



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Warren Smith, Secretary

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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, July 12, 2021 at 7:00 p.m.

The meeting will be held via Zoom Video Conference due to the COVID-19 pandemic, in compliance with Public Act 228 of 2020, as signed by Governor Gretchen Whitmer on October 16, 2020. 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/96174971888?pwd=Y0tIRzYvb0M4K3BOakFCZmQzL05rUT09>

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

1-929-205-6099

Zoom Meeting ID: 961 7497 1888

Zoom Meeting Passcode: 024320

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – June 21, 2021
6. PUBLIC HEARING ITEMS

- a) SITE PLAN FOR PARKING LOT ADDITION; located on the south side of Nine Mile Road, approximately 429.3 ft. from Ryan Road; 3970, 3942, 3952 Nine Mile Road; Section 31; Jeffrey Scott Howard (McBride Studio, Inc.). **Request By Petitioner to TABLE to August 23, 2021.**
- b) NEW SITE PLAN TO GM TECH CENTER FOR COOLING TOWER REPLACEMENT BUILDING AND GAS CYLINDER STORAGE; located on the west site of the Estes Engineering Center and centrally located in the northeast corner of Twelve Mile Road and Van Dyke Avenue; 30003 Fisher Brothers Road; Section 9; Dominic Galia (Todd Davis).
- c) SITE PLAN ADDITION TO SERVICE OPERATIONS BUILDING EXPANSION FOR EV BATTERY HANDLING/STORAGE; located in the southeast corner of Chicago Road and Van Dyke Avenue; 31057 Louis Chevrolet Road; Section 9; Amanda Allen (Cassandra Bellow).

- d) SITE PLAN FOR OUTDOOR STORAGE; Located on the northwest corner of Schoenherr Road and Saint Andrews Avenue; Section 35; 21975 Schoenherr Road; Alen Aboush (Janas Holdings).
- e) SITE PLAN FOR NEW RETAIL CENTER AND RESTAURANT; located on the northwest corner of Thirteen Mile and Mound Roads; 5843 Thirteen Mile; Section 5; Nicholas Shango.

7. CORRESPONDENCE

- a) Approval for the Planning Commission Meeting Dates for 2022.
- b) Copy of Expiration Letter for 12880 Nine Mile and 22735 Groesbeck Highway notifying the Zoning Department that the project is expired.

8. OLD BUSINESS

- a) SITE PLAN FOR OUTDOOR STORAGE SHELTER; located on the northwest corner of Nine Mile and Mound Roads; 5663 Nine Mile Road; Section 29; Joseph Fisher (Steve Sutton). **Approved on May 6, 2019; One (1) year extension to May 6, 2022.**
- b) SITE PLAN FOR OPEN STORAGE OF AUTO PARTS YARD AND EXISTING USED CAR FACILITY; located on the east side of Groesbeck Highway approximately 409.25 ft. north of Frazho Road; 26130 Groesbeck Highway; Section 24; TGM Properties (Robert J. Tobin). **Approved on February 11, 2019. Never finished – Expired.**
- c) SITE PLAN FOR NEW INDUSTRIAL BUILDING; located on the northwest side of Groesbeck Hwy. and on the east side of Flanders Avenue; 25101 Groesbeck Hwy.; Section 24; Thomas Kemp (Brad Brickel). **Approved on October 22, 2018. Never finished – Expired.**
- d) SITE PLAN APPROVAL FOR NEW DRIVE THRU RESTAURANT ADDITION TO CLARK SERVICE STATION; to be located on the southwest corner of Mound Road and Beebe Avenue; 31555 Mound Road; Section 5; Nuri Teer (Christopher Ely/Keith Holt). **Approved on September 24, 2018. Never finished – Expired.**
- e) SITE PLAN FOR NEW WAREHOUSE BUILDING ADDITION; located on the east side of Groesbeck Hwy, approximately 700 ft. north off Frazho Road; 26176 Groesbeck Hwy; Section 24; Mazin Najor (Adil G. Moosa). **Approved on July 23, 2018. Never finished – Expired.**

9. BOND RELEASE

- a) 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). **Bond paid on 10-24-18 for \$450. Release of bond. Project was expired on 6-21-21.**

- b) SITE PLAN FOR OPEN STORAGE OF WOOD, STEEL AND POLYPROPLENE 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). **Bond paid on 2-11-19 for \$150. Release of bond. Project was expired on 6-21-21.**

10. NEW BUSINESS

- a) Nominations for Planning Commission Officers.
- b) Nominee for the Steering Committee for Village Historic Preservation District.
- c) Nominee for the Steering Committee for the Van Dyke Avenue Corridor Plan.
- d) Approval of Administrative Fees for the Planning Department.

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.