

CITY OF WARREN
PLANNING COMMISSION
PUBLIC HEARING

Regular Meeting held on June 1st, 2026, at 7:00 p.m.,

A Regular Meeting of the Warren Planning Commission was called for Monday, June 1st, 2026, at 7:00 p.m., in the Warren Community Center Cafeteria, 5460 Arden Avenue, Warren, Michigan 48092.

Commissioner's Present:

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

Also present:

Ron Wuerth – 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:

Chair Smith – We need a motion to excuse Assistant Secretary Duzyj and Commissioner Heide; they are both sick.

MOTION:

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

4. APPROVAL OF THE AGENDA:

MOTION:

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

5. APPROVAL OF MINUTES – May 11th, 2026:

MOTION:

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

6. PUBLIC HEARING ITEMS:

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

- A. SITE PLAN FOR NEW AUTOMATIC CONVEYOR CAR WASH; located on the west side of Schoenherr Road, approximately 156.17 ft. south of Twelve Mile Road; 28877 Schoenherr Road; Section 14; Joseph Paluzzi/JPTH Properties – Warren LLC (Samei Pataq/Clean Hub Car Wash); PSPSL260002. **Postponed from April 13, 2026. The petitioner has withdrawn the site plan application.**

MOTION:

A motion was made by Commissioner Holowaty to withdraw the site plan application, supported by Commissioner Hoque.

ROLL CALL:

The motion carried as follows:

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

- B. REQUEST FOR REZONING WITH CONDITIONS; located on the south side of Frazho Road, approximately 316.45 ft. east of Schoenherr Road; from the present zoning classification of R-1-C, One-Family Residential District to M-2, Medium Light Industrial District; 13800 Frazho Road; Section 24; Adrian Lupu-Leica (Mark S. Demorest/Demorest Law Firm, PLLC); PR260002.

PETITIONERS PORTION:

Mr. Mark Demorest – I'm the attorney for the petitioner, my office is in Royal Oak, 415 S. West Street. I have with me today Bob Lindh from Urban Land Consultants and Sorin Talaba who is the manager of the project.

What we are seeking here is, there is a vacant parcel next to the business owned by Mr. Lupu-Leica, he owns a company called Logistic One. He has a vacant piece of land next to his property, which he wants to turn into a parking lot for empty trailers. We are seeking to have it rezoned to M-2.

I want to make it clear that this is not an unconditional rezoning. I've been working with the Planning Department and Mary Michaels, the City Attorney, about a conditional zoning agreement that would put a lot of restrictions on the use of the property. One of the comments that was made by the Planning Department is that they expressed concern that this could be used for any use permitted under M-2, but that's not accurate under the conditional zoning agreement, it can only be used for this purpose, for the empty trailer parking. If the use ceases under our conditional zoning agreement it would revert to the current zoning.

In order to try to minimize the impact on the neighbors and to make this project as compatible as possible, we've met several times with the Planning Department and have placed a number of restrictions on this, such as when trucks come out, they will only turn right onto Frazho Road, not left, there will be no structures on the property, there will be nothing stored in the trailers, no idling of trucks. The hours will be limited from 8:00 to 6:00 Monday through Saturday, nothing on Sunday.

We specifically agreed that no adult entertainment business, no marijuana related business, no outdoor related sales of items; it will be used exclusively for the parking of empty trailers.

I'd like to briefly address the comments from the Planning Department. One is, they indicate that the Future Land Use in the Master Plan is for greenspace and the Planning Staff indicated that it could work well for multi-family or mixed-use. The reality, however, is that this property has been vacant for 20 years, there used to be a school there, that was demolished, our client bought it a number of years ago. Our client, before deciding to try and use this for trailer parking, did meet with potential developers and they reviewed it and

said that with the size of the property it just wasn't feasible to develop it for residential.

So, what we are looking at is trying to keep a business in Warren that's already in Warren. They have the adjacent lots on which they already operate, and they've operated for many years, about 20 years. They want to expand because they don't have enough room to operate on the land that they now own. So, one of the comments that was made here is, well maybe the City would get more tax revenue from residential, but let's look at it this way, right now there's minimal tax revenue because it's vacant. The other concern is if our client is not able to get this trailer parking approved it may be necessary for them to move out of the City to another location because they just don't have enough room to operate their business.

They are not a trucking business, per se, they are a logistics business. So, what they do, for example, let's say that General Motors was building a new plant, they would take their trailers there, things would be stored in their trailers for a period of time, then they would bring the empty trailers back to their lot. This piece of property that we are talking about here today would not have constant traffic in and out it. An empty trailer would be brought there, parked, and it would stay there until it's needed again, which might be a month, it might be three months, we are not talking about daily in and out traffic.

In the site plan, we provided for a berm along Frazo Road and plantings to minimize the view and noise for the neighbors. It's an area that has houses across the street, but a lot of those areas on Frazho near this property are already commercial or industrial and I'd like Mr. Lindh to address that, he's from Urban Land Consultants.

Chair Smith – Sir, he did his presentation, let us get the correspondence, then you can come back up with your plan, so just hold on for a second, okay.

Mr. Bob Lindh – Alright, very good.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: Building has no issues.

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

1. Macomb County Public Works Office permit is required for the proposed connection to county storm sewer system.
2. The proposed project must meet the current City Storm Water Management requirements.

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

DTE: DTE Electric Company has reviewed the site plan for conditional rezoning from R-1-C (One-Family Residential) to M-2 (Medium Light Industrial District). DTE has no objection to this request, impacting 13800 Frazho Road; Section 24; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and 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). 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.morin@macombgov.org or 586-307-8280.

Mr. Ron Wuerth reads the recommendations of the Staff:

Chair Smith – I'm going to give the petitioner a couple more minutes to come up and explain his drawing and then we will go into the public hearing.

Mr. Bob Lindh – My name is Bob Lindh with Urban Land Consultants and I've looked at this project now for maybe four or five years. We've had several drawings over the years, one of the drawings had a driveway out here with some additional buildings that got changed to more like this. We had a driveway here and then it got moved here, I'm wondering if the City would entertain a consent judgement or we can get this plan approved without any more consideration of

some of the other problems the area has. I mean this street right here was plated in 1924, many of the houses are old not very well kept up, there's a few houses over here a little bit newer. I would think if we could come up with something, maybe take some of this berm and put it here, and here come up with a plan that would give our client the ability to use the property and be a good neighbor to the people that live around here.

A berm here is going to screen the headlights, we could put this driveway over here if we have to, we don't have to have another curb cut. That would be my position to come up with a plan that would give the City the ability to let us move on to the next step and let the client use the property as shown.

Chair Smith – Thank you, sir.

Mr. Mark Demorest – You've made a number of adjustments to the site plan because of results of meetings with the Planning Department and Ms. Michaels to try and minimize the impact on the neighbors. I would just point out the letters that were read, I think some of the truck traffic that may be referred to is not our clients. For example, one of the emails mentioned Lipari, which is not our client, it's a separate establishment. Our client has more limited traffic than those other businesses, but the important point for this particular parcel is that the hours of operation would be limited from 8:00 a.m. to 6:00 p.m., Monday through Saturday. The only thing that would happen is, a truck would bring an empty trailer in, drop it off, and then the truck would just leave. Some of the comments I think relate to other businesses and also don't accurately describe what the impact of this project would be on the neighborhood.

We'd be happy to answer any questions that you have. Again, it's a conditional rezoning so the only use that would be permitted, if you approve the conditional rezoning, is this use, not anything else that's permitted under M-2.

Chair Smith – Thank you, sir.

Mr. Mark Demorest – Thank you.

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

Public Hearing portion closed.

MOTION:

A motion was made by Assistant Secretary Mouri to deny supported by Commissioner Ansar.

Ms. Mary Michaels – If there's a vote to deny please state reasons and facts to support your vote, thank you.

Secretary Mouri – A motion to deny from the recommendation that we have received, keeping the consideration of the property values and the neighbors in mind.

Commissioner Ansar – The reason I supported it is, it is a residential R-1-C and we are trying to do M-2, so I don't think it's safe for the neighborhood and the neighbor's safety, and as one of the residents mentioned, it will decrease their house value. I think it's a good point, I don't support that should be an M-2 industrial, that's why I supported this to deny.

