



## PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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### Planning Director

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

## Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, September 12, 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 – August 8, 2022 & August 22, 2022
- 5a. PRESENTATION

Resolution Presentation for Nathan Vinson

### 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 8-22-22. Petitioner requests item remain tabled until 9/26/22 Planning Commission meeting due to family emergency.**
- 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 8-8-22.**
- c) SITE PLAN FOR CHANGES TO SOUTH BUILDING AND SPLIT INTO TWO BUILDINGS; located on the northeast corner of Mound and Nine Mile; 23500 Mound Road; Section 28; NP Mound Road Industrial LLC (Danny Holstein). **Tabled from 8-8-22.**
- d) REQUEST FOR REZONING WITH CONDITIONS; located on Twelve Mile Road; 311 ft. east of Grobbel Drive; from the present zoning classification C-2, General Business District and P, Parking District to C-3, Wholesale and Intensive Business District; 5580 Twelve Mile Road; Section 17; 12 Mile Development LLC/Michael McPherson (Symmetry Property Management).

## 7. CORRESPONDENCE

Memorandum from Mayor Fouts regarding Public Meeting Accommodations under Americans with Disabilities Act (ADA); All City Boards and Commissions to make their public meetings available on Zoom to accommodate persons with disabilities at a future date.

## 8. OLD BUSINESS

- a) SPECIAL LAND USE FOR EVENT RENTAL HALL; located on the northeast corner of Eight Mile Road and Audrey Avenue; 5011 Eight Mile; Section 32; Kimberly Baker (Mike Shaba). **Special Land Use Approved by the Planning Commission on January 24, 2022. Planning Commission approved Petitioner's request to withdraw and rescind Special Land Use on August 22, 2022. This request is to send a recommendation to City Council to rescind its approval for Special Land Use, granted approval on April 12, 2022.**
- b) SITE PLAN FOR BUILDING ADDITION TO EXISTING INDUSTRIAL BUILDING; located on the southwest corner of Ten Mile Road and Thomas Avenue; 3202 Ten Mile; Section 30; Stacy Cerget (Ted Zimbo). **Approved on December 11, 2017. Extension Approved to June 11, 2022. Never Finished. Expired.**

## 9. BOND RELEASE

- a) SITE PLAN FOR BUILDING ADDITION TO EXISTING COMMERCIAL BUILDING AND NEW PARKING AREA; South side of Nine Mile Road; approximately 489.3 ft. west of Ryan Road; 3970 Nine Mile Road; Section 31; Larry Holman. **Surety Bond in the amount of \$15,000. Project completed, release bond.**
- b) SITE PLAN FOR ADDITION TO EXISTING WAREHOUSE. Northeast corner of Ten Mile Road and Guenther Drive; 25000 Guenther Drive; Section 19; Tyson Foods; **Original Cash Bond in the amount of \$10,500. New Bond and Site Plan were submitted, release original bond.**

## 10. NEW BUSINESS

11. CITIZEN PARTICIPATION – Members of the audience who wish to address the Planning Commission this evening may do so by first checking in with the court reporter at the right of the stage, and will have three (3) minutes to speak.

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.**