statement for Agenda Item 6 (22755 Groesbeck Avenue) at the April 8, 2026 ZBA Meeting.

MOTION:

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

- 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. **Letter to Petitioner. Denied by the Planning Commission on April 13, 2026.**

MOTION:

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

- C. SITE PLAN FOR AUTO REPAIR SHOP, PARKING LOT EXPANSION, AND OPEN STORAGE OF REPAIR VEHICLES; located on the southwest corner of Groesbeck Highway and Nine Mile Road; 22755 Groesbeck Highway; Section 35; Joseph Tringale/JNT Investments; PSP250017. **Letter to Petitioner. Approved with conditions by the Planning Commission on May 12, 2025. The required variances were denied by the Zoning Board of Appeals on April 22, 2026. As a result of the variance denials, the current site plan is no longer valid.**

MOTION:

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

- D. REQUEST TO VACATE EASEMENTS; vacate the existing north/south eight (8) ft. wide utility easement located on the rear of lots 1065, 1066 and the north 17 ft. of lot 1067 and vacate the existing east/west five (5) ft. wide utility easement (east 8.5 ft.) of Piper's Van Dyke Subdivision No. 5; located on the southwest corner of Van Dyke Avenue and Toepfer Road; 21647 Van Dyke Avenue; Section 33; Valentino Holata; PEV230002. **Letter to City Council regarding expiration.**

MOTION:

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

8. OLD BUSINESS:

- A. MINOR AMENDMENT TO THE SITE PLAN FOR PARKING LOT AND SITE REHABILITATION; located on the north side of Ten Mile

Road, approximately 355.46 ft. east of Ryan Road; 4225 Ten Mile Road; Section 20; Cherie Messina/Comerica Bank (Sonia Brania/Atwell, LLC); PMA260003.

Ms. Michelle Katopodes – We received notification that they would like to postpone this until July 13th, 2026. Additionally, there are some legal description discrepancies that we are working on with the Assessing and Macomb County Land File to resolve before that time.

MOTION:

A motion was made by Assistant Secretary Duzyj to postpone until July 13, 2026, supported by Commissioner Ansar.

ROLL CALL:

The motion carried as follows:

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

- B. MINOR AMENDMENT TO SITE PLAN FOR INDUSTRIAL BUILDING FOR MODIFICATION OF TRUCK WELLS; located on the southwest corner of Tank Avenue and George Merrelli Drive; Section 16; 27767 George Merrelli Drive; Cari Easterday/Warren Industrial Investors, LLC (Dan LeBlanc/Android Assembly); PMA240001. The Minor Amendment is to modernize the current truck wells. **Approved on April 22, 2024. The Petitioner is requesting a one-year extension to April 22, 2027.**

MOTION:

A motion was made by Secretary Mouri to recognize as a minor amendment, supported by Vice Chair Boniecki. A voice vote was taken and the motion carried unanimously.

Ms. Michelle Katopodes – Quick note of order, this is for an extension, it was a minor amendment, but it is just an extension, and he is here.

PETITIONERS PORTION:

Mr. Dan LeBlanc – Dan LeBlanc, address is 27767 George Merrelli Drive, Warren, Michigan. It’s Avancez Assembly, we do a valued added service for Stellantis. We are very close to fulfilling everything that the City wanted us to fulfill, and I’m simply asking for an extension. I don’t believe I need a year, but I’m very close to completing everything that’s been requested on the site plan, I just have a couple of open items that we didn’t get finished.

MOTION:

A motion was made by Assistant Secretary Duzyj for a 1-year extension to April 22nd, 2027, supported by Commissioner Hoque.

ROLL CALL:

The motion carried as follows:

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

- C. MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION; located on the west side of Hoover Road, between Hupp Avenue and Toepfer Road; 22105 Hoover Road; Section 34; Daniel Morrell/Ajax Metal Processing Inc.; PMA250003. The Minor Amendment is for a building addition, relocation of a storage tank, and pavement replacement. **Approved on March 24, 2025. The petitioner is withdrawing their minor amendment application.**

MOTION:

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

- 9. BOND RELEASE:

MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION; located on the west side of Hoover Road, between Hupp Avenue and Toepfer Road; 22105 Hoover Road; Section 34; Daniel Morrell/Ajax Metal Processing Inc.; PMA250003. The Minor Amendment is for a building addition, relocation of a storage tank, and pavement replacement. **Approved on March 24, 2025. Cash**

bond posted in the amount of \$28,500. Minor amendment withdrawn. Release the bond.

MOTION:

A motion was made by Commissioner Holowaty to release the bond, supported by Commissioner Hoque. 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 has been a long one, needless to say, far longer than I thought. I'll start off with just a few things I was part of. I was in a PUD Meeting, maybe Mr. Duzyj will want to expound upon that, but that was on April 23. After that, I was at the American Planning Association Conference, downtown Detroit, for four days, what an experience that was, it was all new to me, believe it or not, after all these years. But that conference is different in the scale, what we experience, from what you've been to. But I have to say our Michigan Conferences are much better, not as many different sessions that you can take, but it was a learning experience, needless to say. So, I enjoyed that.

I attended a meeting with Mr. Spiller, he's the Parks and Recreation Director, that had to do with a new Master Plan for the Parks and Rec Department. We discussed that with their consultant; I'm on their committee to review that and get things going. That's it other than getting all the findings and recommendations together with Michelle, we worked really hard on all of this. That's all I have, if you have any questions.

Commissioner Holowaty – Has the budget for the City been finalized?

Mr. Ron Wuerth – Tomorrow night it will be going before the City, at the City Council Meeting. So watch the meeting and you'll find out.

Commissioner Holowaty – Thank you, sir.