COMMISSIONERS PORTION:

Chair Smith – Good evening, I understand the predicament that the company is in, as far they need more trailer parking, and I understand that parcel would be beneficial for them, but then I also understand the residents. One of the things I oppose about it is that I look at Nine Mile and Hoover, a company came in there and told the residents that we are just going to put this building, and we are going to have these trucks, you won't see anything, so all these people sold their houses to them, except for a few that stayed, then they wanted more parking. We turned down additional parking, they already said they had 250 spaces, and then 300 and something, and then they wanted more parking. I don't know what happened, but it fell out and now there's nobody over there, the company is not even operating anymore, I'm concerned about something like that happening here. I don't care if you put a berm over there, it may shield some of the lights, but just to be able to look out your window and see 166 trailers, to me, I'm not really for that.

Commissioner Ansar – One of the residents mentioned that you guys offered \$2,500 to all the residents to not oppose this site plan, is that true?

Mr. Mark Demorest – A couple of years ago we had offered a settlement to neighbors for the inconvenience, that if they wanted to get compensation for the inconvenience, yes, but I think there was only one person that agreed to do that. It was offered as a

settlement for the inconvenience that would be perhaps as a result of the project.

Commissioner Ansar – The residents mentioned clearly that you offered \$2,500 to not oppose this site plan.

Mr. Mark Demorest – Two things. One, that has nothing to do with this application, this was several years ago, we understand this project might cause some inconvenience in the neighborhood, so we offered compensation for the inconvenience.

Commissioner Ansar – So you're saying that \$2,500 offer was two years ago not recently.

Mr. Mark Demorest – At least two years, I could look up the exact date, but it was several years ago, two to three years, I would estimate.

Commissioner Ansar – Thank you, I have another question. You are trying to do rezoning for industry, what type of industry are you planning to do there?

Mr. Mark Demorest – The only use of this would be to park empty trailers. The request to rezone it to M-2 is because that use wouldn't be allowed under any less severe zoning. It's not that we want to put a factory there or a warehouse there, that's the zoning that would be required for the empty trailer parking.

Commissioner Hoque – I oppose the plan because, if we change from R-1 to M-2, you are parking the trailers now, eventually if you leave, someday, then someone will build a factory there, there is a possibility.

Mr. Mark Demorest – The proposal we made is for a conditional zoning and, perhaps Ms. Michaels could confirm this, if this use stops then the zoning approval goes away and it reverts to R-1-C.

Commissioner Hoque – It's still not a good place for truck parking because surrounding neighborhoods are residential neighborhoods, this is not a safe place for truck parking.

Mr. Mark Demorest – Part of the question is, sir, where else do we go, and frankly I'm not intending this as a threat. Reality is, if the company doesn't have enough space to operate here, then the likelihood is that they'll move out of Warren entirely, which would not

be good for the tax base here. They pay significant taxes on the property they use now and they provide employment. I understand the concerns and we've tried to address the concerns by controlling which direction the trucks would go, but I think it's a misrepresentation of what this is. This isn't going to be constant in and out all day long, it's literally a trailer that isn't in use, it gets parked, and it stays there until the next time it's used, which could be weeks or months later, so it's not constant in and out.

Ms. Mary Michaels – I just want to bring to the Commission's attention; in the agreement, they agreed to put up a no left turn sign to keep the trucks driving only east. What they also did was agreed that the Warren Police Department could enforce the traffic code and that sign on its property. I'd also like to add this will be forwarded to City Council, if there's approval, ultimately, add that we could enforce the no idling requirement.

Mr. Mark Demorest – There's also a provision in the agreement that trucks would not idle there, there would be no refrigerated trailers, the trailers would all be empty, a truck can't idle on the lot, it just goes, drops off a trailer, and leaves. We have tried as much as we can to minimize the impact on the neighbors. I did look up the discussions we had with settlement, it was in November of 2023, so it was almost three years ago.

Chair Smith – Thank you, sir. Any other discussion? That was a motion by Secretary Mouri to deny, supported by Commissioner Ansar, roll call.

ROLL CALL:

The motion carried as follows:

- Secretary Mouri..... Yes
Keeping the neighbors and property value in mind.
- Commissioner Ansar..... Yes
Neighbors' safety as there's going to be a lot of trucks out there, so I don't think it's going to be safe for the neighborhood.
- Commissioner Holowaty..... Yes
More harm to the neighborhood.
- Commissioner Hoque..... Yes
To keep the neighborhood safe.
- Vice Chair Boniecki..... Yes
Because the Master Plan wants multi-family and we need it, Warren may not have the population in a few years if we don't start putting people in our City.

Chair Smith..... Yes

It doesn't seem like it's a good fit, I don't like the idea of 166 trailers staring at the residents.

Chair Smith – The motion has been denied, thank you for your time gentlemen.

- C. REQUEST FOR STANDARD REZONING; located on the west side of Burg Road, approximately 819.7 ft. south of Eleven Mile Road; from the present zoning classification of R-1-C, One-Family Residential District to R-3, Multiple-Family Dwelling District; 26523 Burg Road/13-22-204-008, Parcel 13-22-204-003 (the south 221.7 feet), 11200 Eleven Mile Road/13-22-204-012 (the south 221.7 feet); Section 22; Muhammad Abdul Wahab Waheed/Michigan Institute of Sacred Knowledge (Jamal Khan/Graviton Ventures LLC); PR260001.

PETITIONERS PORTION:

Mr. Jamal Khan – I'm a resident of Rochester Hills, Michigan, I represent Graviton Ventures.

First of all, I want to say thank you all for hearing me out, we are actually very excited to share this project, which has partially been designed for development in your neighborhood. We have 36 modern apartments/condominiums that we are proposing which will have a beautifully landscaped public gazebo and a garden area up front. This project is actually not only designed to provide high quality housing but also foster a stronger more connected community with amenities like accessible outdoor space from the street, public EV Chargers that we are going to install up front to be used by the neighbors.

The development is actually focused on making efficient use of the land by rezoning the current R-1-C to R-3 zoning. The apartments themselves, which we are proposing, are going to be highly energy efficient and will attract individuals and families who value quality living and a sense of community. Our goal is to enhance the character and livability of the area by integrating architecture and landscaping that respects the existing neighborhood while adding more value.

We understand the importance of neighborhood harmony, and we are committed to being good neighbors throughout the construction process and beyond. For that reason, before we actually put the plan together, we put a drawing together and meeting with Planning,

to bring it to their attention, and assured them that currently that particular area is an asphalt parking lot way back in the church which is not being used. On the other side, towards Burg Road, is a one-acre land which is also not being used. So, what we did is, after we met with the Planning Department, we actually sent out letters to the neighbors explaining what we were planning to do.

We received addresses from the City of all the neighbors who are within 100 or 200 feet of the development and we sent out letters. We did try to speak to some of the neighbors at a meeting and showed them the plan and a few of the concerns that the neighbors brought during that meeting was lighting. So, we did go ahead and do a phantomatic plan which shows that zero light from the poles will be emitted out of the property.

The other concern was how the line of sight from these buildings are going to be into their properties. We did orient the building in such a way that, wherever there is windows on the building, that's going to be at least 80 feet away from our boundary plus the neighbor's backyard. On the south side of the property, we are 50 feet from the boundary, so we will make sure that there are no windows on the south side of the building.

In addition, after the neighborhood meeting, we modified the landscaping plan to put additional trees, which you'll see in the landscaping plan along the south side as well as the west side of the property. To also address the light from the cars that are going to go around and park there, we proposed bushes along that line and that will also enhance the fence.

We are trying to do our best to work with the neighbors and try to make the best use of this particular parcel which is currently vacant with the parking lot or the one-acre lot. The gazebo up front is going to be a public space that they could use, they could walk along Burg Road come in there and charge their cars; while charging they can use the gazebo. In addition, we are going to have underground detention system, my engineering firm who is here and will be able to talk if you have any questions about that.

The other point I'd like to make is, the traffic was one of the concerns, and we did bring it up and talked with the Planning Department about it too and I think Ron will address that a little bit. Where this property is located is very close to Eleven Mile so the majority of the traffic should go up Eleven Mile to get in and out of this development, they shouldn't be going south on Burg Road. As

far as the actual development itself, we did pay attention to every detail, we have extra parking so that nobody parks on the street. We also have an entry and an exit point so there's no traffic congestion or anything else. Every little detail that we could, we've done a lot of work in this phase, yes, we are not into site plan approval yet, but we've done about 75% of the work to take care of the concerns of the neighbors as well as to keep the harmony of that particular property.

So, in my opinion, to conclude, this development will actually enhance not just the look and feel of that particular parcel and that particular property, it will give you better landscaping and more green space. If I'm not mistaken, 25% to 30% of the 3.27 acres that we are using is going to be greenspace. There's a gazebo and a garden up front, there's a buffer area of 15 feet all around the property, which is a green space, plus around the building itself, we are going to have green space. If there are any questions, I'm ready to answer them.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: Building has no issues.

