



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

WARREN, MI 48093-5283

(586) 574-4687

Fax (586) 574-4645

www.cityofwarren.org

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Planning Director

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

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

Monday, June 21, 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/98146396222?pwd=VEk3aXcrVTdBaXN5cldZOWRPWkhNQOT09>

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

1-929-205-6099

Zoom Meeting ID: 981 4639 6222

Zoom Meeting Passcode: 706029

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – June 7, 2021
6. PUBLIC HEARING ITEMS
 - a) PARKS & RECREATION MASTER PLAN.
 - b) 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).
TABLED FROM 5-10-21 TO 6-21-21
 - c) REQUEST FOR REZONING; located on the northeast corner of Eight Mile Road and Schoenherr Road; from the present zoning classification of C-2, General Business District to M-2, Industrial District; Section 36; 13711 Eight Mile Road (13-36-351-016); Doetsch Environmental Services (Jaddou Phase III, LLC)
TABLED FROM 6-7-21 TO 6-21-21.

- d) REQUEST FOR REZONING; located on the south side of Twelve Mile Road; approximately 120 ft. west of Van Dyke Road; from the present zoning classifications of C-1, Local Business District, and R-1-C, One-Family Residential District to R-3, Multiple-Family Dwelling District; 7602 Twelve Mile Road (13-16-226-019, 020, 022, 026, 044 – 047, 061, 062); Section 16; Jason Pirosko (Assaad Sobh).
- e) 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 to 6-21-21.**
- f) SITE PLAN FOR NEW MEDICAL OFFICE BUILDING AND ADDITION TO EXISTING SURGICAL HOSPITAL; Located on the east side of Dequindre Road; Approximately 427.83 ft. north of John B Avenue; 21230 Dequindre Road; Section 31; John Vitale (Adam Roberts).
- g) SITE PLAN FOR BUILDING ADDITION TO EXISTING OFFICE BUILDING; Located on the north side of Ten Mile Road; Approximately 759. 51 ft. west of Schoenherr Road; 13041 Ten Mile Road; Section 23; Lorenzo Cavaliere (Stonefield Engineering).

7. CORRESPONDENCE

8. OLD BUSINESS

- a) SITE PLAN TO EXPAND OPEN STORAGE OF PASSENGER VEHICLES FOR VAN DYKE COLLISION; located on the northwest corner of Nine Mile Road and Lorraine Avenue; 8737 Nine Mile Road; Section 27; Iden Kalabat (Rami Kamil). **Approved on August 5, 2019. Request One (1) year extension to August 5, 2022.**
- b) SITE PLAN FOR NEW BUILDING; located on the West side of Mound Road, approximately 307.75 ft. from Ten Mile Road; 24815 Mound Road; section 29; Robert Tobin (Kathleen Zimmer). **Approved on 3-25-2019. Never finished – Expired.**
- c) SITE PLAN FOR OPEN STORAGE OF WOOD, STEEL AND POLYPROPYLENE MATERIALS; located on the southwest corner of Nine Mile Road and Groesbeck Highway; approximately 200 ft. west of Groesbeck Highway and 200 ft. south of Nine Mile Road; 12880 Nine Mile Road and 22735 Groesbeck Highway; Section 35; Jim Moir (Douglas Hambrosky). **Approved on 1-7-2019. Never finished – Expired.**

- d) MINOR AMENDMENT FOR NEW TRASH ENCLOSURE AND FENCED IN EQUIPMENT PAD; located on the west side of Blackstone Avenue approximately 584 ft. north of Nine Mile Road; 23285 Blackstone Avenue; Section 26; Robin Bucalo-Briggs (Barbara Potter). **Approved on 10-8-2018. Never finished – Expired.**

- e) SITE PLAN FOR NEW PARKING LOT FOR HUNGRY HOWIE'S RESTAURANT; located on the northwest corner of Hoover Road and Dodge Avenue; 22945 and 22917 Hoover Road; Section 34; Robert Leger (Robert Tobin). **Approved on 9-10-2018. Never finished – Expired.**

- f) SITE PLAN FOR PARKING LOT; located on southwest corner of Van Dyke and Prospect Avenues; 21351 Van Dyke; Section 33; Kerm Billette (Walter Hage). **Approved on 7-9-2018. Never finished – Expired.**

- 9. BOND RELEASE
- 10. NEW BUSINESS

2022 Planning Commission Schedule.

- 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.