



PLANNING COMMISSION

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

Warren City Planning Commission PUBLIC HEARING AGENDA VIDEO CONFERENCE MEETING

Monday, November 22, 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/86729807808?pwd=MIBCQXItalRzd2dBZWc0YVVKY0xIQT09>

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

Zoom Meeting ID: 867 2980 7808

Zoom Meeting Passcode: 394712

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – November 8, 2021
6. PUBLIC HEARING ITEMS
 - a) **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 (by petitioner) and 9-27-21 (by Planning Staff). Planning Staff requesting to be further tabled pending approval of subdivision lot split and combination for 7591 & 7607 Stanley Avenue.**
 - b) **REQUEST FOR REZONING**; located between Peck Avenue and Adam Avenue, approximately 100 ft. east of Mound Road; from the present zoning classification of R-1-C, One-Family Residential to C-1, Local Business District; 5924 Peck Avenue & 13-04-102-027; Section 4; 32800 Mound LLC (Timothy Brodoski).

- c) REQUEST FOR REZONING; located on the south of Marcy Street, approximately 110 ft. east of Ryan Road; from present zoning classification R-1-P, One Family Residential and Parking District and R-1-C, One Family Residential to M-1, Light Industrial District; 4130 & 4152 Marcy; Section 29; BDS Environmental (Juli Sala).
- d) SITE PLAN FOR SELF STORAGE FACILITY; located on the southwest corner of Ryan Road and Dallas Avenue; 22665 Ryan; Section 31; ASN Inc. (CDK Development LLC). **TABELED FROM 10-18-21.**

7. CORRESPONDENCE

8. OLD BUSINESS

- a) MAJOR AMENDMENT TO PUD REZONING; located on the north side of Ten Mile Road; approximately 759.51 ft. west of Schoenherr Road; from the present zoning classification of "O" Office District and "R-1-P" One Family Residential and Parking District to "PUD" Planned Unit Development; Section 23; 13041 Ten Mile Road; Lorenzo Cavaliere (Warren 10 Mile Residential LLC). Major amendment is for modification to master development plan and development agreement
- b) SITE PLAN FOR OPEN STORAGE OF TRUCKS; located on the south side of Stephens Road; approximately 306.95 ft. west of Amber Avenue; Section 26; 12300 Stephens; Thomas Morgan (Ernest Broughton).). **Approved on January 13, 2020; One (1) year extension to January 13, 2023.**

9. BOND RELEASE

10. NEW BUSINESS

- a) Discussion of 2022 - 2023 Budget for the Planning Department.
- b) Nominations for Planning Commission Officers.
- c) Nominations for Planning Commission Committee Memberships and Representatives; Master Plan Committee, By-Laws and Rules of Procedure Committee, PUD Review Representative, Council of Commissions Representative.
- d) Nomination for the Steering Committee for Village Historic Preservation District.
- e) Nomination for the Steering Committee for the Van Dyke Avenue Corridor Plan.

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.