



## PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Merle Boniecki, Vice Chair  
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### Planning Director

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

## Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, July 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 – June 13, 2022
6. PUBLIC HEARING ITEMS
  - a) REQUEST FOR REZONING WITH CONDITIONS; 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). **TABLED FROM 5-23-22.**
  - b) SITE PLAN FOR BUILDING ADDITIONS AND OPEN STORAGE AREAS; located on the west side of Groesbeck Avenue, approximately 791 ft. south of Eleven Mile Road; 26395 Groesbeck Avenue; Section 24; Frank Yousif (Joseph Rockwood). **TABLED FROM 6-13-22. PETITIONER REQUEST TO BE TABLED TO 8-8-22.**
  - c) SITE PLAN FOR SECOND DRIVE THRU LANE WITH LANDSCAPE ISLAND; located on the northeast corner of Van Dyke Avenue and Nine Mile Road; 23000 Van Dyke Avenue; Section 27; McDonalds USA, LLC (Joe Minorik). **TABLED FROM 6-13-22.**
  - d) REQUEST FOR REZONING; located on the north side of Ten Mile Road, approximately 333.68 ft. east of Easy Street from the present zoning classification R-1-C, One Family Residential District and R-1-P, One Family Residential and Parking District (west 50 ft.) to M-2, Medium Light Industrial District; Section 24; 14665 Ten Mile Road; JMJ Building Company, LLC (Patrick McKay, Esq.).

- e) SITE PLAN FOR COLLISION SHOP RENOVATION AND BUILDING ADDITION; located on the south side of Ten Mile Road; approximately 359.17 ft. west of Mound Road; 5650 Ten Mile Road; Section 29; Ayad Elias/MMTS (Kamal Nona).

## 7. CORRESPONDENCE

Letter sent to Petitioner for denial of application for Site Plan for Open Storage of Automobiles; 2446 Twelve Mile Road; Section 18; Sam Sobh (Anton Kosho).

## 8. OLD BUSINESS

- a) SITE PLAN FOR OPEN STORAGE OF PASSENGER VEHICLES; located on the west side of Groesbeck Highway between Prospect Avenue and Toepfer Road; 21311 Groesbeck; Section 35; Caren Burdi (Kerm Billette). **Approved on January 22, 2018. First extension request approved to January 22, 2021. Second extension request approved to June 22, 2022. Third extension request to June 22, 2023.**
- b) Review of Master Plan Residential Future Plans.

- 9. BOND RELEASE
- 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.