AT&T: AT&T does not object to the rezoning of these parcels.

COMCAST: In response to your utility request for the above project, Comcast has aerial and underground facilities in the area, please refer to the attached map for the location of Comcast CATV/FIBER facilities. Each print page has a corresponding color key for easy reference to the location printed. If we can be of further assistance, please feel free to contact us by email at cccutilityrequests@teamsigma.com.

DTE: DTE Electric Company has reviewed the site plan for standard rezoning from R-1-C (One-Family Residential) to R-3 (Multiple-Family Dwelling District). DTE has no objection to this request impacting 26523 Burg Road/13-22-204-008, Parcel 13-22-204-003 (the south 221.7 feet), 11200 Eleven Mile Road/13-22-204-012 (the south 221.7 feet); Section 22; per the site plan provided. If you have any questions, do not hesitate to contact me at 586-783-1978.

Mr. Ron Wuerth reads the recommendations of the Staff:

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

Public Hearing portion closed.

MOTION:

A motion was made by Commissioner Holowaty to deny; it would be a detriment and harm to the neighborhood.

There was no support for the denial.

MOTION:

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

COMMISSIONERS PORTION:

Secretary Mouri – First of all, I do want to say the City of Warren is the 3rd largest city in the State of Michigan. This middle housing that we've been talking about, we don't have enough houses in the City of Warren, so I'm excited to see this and excited to see affordable housing. I'm interested in knowing what that rent is going to look like, or do you have any plans in mind?

Mr. Jamal Khan – Yes, first of all these are for sale condos. What we had in mind is this is designed for young families they are going to be two-bedroom apartments that are for sale. I don't have an idea of how they are going to rent out because that's not what we are planning to do, we are planning to sell these.

Secretary Mouri – How many parking spots are you planning on having per condo?

Mr. Jamall Khan – We are required to have 93, I think we have about 18 extra parking spaces. Andrew that's here is from N & F Engineers, he's the one that designed the site plan. We have a very professional team, and Ghassan is the Architect who is going to design a beautiful building. We are trying to keep everything together and actually give more than is required. In terms of landscaping, in terms of parking, in terms of the green space, the gazebo was not a requirement, but we put it up there to beautify the space.

Secretary Mouri – I know you had mentioned that there was a meeting that you had scheduled with the residents and another resident came up and also mentioned something taking place during

Christmas time, I was trying to connect the dots, when did you guys have your meeting?

Mr. Jamal Khan – This is the same meeting, this happened I think November 19th, so the City sent out the addresses and names of neighbors who were within certain feet and I think there was about 120 people. We sent out letters--

Chair Smith – Order, order.

Mr. Jamal Khan – We can go back to that list if needed, we sent out letters inviting all of them to the meeting.

Chair Smith – Order, order, everybody had their turn to speak so let's keep it down, if you don't want to be quiet, I'll have the officer escort you out, thank you.

Mr. Jamal Khan – We sent out the letter and called for the meeting to explain, so that if there was any concern, we could accommodate the design before we submit for rezoning. That as the main reason to do that, not to just undercut them or blind them. The letter was sent out and I think a lot of neighbors saw it who were not in the meeting, they got from their Facebook page. So, a lot of people have seen it, we are not trying to hide anything, we are trying to do good for the neighborhood, that's our goal.

Secretary Mouri – I believe you, especially--

Chair Smith – I'm not going to keep talking about the disruptions in this room. If you keep disrupting us, we will shut the whole meeting down and nobody will get anything done, we are trying to have an orderly meeting. You had your time to come up and talk, this is between the Commission and the petitioner to ask questions, we want to do our job. I'd appreciate it if you held the silence and let us do our job, thank you.

Secretary Mouri – Thank you, I think that kind of covers it, I was interested in the meeting and I'm really glad that you had the neighbors involved. I'm looking forward to it.

Vice Chair Boniecki – I have a couple questions, and I think Ron might have to intercede as well. As far as the lights that they mentioned, are your lights affecting the neighbors where they are now before the building gets put up, they are supposed to be downward.

Mr. Jamal Khan – I'm not sure about the current lighting situation, but what we have done, as part of this development, is we did a photometric study, which is the last two pages of the zoning plan that we have submitted. We have zero lights emitting out of this property, even on the greenbelt we are going to have zero lights. All the lights are pointed down so that no light goes out of the property. As I mentioned in my initial talk, we also are planning to put shrubs around so that even the light from cars is not going to go into the neighborhood.

This is the lighting study that I'm talking about, if you zoom in here, what you see when you see blue and zero, that means that light is not going out, the green is where the light is focused. So even in the buffer zone you're not going to have any light for the most part. And definitely not going into the neighborhoods from the poles, that's what we are trying to design for this property here.

Vice Chair Boniecki – Also the neighbors mentioned that they have beautiful trees up and they like them because they are giving privacy, but I heard someone say they might be removed, are they staying and are you putting additional trees in?

Mr. Jamal Khan – The majority of the trees that are in the buffer zone, we have a tree plan already updated there as part of our site plan. The majority that are in the buffer zone are all staying, in fact, we are putting additional trees in the buffer zone just to take care of the sight issue. I know some of them mentioned the two-story building, the height restriction is still the same, at 35, as a single-family home, so we are not going any higher than what the current R-1 zoning requires. So, the line of sight is still going to be parallel, but we still have trees up there that are going to block that.

Vice Chair Boniecki – They also were concerned about your events, which this is a separate subject, but if there's going to be more people, are the events inside or outside?

Mr. Jamal Khan – I'm actually not part of that institute, I'm the developer, I'm purchasing this property and doing the development.

Vice Chair Boniecki – I was just curious; I was going to the next thing, maybe a parking structure in your other place, where the events are being held, a couple levels might stop it from being on a residential street.

Mr. Jamal Khan – Yes, that definitely could be brought up at the institute to build a parking structure.

Vice Chair Boniecki – Thank you.

Commissioner Ansar – As you heard the residents complaining that they did not get any notice for the meeting.

Mr. Jamal Khan – What happened, as I said, we did not know the exact neighbor's names and addresses so we asked the City to give us a list of the neighbors who we can intimate about the meeting. The City gave us a list, which was 120 approximate names and addresses, and we sent out letters to those people for our November 19th meeting. Approximately 20 people showed up for that meeting, that was held at the Holiday Inn on Hoover and Eleven Mile.

Commissioner Ansar – Do you know the date?

Mr. Jamal Khan – November 19th.

Commissioner Ansar – So it was like 7 months ago and, after that, Planning Department recommended this?

Mr. Jamal Khan – That's correct, after that we worked with the Planning Department, made changes to the design, as I said in my initial address. We solved the majority of the concerns for the site plan approval for rezoning, Andrew who did an excellent job addressing all the issues. We met with the Planning Department several times during this process, and they gave comments and we made changes according to that.

Commissioner Ansar – A few of the residents mentioned that probably the taxes will probably be increased, so far, I didn't know that, best of my knowledge for any religious institute around the neighborhood tax increases are a different thing.

Another point, I just want to mention again, any religious institute like a church, Islamic institute, or a school, can be any R-1 zoning, by the ordinance. So, if you see any church, it can be in an R-1 zoning. So normally, it's a religious institute, the MIFTAAH Institute, it can be in any R-1 zoning, like a church. You see any church, by the ordinance, if I'm wrong, you can correct me. Any religious institute or school, that can be any R-1 zoning. So normally, we see traffic when school is opening or 3:00 pm is usually the traffic time, we adjust, we just manage it. So the traffic issue, yes, I understand

that. It's one of the biggest institutes. I've been there a few times, personally, one of my non-profit organizations, we hosted a nice event there, so I know the traffic issue.

Also, I would request, I know that this project does not include the MIFTAAH Institute. It's separate, but it's still owned by MIFTAAH so I would suggest to you, as residents suggested, I know that is, of course, they're having issue and they're suffering these things. So my suggestion will be, my request will be, so please talk to the MIFTAAH Institute about the traffic thing, find a new way it can be better and it can give them comfort. As a Planning Commissioner, we always care about our constituents, our residents, that how they can find comfort, at the same time we welcome more development, businesses, in the City. My request would be please talk to the MIFTAAH Institute and take all the feedback and suggestions and find a way how can you improve the traffic thing.

Commissioner Hoque – I would like to ask you a few questions. So, what is the relationship between MIFTAAH Institute and your project?

Mr. Jamal Khan – This project is a 3.27-acre parcel that is going to be split out and once the rezoning is approved, it's going to be bought by a LLC that I have, Graviton Ventures, so it's going to be independent of the MIFTAAH Institute. We did not purchase the parcel because we wanted to make sure that the rezoning goes through. The parcel split also did not happen because the parcel split application has been submitted to the Planning, it is combined with rezoning. The split will only happen if the rezoning happens and then we'll purchase that parcel to do the development, so it will be independent of MIFTAAH Institute.

