



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Rustico Teodoro

Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, March 28, 2022 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Garry Watts, Ex-Officio

Jonathan Lafferty, Ex-Officio

Planning Director

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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – March 14, 2022
6. PUBLIC HEARING ITEMS
 - a) REQUEST FOR REZONING; located on the north side of Vermont Avenue, approximately 322 ft. east of Van Dyke Avenue; from the present zoning classification P, Parking District to R-1-C, One Family Residential District; 8117, 8129, 8143 Vermont; Section 15; Assaad Sobh. **ITEM MOVED AND RENOTICED FOR THE 4/11/22 PLANNING COMMISSION MEETING.**
 - b) SPECIAL LAND USE FOR EVENT RENTAL SPACE AND PHOTOGRAPHY STUDIO; located on the east side of Dequindre Road, approximately 270 ft. north of Eleven Mile Road; 27120 Dequindre Road; Section 18, Mary LaQuiere (Tyquan Jackson).
 - c) SITE PLAN FOR THE DEMOLITION AND THE REDEVELOPMENT OF A NEW GAS STATION AND CAR WASH; located on the northeast corner of Mound and Ten Mile Roads; 25010 Mound and 5949 Ten Mile; Section 21; Mahmoud Ajami.
 - d) SITE PLAN FOR TEMPORARY SEASONAL OUTDOOR RETAIL SALES FOR FLOWERS AND FIREWORKS; located on the northwest corner of Thirteen Mile and Mound roads; 5821 Thirteen Mile; Section 5; Matt Shango (Mike Kanarky).
7. CORRESPONDENCE
8. OLD BUSINESS
 - a) MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION TO GAS STATION; located on the northwest corner of Thirteen Mile and Ryan Roads; Section 6; 31025 Ryan; Faiz Simon (GAV & Associates, Inc.); Minor Amendment is for an exterior patio addition.

- b) SITE PLAN FOR BUILDING ADDITION FOR NEW BUDDHIST TEMPLE; located on the southwest corner of Twelve Mile Road and Grobbel Avenue; 5356 Twelve Mile; Section 17; Thuy Bich Thi Dang (Juan Davis/Bryon Speed). **Approved on October 22, 2018; First extension request approved to April 19, 2022; Second Extension requested; One (1) year extension to April 19, 2023.**

9. BOND RELEASE

- a) SITE PLAN FOR EXPANSION OF EXISTING OUTDOOR RETAIL SALES AREA; northwest corner of Thirteen Mile and Mound Roads; 5823 Thirteen Mile Road; Section 5; City of Warren. **Cash Bond in the amount of \$2,400. Project completed, release bond.**
- b) SITE PLAN APPROVAL FOR A TEMPORARY SEASONAL OUTDOOR RETAIL SALE WITHIN THE VILLAGE PLAZA; located on the northwest corner of Thirteen Mile and Mound Roads; 5823 Thirteen Mile Road; section 5; Masoud Shango & Michael Kanakry (James Cummings/Charles Earl Jr.). **Cash Bond in the amount of \$500. Project completed, release bond.**
- c) SITE PLAN FOR OUTDOOR RETAIL SALES OF FIREWORKS; located on the northwest corner of Thirteen Mile and Mound Roads; 5823 Thirteen Mile; Section 5; Michael Kanakry. **Cash Bond in the amount of \$500. Project completed, release bond.**
- d) MINOR AMENDMENT TO SITE PLAN FOR OPEN STORAGE OF TRUCK TRAILER PARKING; located on the south side of Tank Avenue; approximately 800 ft. west of Van Dyke Avenue; Section 16; 7500 Tank Avenue; Joesph Vaglica (Jefrey Bochnig). Minor Amendment is for a fence. **Cash Bond in the amount of \$500. Project completed, release bond.**
- e) SECOND MINOR AMENDMENT TO SITE PLAN FOR OPEN STORAGE OF TRUCK TRAILER PARKING; located on the south side of Tank Avenue; approximately 800 ft. west of Van Dyke Avenue; Section 16; 7500 Tank Avenue; Paul Deters (Jefrey Bochnig). Minor amendment is for a sign. **Cash Bond in the amount of \$300. Project completed, release bond.**
- f) SITE PLAN FOR NEW CONDOMINIUMS (BROWNSTONE DWELLINGS); located on the southwest corner of Hoover and Irene Roads; 29465 Hoover; Section 10; William Jenney. **Cash Bond in the amount of \$15,000. Project completed, 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.