



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

WARREN, MI 48093-5283

(586) 574-4687

Fax (586) 574-4645

www.cityofwarren.org

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Planning Director

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

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Monday, May 23, 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 – May 9, 2022
6. PUBLIC HEARING ITEMS
 - a) REQUEST FOR REZONING; located on the west side of Ryan Road; approximately 120 ft. north of Dwight Drive; from present classification R-1-C, One Family Residential District to R-3, Multiple-Family Dwelling District; 27365 & 27389 Ryan Road; Section 18; Andy Salama (Amal Salama).
 - b) SITE PLAN FOR BUILDING ADDITION FOR AUTO REPAIR FACILITY; located on the north side of Nine Mile Road, approximately 334.85 ft. east of Warner Avenue; 3229 Nine Mile Road; Section 30; Mediroutes LLC (Amel Softic). **TABLED FROM 4-25-22.**
7. CORRESPONDENCE

SITE PLAN FOR MANUFACTURED HOUSING REDEVELOPMENT PLAN FOR WARREN ESTATES; located on the north side of Ten Mile Road and the south side of Frazho Road, along Doncea Drive and NU Way Avenue; 3051 & 3193 Ten Mile; Section 19; MC Warren Estates Property LLC (Jeff Davidson). **APPROVED with conditions by the Planning Commission on May 9, 2022. On May 10, 2022, the Planning Staff received comments from the Warren Fire Marshal pertaining to fire hydrant requirements.**
8. OLD BUSINESS
 - a) MINOR AMENDMENT FOR ADDITIONAL PARKING AREA AND TRASH ENCLOSURE; located on the east side of Bunert Road, approximately 724.18 ft. north of 10 Mile Road; 25185 Easy Street; Section 24; Great Lakes Development Ventures (Nicholas Plomaritis).

- b) SITE PLAN FOR OPEN STORAGE OF EQUIPMENT, TRUCK PARKING AND SCRAPPING; located on the north side of Eight Mile Road; approximately 300 ft. west of Mullin Avenue; Section 34; 11177 Eight Mile; Najib Atisha. **Approved on January 7, 2019; Requesting a one (1) year extension. TABLED FROM 3-14-22.**

- c) 4TH MINOR AMENDMENT TO SITE PLAN FOR PERMANENT OUTDOOR SALES AREA TO HOME DEPOT; located on the northwest corner of Hoover Road and Engleman Avenue; Section 22; 25879 Hoover; Christopher Gabridge (Kimley-Horn & Associates). Minor amendment is for permanent outdoor sales. **Approved on June 1, 2020; One (1) year extension to June 1, 2023**

9. BOND RELEASE

- a) SITE PLAN FOR NEW KROGER FUEL STATION; located on the northwest corner of Engleman and Hoover Roads; 11555 Engleman Road; Section 22; Matthew Pisko (Timothy Kratz). **Surety Bond in the amount of \$33,000. Project completed, release bond.**

- b) MINOR AMENDMENT TO SITE PLAN FOR NEW KROGER FUEL STATION; located on the northwest corner of Engleman and Hoover Roads; 11555 Engleman Road; Section 22; Matthew Pisko (Kroger Co. of Michigan); Minor Amendment is for outdoor sales kiosks. **Cash Bond in the amount of \$225. Project completed, release bond.**

- c) 2ND MINOR AMENDMENT TO APPROVED SITE PLAN FOR NEW KROGER MARKETPLACE, GAS STATION, AND CONVENIENCE STORE; located on the northeast corner of Schoenherr and Thirteen Mile Roads; Section 1; 31200 Schoenherr; David Koppenhaffer (Michael Mcpherson). Reduction changes to building footprint and adjustments to parking spaces north of the building and near the Kroger Fuel Station. **Surety Bond in the amount of \$225,000 was continued from Site Plan and 1st Minor Amendment. 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.