



PLANNING COMMISSION

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Garry Watts, Ex-Officio

Planning Director

Ronald F. Wuerth, A.I.C.P.

**Warren City Planning Commission
PUBLIC HEARING AGENDA
VIDEO CONFERENCE MEETING**

Monday, May 3, 2021 at 7:00 p.m

The meeting will be held via Zoom Video Conference due to the COVID-19 pandemic, pursuant to Public Act 254 of 2020, and local state of emergency, as extended on March 23, 2021. To participate, please download the FREE Zoom App (www.zoom.us) to your desktop, tablet, smart phone or other electronic device.

Zoom Meeting Link - Watching and public participation, accessible by clicking the link:

<https://cityofwarren.zoom.us/j/93604331557?pwd=YW5STXdEaUJCK2dVb1dKcjkzb0VDdz09>

Zoom Meeting Teleconference - Listening and public participation, accessible by calling:

1-929-205-6099

Zoom Meeting ID: 936 0433 1557

Zoom Meeting Passcode: 212157

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – April 19, 2021
6. PUBLIC HEARING ITEMS
 - a) SITE PLAN TO DEMOLISH A BANK AND REPLACE IT WITH A NEW OIL CHANGE BUILDING ADDITION TO EXISTING MUFFLER SHOP; redeveloping the east side of the Van Dyke Avenue block between Republic and Continental Avenue; 23252 Van Dyke Ave; Section 27; Khaled Maadarani (Jeffrey Graham). **TABLED FROM 4-5-21 TO 4-19-21 TO 5-3-21.**
 - b) REQUEST FOR PUBLIC ALLEY VACATION; located between Marcy Street And Joliet Avenue; approximately 90 ft. east of Ryan Road; Section 29; 24422 Ryan Road; Kenneth Lawler
 - c) SITE PLAN FOR OPEN STORAGE; located on the east side of Warren Avenue; approximately 159.5 ft. south of Ten Mile Road; 24800 Warner Avenue; Section 30; Jason Symborski (Kerm Billette)
7. CORRESPONDENCE

8. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR NEW MENARD'S HOME IMPROVEMENT STORE; Located on the west side of Van Dyke Avenue; approximately 1,058 ft. south of Fourteen Mile Road; 32501 Van Dyke Avenue; Section 4; Tyler Edwards (Andrew Walters – MCA); **Minor Amendment is for a yard gate expansion and relocation of the existing generator/transformer.**
- b) THIRD MINOR AMENDMENT TO SITE PLAN FOR OPEN STORAGE OF TRUCK TRAILER PARKING; Located on the south side of Tank Avenue; approximately 800 ft. west of Van Dyke Avenue; Section 16; 7500 Tank Avenue; Joseph Vaglica/Ann Kefalonitis (STAG Industrial Holdings); **Minor Amendment is building addition for expansion of shipping bay, proposed "exit only" driveway to Tank Avenue, and modification to fence and entrance. RECONSIDERATION OF APRIL 19, 2021 VOTE.**
- c) SITE PLAN FOR OPEN STORAGE OF LANDSCAPING MATERIALS; located on the west side of Blackstone Avenue, approximately 596 ft. south of Stephens Road; 23831 Blackstone; Section 26; James Malkiewicz (Jack Durbin). **Approved on June 3, 2019; One (1) year extension to June 3, 2021.**
- d) SITE PLAN FOR OPEN STORAGE OF VEHICLES; located on the north side of Eight Mile, approximately 115 ft. west of Warner Avenue; 2811 Eight Mile; Section 31; Manny Kassab (Kerm Billette). **Approved on November 27, 2017; First extension request approved to November 27, 2020; Second Extension requested to November 27, 2021.**
- e) SITE PLAN FOR OPEN STORAGE OF TRUCKS, EQUIPMENT AND MATERIALS; located on the southwest corner of Groesbeck Highway and Toepfer Road; 21605 Groesbeck Highway; Section 35; Maggie Boehm (Leroy Schultz). **Approved on June 3, 2019; One (1) year extension to June 3, 2021.**
- f) SITE PLAN FOR NEW BUILDING; located on the north side of Ten Mile Road; approximately 537 ft. west of Schoenherr Road; 13343 Ten Mile; Section 23; Frank Jarbou (Michael Mcpherson). **Approved on June 17, 2019; One (1) year extension to June 17, 2021.**
- g) SUBDIVISION PROPERTY SPLIT REQUEST; property located south of Guy Court, approximately 292 ft. east of Lorraine Avenue; one subdivision lot split into two parcels; 11050 Guy Court (13-10-252-036); Section 10; Mohammed Miah. **Approved on October 23, 2017. Extension to November 13, 2020. Expired**

9. BOND RELEASE

10. NEW BUSINESS

Letter from Planning Director clarifying the role of the Planning Commission when making recommendations to City Council regarding the Arsenal Industrial District.

11. CITIZEN PARTICIPATION
12. PLANNING DIRECTOR'S REPORT
13. CALENDAR OF PENDING MATTERS
14. ADJOURNMENT

A handwritten signature in black ink, appearing to read "Warren Smith". The signature is fluid and cursive, with the first name "Warren" and the last name "Smith" clearly distinguishable.

Warren Smith
Commission Secretary

Any person with a disability who needs accommodation for participation in this meeting should contact the City of Warren Planning Department Office at (586) 574-4687 – 72 hours in advance of the meeting to request assistance.

If you have any questions, or would like to provide comments on any of the above items in advance of the meeting, please contact the City of Warren Planning Department Office at (586) 574-4687 prior to 1:00 pm the day of the meeting.