Commissioner Hoque – So is this lot used by the MIFTAAH Institute right now for parking?

Mr. Jamal Khan – Yes, the one-acre lot on the east side is an empty lot, it's a green space, and then there is two or three rows of parking in the back that is being used, which we are going to utilize for this project.

Commissioner Hoque – So most of the complaints that we see are parking issues; when they have programs, overflow traffic disturbs the neighbors, so how are you going to handle this?

Mr. Jamal Khan – We will address that with MIFTAAH and we will try and see if we can come up with a solution, maybe host smaller events and try to address that and not extend beyond the limit of what they have. Right now, based on the parking, I think we have 800 something, 850 parking spots, which is more than adequate for their regular use and stuff like that. We are using about 3 or 4 rows there so they will still have parking there. That's a MIFTAAH question, we can ask them and try to see what solutions we can come up with regarding the parking. For the building itself as it exists, we have more than enough parking.

Commissioner Hoque – We want to make sure that your tenant will not bother the neighbors, that is our main concern.

Mr. Jamal Khan – Definitely, that's why we put extra parking. I think it's less than two is the requirement, or maybe two is the requirement, for a two bedroom, we put 19 or so extra parking spaces in the property itself for visitors as well as if somebody has another car.

Commissioner Hoque – Thank you.

Mr. Henry Newnan – So as I understand it, the traffic issues that all these people are talking about are very real, it's already over burdening Burg. If you consider purchasing the area being used by Consumers Power that would be great because then you could have people exiting directly on Eleven Mile. Also, the MIFTAAH Institute has an entrance off of Eleven Mile, I don't know whether it's possible, it seems like it isn't possible, because there seems like there should have been another access from that property onto Eleven Mile. Maybe there could be one or two more from the MIFTAAH Institute onto Eleven Mile if you're going to have this wonderful, environmentally friendly, reducing flooding development, that would be one solution. It seems they would have had to deny your appeal until you came up with a solution, and now, they might just override all the neighbor's concerns and that concerns me.

Commissioner Ansar – I have a question for the Director, as Councilman Newnan mentioned, instead of using Burg Road, if the MIFTAAH Institute has another driveway, is there way that we can go directly to Eleven Mile, so all the residents will have their comfort, they can directly use Eleven Mile Road.

Mr. Ron Wuerth – Are you talking about the owner of the overall property providing access from this new site, I think there's actually a

gate that's going to be provided on the north property line that goes to the site, but I think that's primarily for Fire Department use. They can create anything they want, not sure where it would go, they'd have to get approval for an individual driveway that goes to Eleven Mile, they have two driveways to begin with that go to Eleven Mile, so they have access to Eleven Mile.

Commissioner Ansar – So if the owner decides that, they can do it.

Mr. Ron Wuerth – It's an ingress/egress document that would tell them where they would be permitted to drive to get to Eleven Mile Road.

Commissioner Ansar – I've been there a few times, there's so much traffic, especially in the morning time and evening time, so if this one and, as Planning Department already mentioned, that it's a multi-family and they suggested us to approve it and I also personally think the City of Warren we do need multi-family apartments.

Also, at the same time we do have to take our residents into consideration and their comfort. One of the residents came with a baby and she bought a house, as a Commissioner, we have to take her concern too. As the Director mentioned, is there any way, instead of using the other road so that the truck is not going to be there, you can use Eleven Mile Road?

Mr. Jamal Khan – We'll have to look at the layout and the survey and work with Engineering to see if that's possible.

Commissioner Ansar – If we approve it today, is there any way you can talk to the Planning Department, if you can make this happen, the residents will get their comfort and their roads will not have traffic, the traffic will go directly to Eleven Mile.

Mr. Jamal Khan – Sure, we can look into that.

Commissioner Ansar – Thank you.

Chair Smith – Good evening, I've been listening to all the concerns of all the resident's and one of my main problems is you claim you met with the residents, but we've got a lot of people here from the neighborhood saying they never got any letter or notification, so there seems to be a lack of communication somewhere.

The other thing, the two driveways coming from the complex are coming out into Burg Road, and you've got Stillwell Manor across the street, and a lot of people use that as straight through from Engleman. I think a traffic study needs to be done on that road. If there's too much traffic, especially with a school being there, and if the school has that much parking, there's no reason for them to be parking over on the street. So, if you put this here, you're eliminating part of their parking, so, therefore, that's going to cause them to park on the street even more. I think personally this needs to be postponed until you can have another meeting with the residents, and talk with all the residents, get a traffic study about the traffic on that street, talk to the school, to where this can all work out together. If you can't do that, then it's not going to work.

Mr. Jamal Khan – Sure.

Chair Smith – So, I'd like to see a motion to postpone to give them time to meet with the residents, I mean really meet with the residents, because there's quite a few here and they all have a lot to say.

Mr. Omar Abdul-Rasheed – So we did speak with MIFTAAH, we did a survey of the number of students that come into the school before we planned on purchasing this part of the lot. The only time they have extra parking is if they plan an event. They have two events, or sometimes even one event planned all over the year. On days when they have school, there's not more than five lanes that the cars occupy. We will definitely get a traffic study for Burg Road done, but that is the amount of parking that the Institute currently occupies.

As per the requirements of the Institute, they need 530 parking spaces, and after this piece of parcel is being sold out, it will still have more than the required number of parking available for them, so that is part of MIFTAAH. The traffic on Burg Road, we totally understand the neighbors and your concerns, and we will definitely do a traffic study for that.

In terms of the invitations to the neighbors for another meeting, we are definitely open to that. I think we have a list and a diameter from the development area that neighbors get invitations to, even from the Planning Department, about rezoning and those are the neighbors that we send the invitation letters to. I believe some neighbors posted it on social media and that is how other neighbors came into contact and got notified about this.

Those are the three points that you raised. We know the traffic with MIFTAAH, we will do a traffic study on Burg Road, maybe we will even talk to MIFTAAH, if they can open a driveway from Eleven Mile Road.

Ms. Mary Michaels – There would have to be first a motion to postpone. I also wanted to add, the Commission makes a report to City Council, City Council makes the final decision, so there would be another hearing.

Chair Smith – That was a motion by Secretary Mouri and supported by Commissioner Ansar to approve, I'd like to see a motion to postpone because I think there's a lot more work that needs to be done on this, but it's up to the Commission.

Secretary Mouri – So you're suggesting a motion to postpone so the petitioners can do a traffic study and he agrees to that, what was the other things?

Chair Smith – Talk to the school, have another meeting with the residents, you have a lot of residents against it, so something has to be worked out.

Secretary Mouri – My concern with a meeting with the residents is, I think they are against the whole idea, but I think the petitioner did agree to all three of those things, so I'm okay with changing my motion to postpone.

Commissioner Ansar – I'm okay to postpone it, that way they will have the opportunity to talk again and come up with a better plan.

MOTION:

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

Chair Smith – And the traffic study would have to be done while school is in session so they can look at all the traffic from the schools.

ROLL CALL:

The motion carried as follows:

Secretary Mouri.....	Yes
Commissioner Ansar.....	Yes
Commissioner Holowaty.....	Yes

Commissioner Hoque.....	Yes
Vice Chair Boniecki.....	Yes
Chair Smith.....	Yes

Chair Smith – We are going to take a five-minute recess to let everybody get resituated.

Proceedings continued.

- D. SITE PLAN FOR EXPANDED OUTDOOR STORAGE; located on the south side of Maxwell Avenue, approximately 118 ft. east of Sherwood Avenue; 6732 Maxwell Avenue; Section 33; Ronald Scott Gerst/Sherwood Warren LLC; PSP260022.

PETITIONERS PORTION:

Mr. Tim Storey – Good evening, I’m Tim Storey with Storey Engineering, representing the project for Mr. Gerst. This is an existing business, it’s been there for many years; he is involved in the business of maintaining forklifts for his customers, repairing them and so on and so forth, I think he also arranges new ones for them as well. His business has done quite well over the years and he’s strapped for room. At one time he did have some space across the street where he could store some things, but for some reason that is no longer an option for him.

He’s working to try to clean up the property and make it consistent with the site plan that we submitted. I met with him on Saturday and went over that again with him to make sure that he understood, he said he misunderstood some of the things that we had discussed on the site plan. He’s going to continue to clean that up, the fenced in area behind the building there.