B) Planning Commission Discussion and Concerns:

RECONSIDERATION OF EXCUSED ABSENCE FOR COMMISSIONER ANSAR; On April 20, 2026, the Planning Commission unanimously excused Commissioner Delwar Ansar's absence from that evening's Planning Commission meeting. On April 21, 2026, Chairman Warren Smith contacted the Planning Department to request a reconsideration of his vote to excuse the absence of Commissioner Ansar at the April 20, 2026 Planning Commission Meeting. Chairman Smith has rescinded his vote to excuse Commissioner Ansar due to not receiving proper notification ahead of the scheduled meeting.

Commissioner Ansar – I wasn't here. I think I was sick, and I informed the last moment, today also, I'm sick, but I thought I should be here, and that's why I came here. Other day, I was really sick probably, I thought it was going to be bad to be in the meeting, that was the reason that, at the last minute, I had to say I cannot make it. I don't want to make a situation embarrassing for other people, and other can people to get sick too.

Chair Smith – Okay, but normally if you're going to be sick and you think you can't make, then I know---

Commissioner Ansar – Some of the situations you cannot, like today you see that I'm still coughing but I made it, but other day, the situation was not like that. You can't tell 2 weeks before that you are getting sick.

Chair Smith – I understand that, all I'm saying is just kidn of let somebody know. You can text---

Commissioner Ansar – I think I emailed.

Chair Smith – No, we got no email or anything. That's the reason we did it as unexcused.

Commissioner Ansar – Oh, I did not?

Chair Smith – No.

Commissioner Ansar – Oh, then that was probably completely I missed it somehow.

Chair Smith – But we accept your excuse now, but it's already been unexcused, just let us know next time.

Commissioner Ansar – Okay, I completely missed it.

Chair Smith – Alright, thank you, sir.

Assistant Secretary Duzyj – On April 23rd, we had a Planned Unit Development Committee meeting, this was in regarding to putting in EV charging station with canopy behind the gas station at the Meijer on Mound Road south of Thirteen Mile Road. They are going to put in EV charging for cars there.

They're putting that in, but what I walked away from is that we, in Warren, do not have any Ordinance or anyway to control handicapped, we all paint them blue. There is no Ordinance, no law, to paint them blue for handicapped, and I think it would make sense for the Planning Department to take a look at if we're doing handicap blue, if we're doing EV, possibly do the paint in green to signify EV, but there are no rules for colors on any of this, either from the City or the state or the county, that I know of and that was the one thing I was very very surprised about. Thank you, Mr. Chair.

Ms. Mary Michaels – That is correct, there's no state law regarding the color of striping. I think if there's a concern from City Council to just make the accessible spaces blue, right now there's not an Ordinance.

Assistant Secretary Duzyj – That was the part that I thought I should report to this committee and say something, because, frankly, I couldn't believe it. But it is what it is, and I think, going forward, if Warren took a step in the direction of color coordinating some of this stuff, we'd be further ahead in the long run.

Ms. Mary Michaels – That is correct, that is the direction that things might be heading, but for that particular development there was an ancillary development on the property and when Council made the approval there was reference to blue striping, so I think that's how it came about.

Assistant Secretary Duzyj – And that's fine, but I think that we should look into and possibly have different striping for different reasons within the City.

Chair Smith – Well as we have more and more of these EV Stations then that might be something that we put in.

Chair Smith – I got an email from the Council of Commissions, they want a nomination form. Our representative from the Council of Commissions is Merle. Do you still want to be on the commission for that?

Vice Chair Boniecki – Sure.

Chair Smith – They also want to know the name of alternative, if alternate wanted to be on it.

Secretary Mouri – Mr. Chair, I want to bring something up regarding that real quick, and I don't mean to interrupt, but it is regarding that conversation. With the award ceremony that the Mayor is holding next week or in two weeks, I emailed them, this is something I have been bringing up almost every single year ever since I joined. They don't have halal food options, nor do they have seafood or vegetarian options, in any of those venues for the past four years that I have attended. With that, there is quite a significant amount of people that attend those that are not able to enjoy the food that is being hosted for everyone. So, when I emailed Jeff again, when he invited everyone in those emails, I emailed and I asked what's the scenario going to look like for food this year, again, because this is actually my fourth email to him in every single year. He mentioned the fact that, and this is one of the reasons I wanted to bring it up, he mentioned the fact that a representative from the Planning Commission hasn't attended any of the meetings and that might not be true. So, I just wanted to bring that up and ask that question. Why is that email coming back?

Vice Chair Boniecki – Most of the meetings they have conflict with our meetings.

Secretary Mouri – This is actually my fourth time bringing, to the Mayor, the previous Mayor and this Mayor, that we don't have any, for example, I can't have any food that's not halal, so if there's not seafood options, there's not vegetation options, that really limits for me. There's no point of me going. Like I don't know why I'm even going there at this point. But I wanted to just kind of bring that up, and I would like to be an alternative to that, if possible.

Chair Smith – So what we're going to do, I'm going to put Ms. Mouri down, Secretary Mouri. Vice Chair Boniecki and Secretary Mouri as

an alternative, and we'll fill out the form, and you can submit it to Jeff.

Mr. Ron Wuerth – The Planning Staff would be glad to look into that and talk to the Mayor directly, and talk to Jeff and talk to Mr. Wiegand and see if we can get the proper food that you're able to consume. We will check into it tomorrow.

Commissioner Ansar – Already Mouri mentioned that. I had the same experience. I was going to say the same thing. Every year, we don't enjoy the food.

Assistant Secretary Duzyj – Before the adjournment I want to thank our newest member Commissioner Heide on lasting 3½ hours and I will be surprised if he comes back, but thank you for being here and thank you for joining.

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 10:32 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

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

E-mail: maryclark130@gmail.com