



## PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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### Officers

Jason McClanahan , Chair  
Merle Boniecki, Vice Chair  
Warren Smith, Secretary  
Claudette Robinson, Asst. Secretary

### Members

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Nathan Vinson  
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Mahmuda Mouri  
Michelle Tutt  
Garry Watts, Ex-Officio  
Jonathan Lafferty, Ex-Officio

### Planning Director

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

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

Monday, December 13, 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/85055825941?pwd=VWV5a1pCUG9SZmx4SFFDdmZVM25ZZz09>

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

1-929-205-6099

Zoom Meeting ID: 850 5582 5941

Zoom Meeting Passcode: 200404

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – **NOTE:** Approval of December 6, 2021 minutes to be on January 10, 2022 Planning Commission meeting.
6. PUBLIC HEARING ITEMS
  - a) AMENDMENTS TO APPENDIX A OF THE CODE OF ORDINANCES, ARTICLES IV, XXII, XXIV, AND XX; Related to parking requirements in Article IV General Provisions, Section 4.32; Related to provisions for public hearings in Article IV General Provisions, Section 4.91; Article XXII Administration, Section 22.16 (B) (3) Procedure for Site Plan Review; Article XXIV – Changes, Amendments, and Rezoning, Section 24.01, Boundary Changes, Amendment to regulations and rezoning of property; Section 24.02 (B) (1) (b) changes; Article XX entitled Zoning Board of Appeals, Division 7, Section 20.42 Notice requirements (2) and (3); Related to massage establishments in Article XIV, C-2 General Business District, Section 14.01 Use Permitted adding Section 14.01 (w).
  - b) SPECIAL LAND USE FOR EVENT HALL; located on the west side of Schoenherr Road between Sidonie and Prospect Avenues; Section 35; 21439 Schoenherr Road; Rashida Johnson (Bawinder Singh).

## 7. CORRESPONDENCE

Notice from the Planning Department that Planning Commission meetings will be returning to in-person meetings at the auditorium of the Warren Community Center beginning with our next Planning Commission meeting on January 10, 2022.

## 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. **TABLED FROM 11/22/21.**
- b) 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. **APPROVED ON 12/6/21. REQUEST FROM PLANNING DIRECTOR TO ADD ADDITIONAL CONDITION.**
- c) MINOR AMENDEMENT TO SITE PLAN FOR BUILDING ADDITION TO BOSCO'S PIZZA CO.; located on the northeast corner of Ten Mile Road and Guenther Drive; Section 19; 25000 Guenther Drive; Artisan Bread Co. LLC (James Schreyer). Minor Amendment is for light manufacturing bakery addition.

## 9. BOND RELEASE

SITE PLAN FOR NEW PARKING LOT WITHIN THE GENERAL MOTORS TECHNICAL CENTER TO SERVE DESIGN STUDIO AND FABRICATION; located approximately 315 ft. east of Mound Road and 2,078 ft. north of Twelve Mile Road; 30100 Mound; Section 9; Jason Harris (Emily S. Mckinnon, SmithGroup JJR). **Surety Bond in the amount of \$33,000. Project completed, request to release.**

## 10. NEW BUSINESS

Planning Commission Approval of the 2022-2023 Budget 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.