The recommendation from the Planning Department, I understand, is for it to be postponed and we actually agree with this to allow us more time to continue to clean up the site and get it organized as shown on the site plan. The owner has indicated to me that it should be cleaned up by the middle of June, so we plan to wait for this to happen to make any necessary changes to the site plan, and then circle back with the Planning Department at that time to determine the appropriate date to come back to the Planning Commission.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: Building has no issues.

AT&T: AT&T does not object to the proposed expanded storage. We have facilities in the area, but they should not be affected.

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

DTE: DTE Electric Company has reviewed the site plan for expanded outdoor storage. DTE has no objection to this request, impacting 6732 Maxwell Avenue; Section 33; 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.

Mr. Ron Wuerth reads the recommendations of the Staff:

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

Public Hearing portion closed.

Chair Smith – There was a recommendation by our Planning Department to postpone this because he's got things he's got to do, Zoning has requirements they have to meet, he's got court orders he has to meet, so he's going to need some time to do this. We need a motion to maybe postpone this indefinitely until we have a certain date that everything has been taken care of and then we'll go from there.

Ms. Mary Michaels – I just want to make the Commission aware that site plan approval is a part of the petitioner achieving compliance in court, so if a date could be set rather soon that would be beneficial.

Chair Smith – The Planning Department was planning on going to reinspect it on July 13th, we can use that as a date, and if he gets it done sooner, then he can have it reinspected, and maybe they can

come sooner. To me that would be a date that we can stick by for now.

Mr. Ron Wuerth – Mr. Storey talked about the owner getting it cleaned up, I don't know if that's going to happen that soon, but by mid-June, or at least reasonably cleaned up. If that happens and is acceptable to us, maybe we'll have one of you guys go out with us and take a look and see if we can get it back on the agenda sooner. We can't make a date at this point and time, it all depends on what the petitioner does, if they clean it up reasonably well, then we can put it on sooner.

Commissioner Ansar – When we postpone, we have to mention the date, am I wrong?

Ms. Mary Michaels – There is such a thing as postpone indefinitely, but I strongly encourage the Commission to set a date.

Mr. Ron Wuerth – July 13th, is a date certain.

Chair Smith – I think we should use a date certain, because if we drag it out any longer than that, it's not going to put pressure on him to do what he needs to do.

Mr. Ron Wuerth – So, a postponement, a date certain, to July 13th. Get Mr. Gerst to do what's right and clean that up and set about 50 rat traps out there to try to work on that problem. I'll also talk to the City about that issue, sometimes they can help.

Chair Smith – I'd also like to request that at the next meeting Mr. Gerst attend, he's the one we really should be talking to. I understand Mr. Storey is representing him, but he's the one we really need to be talking to, so I request that he attend the next meeting.

Mr. Ron Wuerth – I totally agree. Mr. Storey do your best, get him here.

Mr. Tim Storey – I'll do my best to get him here.

MOTION:

A motion was made by Secretary Mouri to postpone until July 13, 2026, supported by Commissioner Hoque.

ROLL CALL:

The motion carried as follows:

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

- E. SITE PLAN FOR OPEN STORAGE OF TIRES; located on the northwest corner of Eight Mile Road and Eastwood Boulevard; 14731 Eight Mile Road; Section 36; Bashar Hamo/Bee Tires LLC; PSP260020.

PETITIONERS PORTION:

Mr. Bashar Hamo – Good evening, I’m the owner of the business of Bee Tires. I’ve been there 15 years; I’ve had semi-trucks for 15 years. The inspector came to me, he told me no, this area, a trailer is not supposed to be here, this is storage. We went to court and I said okay, this was the second option I can do, they said I can do a site plan. I have all the manifest for the scrap tires as a big company first-class tire trasher. My semi-truck, it’s not actually for the company, I pay \$1,200 each time I fill up, sometimes fill it up with business week to week, they take the loaded one and they bring me an empty one. I don’t bother nobody, no complaints for 15 years, no violations, so I said it’s going to hurt my business if I take that semi-truck from there.

Secretary Mouri reads the following correspondence:

TAXES: Current.

ENGINEERING: Preliminary review of this site indicates that Planning Commission approval should be contingent upon the petitioner’s compliance with the following condition: All the parcels must be combined to conform to site plan.

AT&T: AT&T does not object to the proposed open storage plan.

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 open storage of tires. DTE has no objection to this request, impacting 14731 Eight Mile Road; Section 36; 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 property is on a MDOT road, and a permit will be required.

Secretary Mouri – I also have in the correspondence a letter from City of Eastpointe that I'll read.

May 20, 2026

Mr. Wuerth:

This letter is in response to your offer to comment on the subject application. The subject address is adjacent to City of Eastpointe property that is zoned MU-3, Regional Mixed Use, modified by the Gratiot Gateway Overlay. The Gratiot Gateway Overlay is intended to promote a southern gateway to Eastpointe and Macomb County, improving perception and creating a welcoming and culturally rich environment. Vehicle repair shops are not permitted in the Gratiot Gateway.

We request that, as the Planning Commission considers this application, they and the applicant consider actions to mitigate any potential blighting influences from the outdoor storage of tires (such as screening or other visual improvements), as well as considering addressing the potential blighting influence of any unshielded lighting that trespasses into the roadway, blank facades, and enclosed trash containers to ensure that if this project is realized, it is done so in a way that positively contributes to the public realm along the Eight Mile corridor.

Thank you for the opportunity to comment on this application. We welcome further opportunities to partner and collaborate on advancing both of our communities, especially with regard to the built environment on our shared boundaries.

Mary Clark CER-6819
June 1st, 2026

Sincerely,

Paul Urbiel, AICP
City Planner and Zoning Administrator

Mr. Ron Wuerth reads the recommendations of the Staff:

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – Good evening and thank you for your patience. As I understood, you want to keep the used tires in a semi-trailer?

Mr. Bashar Hamo – No, I fill it up, as soon as it's filled, I call the company, they come and take the full one, and put an empty one.

Commissioner Holowaty – So they are not going to be thrown on the lot or anything?

Mr. Bashar Hamo – No, I cleaned it. I see a lot of tires in the alley, I clean them; I see some neighbors that have tires, I take them, everybody loves me there.

Commissioner Holowaty – What are your hours of operation going to be?

Mr. Bashar Hamo – 8:00 to 6:00, Monday through Saturday.

Commissioner Holowaty – You heard all the recommendations our Planning Director gave, are you going to be able to meet all those recommendations, do you have any problems with them?

Mr. Bashar Hamo – I have no problem, what is he talking about, I don't know, he talked a lot.

Commissioner Holowaty – Maybe you should get with our Planning Director so you can understand. Did you get a copy of the recommendations?

Mr. Bashar Hamo – Yes.

Commissioner Holowaty – Not the agenda, the recommendations.

Mr. Bashar Hamo – No, I don't have it.

Commissioner Holowaty – We were told you were emailed.

Mr. Bashar Hamo – I seen the email, but I didn't have my glasses, I can't read it.

Commissioner Holowaty – He gave a number of things you have to take care of before we can approve it.

Mr. Jeffrey Graham – Can I say something, I don't think I've met this gentleman, I'm the Project Architect for Kem-Tec and Associates and we did the drawing for you. I'd like to explain to you, they want you to tear up the concrete along the edges of the property on those two sides where the green dots are and make them into green landscape berms with shrubs. Then you'll have to add some trees in the front--

Mr. Bashar Hamo – My property?

Mr. Jeffrey Graham – Yes, your property. You're going to lose five feet on both sides of your site and then you'll have to add trees at the bottom. Also, you have to put in a dumpster, which will be a concrete walled enclosure on three sides with a wooden metal gate in front or a solid gate in front for like an 8-foot x 8-foot dumpster.

Mr. Bashar Hamo – The dumpster is no problem, but the trees (inaudible not by the mic)

Mr. Jeffrey Graham – You have to agree to doing this in order for them to give you an approval. If you don't want to agree to do this, your options would be to go and get a variance.

Mr. Bashar Hamo – Okay, the semi-truck, the tree in front of it (inaudible)

Mr. Jeffrey Graham – The trees will be, you can see where they are right there.

Mr. Bashar Hamo – I can do these here; on these four trees I can do that.

Mr. Jeffrey Graham – Okay, but you're saying you don't want to put the five-foot landscaping?

Mr. Bashar Hamo – Okay, I can do that--

(walked away cannot hear)

Chair Smith – I went by it and looked at the site, the site is small; I understand what you're doing with the semi-truck, right now the dumpster is in the alley and it can't be in the alley.

Mr. Bashar Hamo – I'm going to remove it tomorrow.

Chair Smith – Can you store your materials inside the building and have them taken out from that way? That way you wouldn't have to have a dumpster.

