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PLANNING COMMISSION

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

Monday, September 27, 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/88265156727?pwd=VXo2Wld3cmZlbEhKSXpqTUc5SXcvZz09>

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

Zoom Meeting ID: 882 6515 6727

Zoom Meeting Passcode: 476703

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – September 13, 2021
6. PUBLIC HEARING ITEMS

- a) **SITE PLAN FOR PARKING LOT**; located on the west side of Groesbeck Highway, approximately 400 ft. north of Eight Mile Road; 21001 Groesbeck Highway; Section 35; Jeniya Investments LLC (Level Up Investments II LLC). **TABLED FROM 9-13-21.**
- b) **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). **TABLED FROM 6-21-21. REQUEST BY THE PLANNING DEPARTMENT TO BE TABLED TO 10-18-21, CONTINGENT ON MINOR AMENDMENT APPROVAL FOR 7591 STANLEY AVENUE.**

- 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). **TABLED FROM 7-26-21. USE VARIANCE GRANTED BY ZBA ON 9-8-21. PETITIONER REQUESTS TO WITHDRAW APPLICATION FOR REZONING APPROVAL.**
- d) SPECIAL LAND USE FOR EVENT RENTAL HALL; located on the west side of Hoover Road, approximately 539.64 ft. south of Eleven Mile Road; 26609 Hoover; Section 22; Hoover Eleven Holdings LLC (Clifton Whatley)
- e) SITE PLAN FOR NEW SELF STORAGE FACILITY; located on the southwest corner of Van Dyke and Murthum Avenues; 31925 Van Dyke Avenue; Section 4; RFY Properties LLC (Gordon Kolb Jr.)
- f) SITE PLAN FOR OPEN STORAGE; located on the northwest corner of Ryan Road and Wasmund Avenue; 21147 Ryan; Section 31 Kemp Properties LLC (Jeffrey Graham).
- g) SITE PLAN FOR INDUSTRIAL BUILDING ADDITION AND TRUCK WELL; located on the north side of Stephens Road; approximately 630.5 ft. west of Mound Road; 5587 Stephens Road; Section 29; Kemp Brothers Investments LLC (Brad Brickel).

7. CORRESPONDENCE

Letter from Planning Director to petitioner of 8001 Chicago Road rezoning request to attend the next City Council meeting and provide an update on talks with neighbors.

8. OLD BUSINESS

MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT EXPANSION; located on the north side of Stanley Avenue; approximately 120 ft. west of Van Dyke Avenue; 7591 & 7607 Stanley Avenue, and parcel 13-16-226-051; Section 16; Assaad Sobh (FVPM – Jason Pirosko). Minor amendment is for modification to parking lot.

- 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.