



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Planning Director

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

Warren City Planning Commission PUBLIC HEARING AGENDA VIDEO CONFERENCE MEETING

Monday, May 10, 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/94811495481?pwd=bll1Q1kwMWc3TWkyU3BNUUtvYy91Zz09>

Zoom Meeting Teleconference - Listening and public participation, accessible by calling:
1-929-205-6099

Zoom Meeting ID: 948 1149 5481

Zoom Meeting Passcode: 469512

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
6. PUBLIC HEARING ITEMS

- a) REQUEST FOR REZONING; Located on the north side of Chicago Road; Approximately 500 ft. east of Van Dyke Avenue; from the present zoning classifications of R-1-C, One Family Residential District, and C-2, General Business District to R-3, Multiple-Family Dwelling District; Section 3; 8001 Chicago Road (13- 03-351-004, 13-03-351-002); Ghassan Abdelnour (Jas Sirley LLC).
- b) SITE PLAN FOR SEASONAL OUTDOOR SALES OF FIREWORKS; Located on the eastside of Ryan Road; approximately 402 ft. south of Fourteen Mile Road; 32800 Ryan Road; Section 5; Eddie Babbie (Adil Moosa).

7. CORRESPONDENCE
8. OLD BUSINESS

- a) 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. TABLED FROM 5-3-21 TO 5-10-21.**
- b) SPECIAL LAND USE AND SITE PLAN FOR NEW FITNESS CENTER CLUB, A NEW DRIVE THRU RESTAURANT AND TRUCK DOCK REMOVAL; located on the south side of Fourteen Mile Road and the east side of Schoenherr Road; Section 1; 13700 Fourteen Mile; Edward Boutrous (Alan Boyer). **Approved on September 9, 2019; Request one (1) year extension to September 9, 2022.**
- c) SUBDIVISION LOT SPLIT; one lot into two parcels; located on the west side of Audrey Avenue; the east side of Doepfer Road; approximately 590 ft. north of Eight Mile Road; Section 32; 20830 Doepfer Road; Mohammad Mozammel Haque. **Approved on September, 14, 2020. Request to withdraw.**
- d) MINOR AMENDMENT TO GENERAL MOTORS WIND TUNNELS COMMON AREA; located on the northeast corner of Twelve Mile and Mound Roads; 6175 Charles Chayne Road; Section 9; Jason Harris (Todd Davis). Minor Amendment is for landscape and hardscape improvements. **Approved on July 8, 2019. Request to withdraw.**

9. BOND RELEASE
10. NEW BUSINESS
11. CITIZEN PARTICIPATION
12. PLANNING DIRECTOR'S REPORT
13. CALENDAR OF PENDING MATTERS
14. ADJOURNMENT



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.