Mr. Bashar Hamo – I don't have to have a dumpster; I'm going to take it away.

Chair Smith – You're going to take the dumpster away, so we don't need to do the dumpster.

Mr. Bashar Hamo – No more dumpster.

Chair Smith – How are you going to get rid of your trash then?

Mr. Bashar Hamo – I have my other business; I have a dumpster; I'll take it over there. I don't have that much trash, just like one bag a day that's it.

Chair Smith – Well if you're going to get rid of the trash on your own, then we wouldn't need to put the dumpster in. You've got quite a few variances here, I know it's a small lot, and I also know it's a non-conforming lot, so I would like to make the suggestion that you take this to the Zoning Board of Appeals and let them know the hardship that you're having with the requirements that are being required and see what they say.

Mr. Bashar Hamo – Okay.

Chair Smith – They are the ones that are going to write up violations for not meeting this and not meeting that. If you take this plan to the Zoning Board of Appeals and let them go over it, they will tell you what you're allowed to do and not allowed to do.

Mr. Bashar Hamo – I talked to the Zoning Supervisor, Everett, he told me that the trailer is going to stay how it is all the time, I said no problem. He said do not move it up or down, same spot, I said same spot, I promise you that, he didn't tell me to put the tree in there. He said we don't mind, just do the site plan, I did the site plan, he told me what I can do, and I did, I spent \$10,000.

Chair Smith – The only thing I'm saying is, if you went to Zoning and Zoning told you something you need to have it in writing so we can see what it is and apply it.

Mr. Bashar Hamo – I can go to Mr. Everett tomorrow morning.

Chair Smith – With the variances that are required, I see you having a lot of hardship because the size of your lot. Mr. Wuerth, what do you think?

Mr. Ron Wuerth – This is another one that could be postponed until the petitioner takes this to the Zoning Board of Appeals and makes an attempt to get the variances, especially the use for the truck that is storage. So that's what I suggest at this point and time, he goes, and if he gets all the variances, he can come back to us, that verifies the site plan and you can give him approval.

Chair Smith – And he also has to show approval for cutting in that opening in the side of the building.

Mr. Ron Wuerth – You got to get a building permit for that door that slides. So, if you have that information, that says you got approval 10 years ago, it was 2015 when you got the certificate of compliance, but it's not just that piece of paper, it was the second piece of paper that you had to fill out, it's that they went and they made the inspection and that they saw that door and they approved. That's what you need.

Mr. Bashar Hamo – I have a picture (inaudible talking from across the room)

Mr. Ron Wuerth – Whatever you have bring to us.

Mr. Bashar Hamo – (Inaudible talking from across the room)

Mr. Ron Wuerth – We work with Mr. Everett and I'm the Planning Director and I want that information or we're not going anywhere.

Chair Smith – Sir, sir, you can show him the pictures, but we have to have something that we can go by also. Maybe we ought to postpone this so you get a chance to show him all the pictures, get the paperwork from Everett for Zoning showing that he's okay with everything, then bring it back to us.

Mr. Ron Wuerth – The Zoning Board of Appeals?

Chair Smith – Right, you've got to go to the Zoning Board of Appeals because they are probably going to have to give you some hardship on some of this in order to even okay it. If you're not sure what to do as far as the Zoning Board of Appeals, talk to Mr. Everett again and ask him what the process is to meet with him.

Mr. Bashar Hamo – I believe him, he's a supervisor and I asked him what I need to do, and I can do whatever you want, and he told me do the site plan, so okay I did the site plan. I went to the City and gave them the money. I did everything he told me, I have no problems, in 15 years I've never had any compliant.

Chair Smith – I believe you, but what I'm saying is, we need to see it in writing. If it comes back on us later and we approved it and they say we didn't approve this, we can't go on he said she said, that's the reason we need to have it in writing. It's just a matter of meeting with the Zoning Board of Appeals, show them what you've got, they will give us the paperwork on everything, bring it to us and we can approve it, okay.

Mr. Bashar Hamo – Okay, tomorrow I'll go see Mr. Everett.

Mr. Ron Wuerth – When you're going to the Zoning Board of Appeals, it takes about six weeks to get on the Board at the earliest.

Commissioner Hoque – Mr. Director, this is a very small business, I believe, and it's a very small lot, so can he sit down with you and can you skip the Zoning Board of Appeals part to make any adjustments to make an approval? He's already spent lots of money.

Mr. Ron Wuerth – At this point, it's better to get the approval of the Zoning Board of Appeals because there's much here that he needs variances for. Working hard to improve the site, he can start work on it, but it's not useful, what's useful is that he gets these variances. Then he has his site plan fixed by Mr. Graham's consultants.

Commissioner Hoque – So he has no choice?

Mr. Ron Wuerth – This really has to be looked at the way it was put together.

Chair Smith – That was a motion by Commissioner Holowaty, supported by Commissioner Hoque to approve this, we really need to have this postponed because of the stuff that needs to be done.

Commissioner Hoque – Do we have a date?

Chair Smith – The date has to be contingent on when he can get to the Zoning Board of Appeals, we don't know that date.

Mr. Ron Wuerth – Postpone it indefinitely until he gets the ruling from the Zoning Board of Appeals, and once you find that out, we can schedule it.

Chair Smith – So we need a motion to postpone it indefinitely.

Commissioner Holowaty – I rescind my original motion for approval and I'll make a new motion for a postponement until he gets the approval from the ZBA.

Commissioner Hoque – I support that.

Chair Smith – Now we have a motion to postpone indefinitely until the approval comes through from the Zoning Board of Appeals.

MOTION:

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

ROLL CALL:

The motion carried as follows:

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

Chair Smith – Good luck and we will do our best to work with you on it. Have a good evening.

Mr. Bashar Hamo – Thank you all, good night.

- F. SITE PLAN FOR CONVERSION OF VACANT SCHOOL INTO SENIOR LIVING COMMUNITY; located on the east side of Masch Avenue, approximately 517.4 ft. north of Ten Mile Road; 25310 Masch Avenue; Section 36; Charlie Roddis/Center Line Public Schools (T. Van Fox/MHT Housing, Inc.); PSP260023.

PETITIONERS PORTION:

Mr. Jeffrey Graham – I'm the Project Architect from Kem-Tec and Associates and I'm representing Mr. Van Fox. Unfortunately, Mr. Van Fox, who had planned to be here tonight, had to cancel at the last moment, he called us up and asked us to represent him, which is why I am here with my team.

One of the things we gave Mr. Fox, before we left, was our presentation boards and he has them probably in his car. So, what I'd like to do is, my associate Carter has them on the computer and he can walk around and show you the colored renderings, is that okay, can we do that?

Chair Smith – Sure.

Mr. Jeffrey Graham – The scope of work for this project is, my client wishes to take the existing vacant elementary school building and convert it into a multi-family living for seniors. The proposed unit count is currently 40 one-bedroom units, with some of the units being ADA compliant. The outside work would include restriping the parking lot to meet current Zoning Code, a new dumpster enclosure at the south end of the property, a new community patio and pergola with community gardens, each unit will actually have its own personal private patio, and the landscaping will be enhanced.

If you go to the east, you'll find that there's two large playground areas, we've been working with the City and the school district to provide access so the residents can use the parks. We also intend to enhance them with additional shuffleboard courts and park benches.

I wanted to make a point about the school. The school's operation never ceased, what happened was that they moved to a newer facility, which is less than a mile away. I'd also point out that this is going to be a senior housing project. It should be made aware that this facility will be a lot less active than it was when it was being

used by a school. So therefore, the neighbors should find more comfort knowing that the use of the building will be a lot less intense, especially when we are dealing with seniors, they are not exactly commuters with a lot of driving.

As far as the Planning Department's recommendations, we have them and I've reviewed them, unfortunately, we haven't had a chance to talk with our owner about them. However, I've been working with Mr. Van Fox and MHT Housing for decades and I've probably done 20 or 30 of his projects, so when I reviewed the recommendations, I do not believe that he will have any problem with any of the recommendations that the Planning Department is asking. Thank you for your consideration.

Secretary Mouri reads the following correspondence:

TAXES: Current.

BUILDING: Building will require submittal of a Building Permit/Plan Review Application for any modifications to existing building.

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

1. Correct legal description of the parcels must be depicted. Parcel 2 legal description is missing a "distance" information.
2. Both the parcels must be combined to conform with the site plan.
3. 5 feet wide concrete sidewalk must be provided across entire Masch Avenue frontage.
4. Based on the site plan, it appears that a portion of the existing playground area depicted to be installed by the city encroaches onto the school property. If so, there should be an encroachment agreement between the new property owner and the city.

