



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Jonathan Lafferty, Ex-Officio

Planning Director

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

Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, September 26, 2022 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Any person with a disability who cannot attend the meeting in person may participate via Zoom. Persons wishing to participate via Zoom must contact the City of Warren Planning Department Office at (586) 574-4687 at least one (1) business day in advance of the meeting to request access. Persons who fail to contact the Planning Department at least one (1) business day in advance will not be granted access to participate in the Planning Commission meeting via Zoom.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – September 12, 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 SEPTEMBER 12, 2022.**
 - b) SITE PLAN FOR SELF STORAGE BUILDINGS; located on the west side of Mound Road, approximately 257 ft. south of Stephens Road; 23745 Mound Road; Section 29; Warren MI Self Storage LLC/Joseph Binder (Devon Self Storage Holdings (US) LLC/Pat Roussey).
 - c) SITE PLAN FOR PARKING LOT ADDITION FOR MARIHUANA TESTING LAB; located on the west side of Mound Road, approximately 32.27 ft. south of Hayden Street; 20829 Mound Road - 20946-20840 Albany Avenue; Section 32; Seth Parker (Joseph Gumma).
7. CORRESPONDENCE

8. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR INDUSTRIAL BUILDING ADDITION AND TRUCK WELL; located on the north side of Stephens road; approximately 630.5 ft. West of Mound Road; 5587 Stephens Road; Section 29; Thomas Kemp (Patricia Ellingson). The Minor Amendment is to change the screening along the west property line from a wall to a greenbelt.
- b) SITE PLAN FOR BUILDING ADDITION AND PARKING LOT RESURFACING FOR M-97 AUTO PARTS; located on the west side of Groesbeck Highway; approximately 791 ft. south of Eleven Mile Rd; 26395 Groesbeck Highway; Section 24; Frank Yousif. **Petitioner requests to withdraw site plan, given approval on November 13, 2017. New site plan approved on August 8, 2022.**
- c) SITE PLAN FOR NEW PARKING LOT; located on the west side of Blackstone Avenue and approximately 335 ft. south of Stephens Road; 23917 Blackstone; Section 26; Robert J. Tobin (Robert Batton). **Approved on November 27, 2017. Extension Approved to November 27, 2020. Never Finished. Expired.**

9. BOND RELEASE

- a) SITE PLAN FOR EXPANSION OF JUNK YARD FOR M-97 AUTO PARTS; located on the west side of Groesbeck Highway; approximately 800 ft. south of Eleven Mile Rd; 26395 & 26301 Groesbeck Highway; Section 24; Frank Yousif. **Cash Bond in the amount of \$1,050. Site plan withdrawn. Release the bond.**
- b) SITE PLAN FOR BUILDING ADDITION AND PARKING LOT RESURFACING FOR M-97 AUTO PARTS; located on the west side of Groesbeck Highway; approximately 791 ft. south of Eleven Mile Rd; 26395 Groesbeck Highway; Section 24; Frank Yousif. **Cash Bond in the amount of \$1,050. Site plan withdrawn. Release the 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 COMMISSION BUSINESS

- a) Planning Director's Report
- b) Planning Commission Discussion and Concerns

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 – at least one (1) business day 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.