



## PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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### Officers

Jason McClanahan , Chair  
Merle Boniecki, Vice Chair  
Warren Smith, Secretary  
Mahmuda Mouri, Asst. Secretary

### Members

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Claudette Robinson  
Michelle Tutt  
Delwar Ansar

Garry Watts, Ex-Officio  
Jonathan Lafferty, Ex-Officio

### Planning Director

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

## Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, October 24, 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 26, 2022
6. PUBLIC HEARING ITEMS
  - a) SITE PLAN FOR OUTDOOR RETAIL SALES OF GARDENING SUPPLIES; located on the northeast corner of Eight Mile Road and Le Fever Avenue; 4545 & 4547 Eight Mile; Section 32; Vinson Bahri (Adnan Al-Saati). **Tabled from February 19, 2019. Petitioner requests to further table this item.**
  - b) SITE PLAN FOR NEW RELIGIOUS FACILITY; located on the south side of Fourteen Mile Road; approximately 220 ft. east of Davy Street; 6400 Fourteen Mile Road; Section 4; Warren Village Commercial LLC/Jacob Shapiro (Richard Harris).
7. CORRESPONDENCE
8. OLD BUSINESS
  - a) 2ND MINOR AMENDMENT TO SITE PLAN FOR CAR PARKING LOT EXPANSION; located on the north side of Frazho Road; approximately 270 ft. west of Bunert Road; 14235 Frazho Road; Section 24; Ashley Warren, LLC. The Minor Amendment is to add car parking.

- b) MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION; located on the northwest corner of Van Dyke Ave., and Marian Street; 28809 Van Dyke Avenue; Section 16; Valentina Krasniqi (Bruce A. Charette). The Minor Amendment is to build a walk-in cooler/freezer.
  - c) SITE PLAN FOR OPEN STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT; located on the north side of Nine Mile; approximately 325 ft. east of Dequindre Road; 1971 Nine Mile Road; Section 30; Rahim Oraha (Ron Construction Inc); **Approved on August 22, 2016; First extension request approved to August 22, 2019; Second extension request approved to August 22, 2020; Third extension request approved February 22, 2022. Never Finished. Expired.**
  - d) SITE PLAN FOR PERMANENT OUTDOOR RETAIL SALES FOR ACE HARDWARE; located on the west side of Hayes Road and approximately 342 ft. south of Thirteen Mile Road; 15162 Thirteen Mile; Section 12; Kerm Billette (Tony Diccio); **Approved on September 11, 2017; First extension request approved to September 11, 2020; Second extension request approved to September 11, 2022. Never Finished. Expired.**
- 9. BOND RELEASE
  - 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
      - 1. Vote on motion to send request to Communication Department to live-stream all Planning Commission meetings.
      - 2. Discussion of Planning Commissioners' attendance at 2022 MAP Conference.
  - 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.