AT&T: AT&T does not object to the conversion of the school into a senior living community. We do have facilities in the building and on the property, but do not expect them to be affected.

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 conversion of vacant school into senior living community. DTE has no objection tot his request, impacting 25310 Masch Avenue;

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 must be required from this office. Contact our Soil Erosion Department at 586-4695327 for more information regarding same.

Mr. Ron Wuerth reads the recommendations of the Staff:

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

Public Hearing portion closed.

MOTION:

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

COMMISSIONERS PORTION:

Commissioner Holowaty – I heard you, earlier, say you had no problems with a majority of the recommendations.

Mr. Jeffrey Graham – One of the issues, like parking being a deficit, to be honest, this is more parking than what we need, most of the resident's don't have cars. Let's say we set it up this way, we get the variance, and we do have a parking issue, then we still have land on the south side so that we can add additional parking. I've been a Planning Commissioner for years, and I've always found out that parking is a self-controlling factor, because if you don't have enough parking, people don't show up to whatever your business is.

Commissioner Holowaty – What about the dead end she was asking about.

Mr. Jeffrey Graham – To be honest our concentration is on the site and not the City's circulation.

Commissioner Holowaty – Is this going to be for lower income seniors?

Mr. Jeffrey Graham – No, sir, it's not going to be low income, it's going to be market rate.

Commissioner Holowaty – Okay, I yield the floor.

Commissioner Hoque – I would like to know how many units?

Mr. Jeffrey Graham – 40.

Commissioner Hoque – How many residents?

Mr. Jeffrey Graham – There will be 40, they are all one-bedroom units.

Commissioner Hoque – It's a really good project because this building has been vacant for awhile and it's getting a lot of problems and making this neighborhood a mess. One of the residents mentioned it's a narrow street and they are parking on both sides.

Mr. Jeffrey Graham – We have no need to have any additional parking on the street. Like I said, it's not really in our lane, that's really the city traffic circulation and that should be worked out by the City's Fire Marshal, City Planning, and Zoning. We don't need additional street parking.

Commissioner Hoque – Okay, who is parking there? The street is packed.

Mr. Jeffrey Graham – I assume, because the lady said there's a park nearby, and everybody is using the park. We have enough parking for our residents, like I say, most of the residents don't have cars. That's why we need the drop off, so they can get picked up and dropped off.

Commissioner Hoque – How long will it take to finish the project?

Mr. Jeffrey Graham – That all depends on you, it takes more time to get approval for a project from municipal cities then it does to build.

Commissioner Hoque – Thank you.

Chair Smith – Good evening. I had a hard time getting in there because there's one way on Masch to get through, but I did find it. I think it's a good project, my only concern now listening to the

residents is the people at the park are parking on the street, doesn't the park have its own parking lot?

Mr. Jeffrey Graham – I don't know.

Mr. Mike Connell – I work for Center Line Public Schools. The reason we have problems with parking is, since they put the pickleball nets in the park, we've had all kinds of problems with people parking on the playground, in the back of the school, all over the place, so that's been the big issue with parking. It's the City park, it has nothing to do with the school, it's more the City park. They do have a parking lot off of Frazho, but it's too far for the people to walk. So that's the big issue with parking on the street that we've had since they put the nets up.

Chair Smith – They park on the street and then they walk to the park?

Mr. Mike Connell – They will park around the back of the school on the playground, they drive all the way around the building and park in the back.

Chair Smith – Thank you, sir. You will have to put up some signs to where no people going to play pickleball can park in that area, no parking allowed.

Mr. Jeffrey Graham – We have no problem with that at all, we are self-contained.

Chair Smith – It seems like it would be, but like I say, if the people playing pickleball are cutting through there, you need to have signs saying they will be ticketed, if parked there.

Mr. Jeffrey Graham – I agree, but that's not my purview.

Chair Smith – I'm just saying it's something you might want to talk to the owner about to have the City do that.

Mr. Jeffrey Graham – You're saying I should talk to the owner and have him advocate for no parking along the front of the building?

Chair Smith – Exactly.

Mr. Jeffrey Graham – Okay, I can definitely pass that on.

Chair Smith – It is a narrow street, and it is one way down and one way back, I got lost going down there myself. I think it’s a nice, isolated area and I think it would be good for seniors. If they have to fence off behind where the pickleball courts are at so that they can’t even get in that area, they might want to do that.

Mr. Jeffrey Graham – We are providing access to the playground area, but 90% of the playground area is actually not on our property and about 10% is. So that’s why we would allow the City to use part of our land for the playground, and we have no problem with that.

Chair Smith – You might want to have an agreement about that.

Mr. Jeffrey Graham – Oh yea, get it written down.

Chair Smith – Like I said, you want to have some sort of boundary to where they just can’t walk through there. Alright, thank you, sir.

Mr. Jeffrey Graham – Can I sit down now?

Chair Smith – You can sit down. Seeing no more questions, that was a motion by Commissioner Holowaty, supported by Vice Chair Boniecki.

ROLL CALL:

The motion carried as follows:

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

7. CORRESPONDENCE:
None at this time.

8. OLD BUSINESS:

A. SITE PLAN FOR NEW MULTI-FAMILY DEVELOPMENT AS PART OF APPROVED PUD; located on the north side of Ten Mile Road, approximately 759.1 ft. west of Schoenherr Road; Section 23; 13041 Ten Mile Road; Lorenzo Cavaliere (Warren 10 Mile Residential LLC); PSP220018. **Approved on June 13, 2022. First extension request approved to June 13, 2025. Second extension request**

approved to June 13, 2026. The petitioner is requesting a third extension to June 13, 2027.

PETITIONERS PORTION:

Mr. Lorenzo Cavaliere – Good evening, Lorenzo Cavaliere, 30078 Schoenherr, Warren. The project is a combination of two- and three-story multi-family garden-style apartment buildings. There's 132 one-bedroom units, 132 two-bedroom units, in addition we have 40 three-bedroom townhouse-style units with two-car attached garages, and 59 mini-storage units that are all part of the 15-acre development.

Chair Smith – He's asking for a one-year extension, this will be the third and final extension we can grant, we can't give extension, extension, so if we approve this it will be your third extension and it will have to be the final extension.

Mr. Lorenzo Cavaliere – I understand.

Chair Smith – I know the project is taking a long time, I keep waiting for the housing to pop up, I keep looking over there when I drive by. I know you're working on it; I know cost has gone up along with other things, you'll just have to do the best you can do. This is your third extension, and it will be your final extension.

Mr. Lorenzo Cavaliere – Understood.

MOTION:

A motion was made by Vice Chair Boniecki to approve a one-year extension until June 13, 2027, supported by Commissioner Hoque. A voice vote was taken and the motion carried unanimously.

- B. SITE PLAN FOR OPEN STORAGE OF STACKED STEEL PLATES; located on the Northwest corner of Audrey and East Nine Mile Road; 4965 East Nine Mile Road; Section 29; Derrick Kempainen/DJP Leasing, LLC (Caren M. Burdi); PSP240005. **Approved on July 8, 2024. The petitioner is requesting a one (1) year extension to July 8, 2027.**

PETITIONERS PORTION:

Ms. Caren Burdi – Good evening, Caren Burdi, 28225 Mound Road, Warren, Michigan. We are asking for an extension on this site plan as my client has completed everything that he was required to do except for two things and both involve cement work. The first one is a driveway has to be moved a little bit and widened. The second

one is he was instructed that he had to raise the wall height, I don't remember the exact amount but it wasn't much, he just needed to put a cap along the wall.

When he had the cement company out to take a look at the wall and put the cap on the wall, they instructed him that his wall was in such bad disrepair that it would not last long. To put the cap on it and go get it inspected and then have the wall not last is not the true intent of what we are supposed to be doing. He called me and asked me for my advice, I told him I would replace the wall, and I'd put it in at the right height. He has hired a company, and the company is called Michigan Outdoor Services, and they have promised to come out before last winter, and then they kept delaying him because they had bigger jobs. He kept telling him we have bigger commercial jobs you're just a driveway and the poured concrete wall. He kept getting delayed and then obviously the winter and now the spring he has been on them to do it.

I did ask him if maybe he could find another contractor, he indicated it's very hard to find somebody to do the poured concrete walls they all want to do the brick or this new interlocking brick, they don't want to do the poured concrete walls, so he's kind of stuck with this contractor that he's found. They have again promised to come out. These are the last things we have to do and then we'll be able to call for inspections at that point. So, I'm asking for the extension so that we can get these two matters done. One of the reasons there became an increase and scope of work, when it became not just putting the cap on, but replacing the wall, obviously that increased our scope of what we had to accomplish.

