



## PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Garry Watts, Ex-Officio  
Jonathan Lafferty, Ex-Officio

### Planning Director

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

## Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, April 11, 2022 at 7:00 p.m.

Warren Community Center Auditorium  
5460 Arden  
Warren, Michigan 48092

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – March 28, 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.
  - b) SPECIAL LAND USE FOR EVENT HALL; located on the southwest corner of Groesbeck Highway and Toepfer Road; Section 35; 21665 Groesbeck Highway; Lisarae's Banquet Hall (9635 French Rd LLC). **TABLED FROM 3-14-22.**
7. CORRESPONDENCE
  - a) Planning Director's letter to owner of 27120 Dequindre Road regarding issues to be addressed on property.
  - b) Public Hearing Notice from the City of Detroit regarding the proposed use to establish a 37,690 square foot Marihuana Grower Facility and a 2,616 sq. ft. Marihuana Processor Facility in an existing 40,306 sq. ft. building in an M3 (General District) Zoning District.

## 8. OLD BUSINESS

- a) MINOR AMENDMENT FOR STARBUCKS'S DRIVE THRU; located on the east side of Dequindre Road, approximately 1,206 ft. south of Twelve Mile Road; 28550 Dequindre; Section 18; Universal Mall Properties LLC (PEA Group, James Butler). Minor amendment is for a new drive-thru service window.
- b) SITE PLAN FOR OPEN STORAGE OF SIGNS; located on the south side of Kaltz Avenue, approximately 430 ft. west of Hoover Road; 11444 Kaltz Avenue; Section 27; John Deters (Francesca Aragona). **Never Finished. Expired.**
- c) SITE PLAN FOR OUTSIDE DINING PATIO AREA COVERED WITH FABRIC AND CLEAR VINYL MATERIALS; located on the southeast corner of Twelve Mile Road and Lorna Avenue; Section 16; 6768 Twelve Mile Road; Nicholas Disantis (Nicholas Lavdas). **Never Finished. Expired.**
- d) SITE PLAN FOR ROAD IMPROVEMENTS WITHIN THE GENERAL MOTORS TECHNICAL CENTER; located on the northeast corner of Twelve Mile and Mound Roads; 29427 Louis Chevrolet; Section 9; Jason Harris (Todd Davis). **Never Finished. Expired.**
- e) MINOR AMENDMENT TO THE APPROVED SITE PLAN FOR A MOTEL/COMMERCIAL BUILDING COMPLEX; located on the south side of Fourteen Mile Road; approximately 1,434 ft. east of Mound Road; 6400 Fourteen Mile Road; Section 4; Jacob Shapiro (Zeimet Wozniak). The minor amendment is for parking lot revisions and a new driveway. **Never Finished. Expired.**

## 9. BOND RELEASE

SITE PLAN FOR FIVE DEPRESSED TRUCK WELLS; located on the north side of Eight Mile Road and approximately 485 ft. east of Groesbeck Highway; 12255 Eight Mile Road; Section 35; Richard Atto (Mike Van Loon). **Project finished. Release Bond.**

## 10. NEW BUSINESS

To fill vacancies for Planning Commission Committee Memberships and Representatives; By-Laws and Rules of Procedure Committee and Council of Commissions Representative. **TABLED FROM 2/28/22**

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.