



## 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

John Kupiec  
Sultana Chowdhury  
Mahmuda Mouri  
Michelle Tutt

## Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, August 8, 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 – July 25, 2022
6. PUBLIC HEARING ITEMS
  - a) SITE PLAN FOR 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 7-11-22.**
  - b) SITE PLAN FOR OPEN STORAGE OF EQUIPMENT, TRUCK/TRAILER PARKING AND SCRAPPING; located on the north side of Eight Mile Road; approximately 387.57 ft. west of Mullin Avenue; Section 34; 11177 Eight Mile Road; Dominic Atisha (A-L-I 8 Mile LLC). **Postponed from 7-25-22.**
  - c) SPECIAL LAND USE FOR BANQUET HALL; located on the northeast corner of Schoenherr and Stephens Roads; 23814 Schoenherr Road; Section 25; Latia Washington (Mayseer Mikhail). **Planning Staff recommends item be tabled to 9-12-22.**
  - d) SITE PLAN FOR NEW RELIGIOUS FACILITY; located on the north side of Eleven Mile Road, approximately 130.84 ft. west of Shelbourne Drive; 13087 Eleven Mile Road; Section 14; Ephesus International Ministries (Tony Corso/Walter Rushton).
  - e) SITE PLAN FOR TWO SECURITY GUARD BOOTHS AND PARKING AREA EXPANSION; located on the south side of Twelve Mile Road, approximately 1151.63 ft. east of Mound Road; 6400 Twelve Mile Road; Section 16; Tom LaCross, PE/HRC (Greg Combs/General Motors, LLC).

- f) SITE PLAN FOR BUILDING ADDITION; located on the west side of Hollingsworth Avenue, approximately 1781.76 ft., south of Fourteen Mile Road; 32185 Hollingsworth Avenue; Section 4; John Vesper (Paul Antonelli).

## 7. CORRESPONDENCE

REQUEST FOR REZONING WITH CONDITIONS; located on the north side of Eight Mile Road; between Le Fever Avenue and Cunningham Avenue; from the present zoning classification of P, Parking District, C-1 Local Business District, R-1-P, One-Family Residential and Parking District to M-2, Medium Light Industrial District; 4545 And 4547 Eight Mile; Section 32; Vinson Bahri (Robert D, Ihrle) (4545 8 Mile LLC). **DENIED by Planning Commission on June 22, 2020. Letter sent by Planning Director informing the petitioner that this item will be forwarded to City Council for their final decision.**

## 8. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR THREE NEW INDUSTRIAL BUILDINGS, PARKING LOT, AND LOADING DOCKS; located on the northeast corner of Mound and Nine Mile; 23500 Mound Road; Section 28; NP Mound Road Industrial LLC (Danny Holstein). Minor Amendment is for change to south building and split into two buildings. **Planning Staff recommends item be tabled to 9-12-22.**
- b) SITE PLAN FOR OUTDOOR STORAGE; located on the east side of Nagel Street; approximately 130.04 ft. north of Toepfer Road; Section 35; 11777 Nagel; Joseph Gibbs (David White). **Approved on July 27, 2020. Extension Request to July 27, 2023.**
- c) SITE PLAN FOR OPEN STORAGE; located on the east side of Romano St.; approximately 101.80 ft. south of Ten Mile Road; Section 30; 24856 Romano St.; Joseph Konja (Theodore Berlinghof). **Approved on September 14, 2020. Extension Request to September 14, 2023.**
- d) SITE PLAN FOR MOBILE HOMES PARK RENOVATION; OVERFLOW PARKING AREAS AND NEW GARAGE; located on the north side of Ten Mile Road and the south side of Frazho Road; along Doncea Drive; Section 19; 3193 Ten Mile Road; Danya Mallad (Jeff Davidson). **Approved on September 28, 2020. Petitioner request to withdraw. New site plan was submitted and approved by Planning Commission on May 9, 2022.**

## 9. BOND RELEASE

SITE PLAN FOR MOBILE HOMES PARK RENOVATION; OVERFLOW PARKING AREAS AND NEW GARAGE; located on the north side of Ten Mile Road and the south side of Frazho Road; along Doncea Drive; Section 19; 3193 Ten Mile Road; Danya Mallad (Jeff Davidson). **Surety bond in the amount of \$1,950. Project withdrawn. Request to release bond.**

10. NEW BUSINESS

- a) Nominations for 2022-2023 Planning Commission Officers.
- b) Approval for change of date to the Planning Commission meeting in October 2022. The meeting scheduled for October 17, 2022 will be rescheduled to October 24, 2022. In your packet is the new schedule for 2022.

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.**