Chair Smith – I have a note that says you did not get final site plan approval, unless you've gotten that, none of that work should have been done.

Ms. Caren Burdi – How did I not get final site plan approval, can you help me understand?

Mr. Ron Wuerth – I don't know if I remember everything from our discussions this morning. You needed to submit the site plan, five copies, and the bond and the bond didn't get done.

Ms. Caren Burdi – Okay, that I didn't know because usually I tell my people to do that. I personally have a receipt from submitting the five plans.

Mr. Ron Wuerth – I guess that was it, is that right?

Mr. David Crabtree – You submitted the five revised site plans, they've been sitting in the file, they haven't been reviewed because the bond had not been paid yet. There's a \$500 bond that needs to be paid. I reviewed the revised site plan; I sent you an email this afternoon with three revisions that need to be made on a new set of revised site plans. There are three short simple notes that need to be done and then the bond, then you'll be all set.

Ms. Caren Burdi – I was in court this afternoon so I didn't see the email, I will absolutely follow through on that. I turned in those five site plans early on, I didn't know the bond wasn't paid, if I would have known that, I would have told my client. I'll get the bond paid and the site plan revised.

Chair Smith – Thank you, we know you will.

MOTION:

A motion was made by Commissioner Holowaty to approve a one-year extension to July 8, 2027, supported by Commissioner Hoque. A voice vote was taken and the motion carried unanimously.

- C. SITE PLAN FOR BUILDING ADDITION, NEW ACCESSORY BUILDING, AND OPEN STORAGE OF VEHICLES; located on the west side of Groesbeck Highway in the area of Prospect Avenue and Toepfer Road; 21311 Groesbeck Highway and parcels north of Prospect Avenue (13-35-326-001 through 13-35-326-009, 13-35-327-001 through 13-35-327-018, 13-35-327-020 through 13-35-327-026, and the north 523.67 feet of parcel 13-35-352-015) along with parcels south of Prospect Avenue (13-35-331-001, 13-35-331-002, and 13-35-331-006); Section 35; Kalven Hermiz/Brays Investments LLC & Edom Properties LLC (Caren Burdi); PSP240006. **Approved on July 8, 2024. The petitioner is requesting a one (1) year extension to July 8, 2027.**

PETITIONERS PORTION:

Ms. Caren Burdi – Caren Burdi, 28225 Mound Road, Warren, Michigan. I'm asking for a year extension on this matter for two reasons.

The first one, work has not begun on this because I'm still in front of the Zoning Board of Appeals. I'm still in front of the Zoning Board of Appeals because some very unique things have been happening on this. I took an approved site plan from the Planning Commission

and then went to get my variances, the Zoning Commission didn't like some of the things that were approved on the site plan by the Planning Commission, and then tabled me so that I had to go and make changes that they wanted.

I then had to have a meeting with Planning and Zoning at the same time to make sure that the plan that I was now bringing forward was accepted by both departments. I have tried to go in front of the Zoning Board of Appeals several times and they have not had a full Board. When I have to get five votes out of nine, or if it's a use variance, six votes out of nine, getting five votes out of eight changes my odds of being successful for my client. It's not unfair for petitioners to ask for a full Board and so my item has been tabled until I get a full Board. I believe I will get a full Board, I'm on the agenda for the next meeting and I believe there will be a full Board on that occasion, and I will move forward and seek to finish my variances.

The second reason is, this piece of property is at Eight Mile and Groesbeck and it's huge. It is one of the early subdivisions that were put in place and whereas it was put to be a residential subdivision, it is all industrial there. So, on my gentleman's piece of property we have roads and utility easements that need to be vacated. When I go and I vacate right-of-ways of roads, utility easements, etc., I'm amending a plat, and I have to go to the Circuit Court and have as defendant's everybody within 300 feet of our property. This often leads to me having lawsuits that the caption is an entire page and I have 70 to 120 defendants.

So, when I do this, I have to get all of those people personally served and I have to keep track of who's been served, who haven't been served, etc. I don't want to bore you too much, but I can only handle one of these cases at one time, I'm one attorney. Whereas, I have staff that can help me, I can't do more than one of these cases at once, and I'm currently finishing one in the City over at Ten Mile and Schoenherr, I am almost done with that one, it should be done within the next two months. This is the next case that I'm going to do the amendment of the plat, and that hasn't been started yet because I didn't have the capacity to start a new one of these while I had another one going. So, in the next two months I should be able to start that and that is to clean up all of the utility easements, other easements that are there, roads that aren't being used as roads, and getting all of those vacated so that then my client can be in compliance with the requirements that your Commission asked him

to do. That's why I do need another year to get those two things accomplished.

Chair Smith – Thank you for the explanation, I know you've been working on it for a long time because it's been going on for a long time.

MOTION:

A motion was made by Secretary Mouri to approve a one-year extension until July 8, 2027, supported by Commissioner Holowaty. A voice vote was taken and the motion carried unanimously.

9. BOND RELEASE:
None at this time.

10. NEW BUSINESS:
None at this time.

11. CITIZEN PARTICIPATION:
None at this time.

12. PLANNING COMMISSION BUSINESS:

A) Planning Director's Report:

Mr. Ron Wuerth – This is for a couple weeks' worth of work, but meetings mostly. On the 12th, I was part of a meeting that was with General Motors and the City trying to coordinate development programs and get General Motors more interested in their home city.

On the 13th, was Cole Street, that's not too far from City Hall, that's Vito Castellana, that name is familiar to all of you, he wants to finish his development that he has on Cole Street. There will be a revised site plan, he got approval and finally going to move on with that.

I had a meeting with the Milestone Restaurant people after that Planning Commission Meeting that they had, they were confused about some of the issues on there, so we got it straightened out and they were happy.

Next, I went to the Eckstein Skate Park to have the grand opening, it was a nice event. I don't know how many people here have been there if you haven't got there, just go and take a look, you won't believe it. I've never seen a skate park, but this is massive. City Councilman Lafferty was trying it out, very carefully mind you.

On the 18th, was the Council of Commissions Dinner, it was a nice dinner that we had. We had a good meal, and everyone got to do a little presentation about each Committee. That was my first time ever to be involved in that.

On the 19th, on Mound Road where Murthum is, where that nice old looking house that should be in a historic district, and Amanda is working on that. It's the retail strip center that's been there and failed, some people came in, they want to make it work, they want to put a drive through and fix up the site and get the road fixed, because it's in terrible shape as they told us.

The Historic District Commission, we did online with Jessica Flores, we had a Zoom Meeting, we had a study, they are coming in and doing a lot of work for the Historic District Commission. We are going to get something else going with signs, lighting, and other things, and expanding the districts because there are other structures that need protection.

On the 21st, I attended an ESRI meeting all about GIS. I'm not going to go into it, that's where Michelle should have been, but she was on vacation, lucky her. I attended another webinar, it was a meeting with Jason Spiller, our Parks and Recreation Director, meeting with the people from Eocene, all having to do with the tree study and the tree survey plan that was completed here recently. So now these people are going to help us figure out what it all means and create a plan for all the trees in the City of Warren.

Finally, this goes kind of with the Historic District, and that's the DDA expansion and, talking with Tom Bommarito, the boundaries, making them longer and wider and capturing more taxes. A lot of it has to do with the Village area, that area continues to need to expand and incapsulate the cemetery out there. I don't know if anyone here has ever seen the cemetery that's on Chicago Road, we want to incapsulate. Why, so that we can get funding from the DDA to help us fix that up completely, the way it should be in honor of those people that are in the cemetery to begin with.

On Friday we are going to have a Master Plan Meeting from 3:00 pm to 5:00 pm at City Hall, we do these quarterly. The reason we are doing these is that after five years, according to State law, we need to review our Master Plan and see if any changes need to be made, or discover all the wonderful things we've done up to this point, and there are a lot of them. If anybody has any questions?

Commissioner Holowaty – I recently went to the Milestone Grill, and they were beyond ecstatic that we approved their patio for them, they can't wait to put it in. The food was excellent there.

Mr. Ron Wuerth – Good to hear that.

Chair Smith – The only thing I want to mention, we should have gotten in our packet about the moratorium about the car washes and the gas stations, we are not going to go through it right now just take it and review it and if we need to discuss it later, we will do that.

Mr. Ron Wuerth – We can put it on the agenda for the next meeting and have discussion.

B) Planning Commission Discussion and Concerns:

None at this time.

13. CALENDAR OF PENDING MATTERS:

None at this time.

14. ADJOURNMENT:

MOTION:

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

The meeting was adjourned at 10:45 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

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

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Mary Clark CER-6819
June 1st, 2026