



## PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

WARREN, MI 48093-5283

(586) 574-4687

Fax (586) 574-4645

[www.cityofwarren.org](http://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, December 6, 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](http://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/86859655141?pwd=ZGpMbjd5RTqrNXgydEpCY2R6MDdtZ09>

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

1-929-205-6099

Zoom Meeting ID: 868 5965 5141

Zoom Meeting Passcode: 646812

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – November 22, 2021
6. PUBLIC HEARING ITEMS
  - a) REQUEST FOR REZONING; located approximately 493 ft. south of Ten Mile Road, and approximately 718.84 ft. east of Dequindre Road; from the present zoning classification R-1-C, One Family Residential District to M-2, Medium Light Industrial District; Section 30; 2074 Ten Mile; Zahler Enterprises (Chris Bezruczko).
  - b) SUBDIVISION LOT SPLIT AND COMBINATIONS; lot 63 be split, and the east 14 ft. combined with lots 61 and 62, and the half vacated alley adjacent to the rear of lots and the west 26 ft. of lot 63 be combined with lot 64 and half vacated alley adjacent to the rear lots of John S. Konczal's Orchard Park Subdivision; located on the north side of Stanley Avenue, approximately 120 ft. west of Van Dyke Avenue; Section 16; 7591 & 7607 Stanley Avenue, and parcel 13-16-226-051; 4 Ward Development (FVPM Tom Smith).
  - c) REQUEST FOR PUBLIC RUEHLE AVENUE AND ALLEY VACATIONS; located south of Trembleton Street, approximately 245 ft. and 413 ft. east of Van Dyke Avenue; Section 3; 32549 Ruehle; City of Warren.

- d) SITE PLAN FOR NEW AUTOMATIC CONVEYOR TYPE CAR WASH ADDITION TO EXISTING OIL CHANGE BUILDING; located on the southwest corner of Nine Mile Road and Christopher Avenue; 1994 and 2062 Nine Mile Road; Section 31; Salman Brothers LLC (Belal Berry).
- e) SITE PLAN FOR BUILDING ADDITION TO MARIHUANA CULTIVATION FACILITY; located on the west side of Nagel Street, approximately 680 ft. south of Nine Mile Road; 22727 Nagel; Section 35; M3 Partners LLC (Muiveer S. Hasan).

## 7. CORRESPONDENCE

## 8. OLD BUSINESS

SITE PLAN FOR A NEW FAST FOOD RESTAURANT WITH A DRIVE THRU; located on the north east corner of Van Dyke Avenue and Rivard Avenue; 20804 Van Dyke; Section 34; Robert Tobin (Fawzi Charara). **Approved on September 11, 2017; First extension request approved to September 11, 2020; Second Extension requested to September 11, 2022.**

## 9. BOND RELEASE

- a) SITE PLAN FOR PARKING LOT ADDITION; located 1,068 ft. west Of Van Dyke Avenue and 3,226 ft. north of Twelve Mile; 30003 Fisher Brothers; Section 09; Jason Harris, Todd Davis (General Motors Company). **Surety Bond in the amount of \$4800. Project completed, request to release.**
- b) SITE PLAN FOR NEW BUILDING ADDITIONS AND PARKING LOT EXPANSIONS; located on Van Dyke Avenue, approximately 1,500 feet south of Thirteen Mile Road; 30007 Van Dyke; Section 9; Charles Zablocki (General Motors) **AND** MINOR AMENDMENT TO SITE PLAN FOR NEW BUILDING ADDITIONS AND PARKING LOT EXPANSION; located on Van Dyke Avenue, approximately 1,500 ft. south of Thirteen Mile Road; 30007 Van Dyke; Section 9; Jason Harris (General Motors). The minor amendment is for modifications to the north parking area. **Surety Bond in the amount of \$100,000. Project completed, request to release.**
- c) SITE PLAN FOR BUILDING ADDITION TO THE ALTERNATIVE ENERGY CENTER FOR RELOCATION AND EXPANSION OF STRUCTURAL DEVELOPMENT LAB WITHIN GENERAL MOTORS TECHNICAL CENTER; located on the northwest corner area of Twelve Mile and Van Dyke; 30003 Van Dyke; Section 9; Jason Harris, General Motors (SmithGroup JJR). **Surety Bond in the amount of \$500,000. Project completed, request to release.**
- d) SITE PLAN FOR OFFICE BUILDING; located on the north side of Ten Mile Road; approximately 1188.76 ft. west of Schoenherr Road; 13041 Ten Mile; Section 23; Lorenzo Cavaliere (Jonathan Istrani). **Cash Bond in the amount of \$60,000. Project completed, request to release.**

- e) GM INFOTAINMENT ADDITION TO ALTERNATIVE ENERGY CENTER; located approximately 3,000 ft. north of Twelve Mile Road and 430 ft. west of Van Dyke Avenue; 30003 Van Dyke; Section 9; Robert Grant (GM). **Surety Bond in the amount of \$240,000. Project completed, request to release.**
  
- f) SITE PLAN FOR NEW PARKING DECK AND PEDESTRIAN BRIDGE TO THE EXISTING VEHICLE ENGINEERING CENTER BUILDING WITHIN THE GM TECHNICAL CENTER; located approximately 3,000 ft. north of Twelve Mile Road and 430 ft. west of Van Dyke Avenue; 30003 Van Dyke Avenue; Section 9; Jason Harris (Smith Group JJR). **Surety Bond in the amount of \$63,000. Project completed, request to release.**

10. NEW BUSINESS

- a) Voting of Planning Commission Officers
- b) Voting for the Steering Committee for Village Historic District Plan.
- c) Voting for the Steering Committee for the Van Dyke Avenue Corridor Plan.
- d) 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.  
**TABLED FROM 11-22-21.**

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.**