



PLANNING COMMISSION

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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 26, 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. 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/84892968429?pwd=eTRqRWp6czJIUmZlYTVGbzFRaTFIMZz09>

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

Zoom Meeting ID: 848 9296 8429

Zoom Meeting Passcode: 682760

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – July 12, 2021
- 5a. PRESENTATION

Resolution for Natasha Houghten

6. PUBLIC HEARING ITEMS

- a) PARKS & RECREATION MASTER PLAN; Public Comments.
- b) REQUEST FOR REZONING; located on the west side of Mound Road, approximately 916 ft. north of Eleven Mile Road; from the present zoning classification R-1-P, One-Family Residential and Parking District to M-2, Medium-Light Industrial District; Section 17; 27365 Mound Road; Glenn Neuner (Neuner's Automotive Recyclers).
- c) REQUEST FOR REZONING; Located on the east side of Groesbeck Highway; approximately 510 ft. north of Frazho Road; from the present zoning classifications of C-3, Wholesale and Intensive Business District and "P" Parking District to M-2, Medium-Light Industrial District; Section 24; 26160 Groesbeck Highway; (13-24-253-005); Giles Brooks (TGM Properties LLC).

- d) SITE PLAN FOR TRUCK WASH EQUIPMENT AND SEMI-TRUCK TRAILER OPEN STORAGE; located on the southwest corner of Mackersie Avenue and Sherwood Avenue; 25803 Sherwood; Section 21; James R. Martin (Stacy Cerget). **TABLED FROM 6-7-21 TO 7-26-21.**
- e) SITE PLAN ADDITION FOR FORGING AND HEAT TREATING OF NONFERROUS AEROSPACE PARTS; located in the Northeast corner area of Hoover and Stephens Road; 24011, 24075, 24101 Hoover, 11501, 11551 Stephens; Section 27; Robert Fraley (Richard E. Warren).
- f) SITE PLAN FOR STORAGE OF BUILDING MATERIALS; located on the north side of Eight Mile Road, between Gentner and Nummer Street; 14495 Eight Mile; Section 36; Jim Boettge (Ronald Syme).

7. CORRESPONDENCE

Notice of Hearing from Detroit for Temporary Zoom Meeting for 3930 East Eight Mile Road for construction of a 3,168 sq. ft. marihuana provisioning facility.

8. OLD BUSINESS

- a) SITE PLAN FOR OPEN STORAGE; located on the southeast corner of Schoenherr Road and Ida Avenue; 21730 Schoenherr Road; Section 36; Phillip and Maria Fazio (Kerm Billette). **Approved on September 9, 2019. Request One (1) year extension to September 9, 2022.**
- b) SITE PLAN FOR BUILDING ADDITION AND OPEN STORAGE; located on the east side of Groesbeck Highway; approximately 835 ft. north of Nine Mile Road; Section 26; 23508 and 23350 Groesbeck Highway; Todd Fracolossi (Daniel Leclair). **Approved on September 9, 2019. Request One (1) year extension to September 9, 2022.**
- c) SITE PLAN FOR OPEN STORAGE FOR ADDITIONAL TRUCK TRAILERS AND PARKING LOT ADDITION TO GFL SANITATION TRANSFER BUILDING FACILITY; located on the west side of Hoover Road; approximately 606 ft north of Toepfer Road; 22001 Hoover; Section 34; Frank Francisco (Wade Stevenson). **Approved on June 17, 2019. Project Never Finished – Expired.**
- d) SITE PLAN FOR BULLDOG RECOVERY AND TOWING FACILITY; located on the northwest corner of Prospect Avenue and Groesbeck Highway; 21415 Groesbeck Highway; Section 35; Sara Blackwell (Kerm Billette). **Approved on July 24, 2017. First extension request approved to July 24, 2020. Project Never Finished – Expired.**
- e) SITE PLAN FOR NEW PARKING LOT; located on the south side of Nine Mile Road; approximately 198 ft. west of Automobile Boulevard; 8100 Nine Mile; Section 34; Fred Esho (Robert Tobin). **Approved on March 12, 2018. Project Never Finished – Expired.**

9. BOND RELEASE

- a) SITE PLAN FOR NEW PARKING LOT; located on the south side of Nine Mile Road; approximately 198 ft. west of Automobile Boulevard; 8100 Nine Mile; Section 34; Fred Esho (Robert Tobin). **Bond paid on April 6, 2018 for \$1,260. Project Never Finished - Release of Bond.**
- b) SITE PLAN FOR REMODELING & REUSE OF EXISTING GASOLINE STATION; (Uncle Ed's Oil Shoppe); Southeast corner of Fourteen Mile and Van Dyke Avenue; 32940 Van Dyke; Section 3; Simoni Development Company. **Surety Bond in the amount of \$2,500. Project completed, request to release bond.**
- c) MINOR AMENDMENT TO APPROVED SITE PLAN FOR SEASONAL OUTDOOR SALES AREA AND WIDENED SIDEWALK AREA; east side of Dequindre Road, approximately 390 ft. north of Twelve Mile Road; 29300 Dequindre Road; Section 7; Produce Palace International (Kerm Billette); the petitioner proposes to expand the size of the outdoor sales area and provide semi-truck trailers for storage purposes. **Cash Bond in the amount of \$500. Project completed, request to release bond.**
- d) SITE PLAN FOR RETAIL STRIP CENTER; located on the south east corner of Schoenherr Road and Zagaiski Avenue; 25373 Schoenherr Road; Section 23; Ryan Shina (Ghassan Abdelnour). **Cash Bond in the amount of \$3,600. Project completed, request to release bond.**

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.