



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Merle Boniecki, Vice Chair
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Mahmuda Mouri, Asst. Secretary

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Delwar Ansar

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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, November 7, 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 – October 24, 2022
6. PUBLIC HEARING ITEMS
 - a) REQUEST FOR REZONING; located on the north side of Eight Mile Road; approximately 486.72 ft., east of Groesbeck Highway; from the present zoning classification R-I-P, One Family Residential and Parking District to M-2, Medium Light Industrial District; 12255 Eight Mile Road; Section 35; JZ Management Corporation (Stucky Vitale Architects/John Vitale).
 - b) SUBDIVISION LOT SPLIT AND COMBINATION REQUEST; located on the east side of Van Dyke Avenue; approximately 169.59 ft. north of Maxwell Avenue; north 25 ft. of 22866 Van Dyke Avenue (Lot 391; 13-34-102-035) to be split and combined with 22800 Van Dyke Avenue (Lot 392; part of 13-34-102-036); Section 34; Paul Petrykowski/Emma Denha (Kellie McGraw).
 - c) SITE PLAN FOR PARKING AREA ADDITION FOR FLAME HEATING AND COOLING FACILITY; located on the southwest corner of Eleven Mile Road and I-696 service Drive; 2200 Eleven Mile Road; Section 19; RG Investment LLC (Gary Marowske).

- d) SITE PLAN FOR BUILDING ADDITION TO MOSQUE; located on the east side of Ryan Road, approximately 333.98 ft. north of Parent Avenue; 28630 Ryan Road; Section 17; IONA/Steve Mustapha Elturk (Hisham Turk).

7. CORRESPONDENCE

Letter from the Planning Director explaining the purpose and importance of the 2022 Michigan Statewide Housing Plan.

8. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR GAS STATION AND CONVENIENCE STORE FOR DRIVEWAY ADDITION; located on the northeast corner of Dequindre Road and Tobsal Court; 25700 Dequindre Road; Section 19; Bazco Holdings, LLC (Aly Bazzi). The Minor Amendment is to build a new Driveway.
- b) SITE PLAN FOR NEW RETAIL CENTER AND RESTAURANT; located on the northwest corner of Thirteen Mile and Mound Roads; 5843 Thirteen Mile; Section 5; Nicholas Shango. **Approved on July 12, 2021. Petitioner requests to change the wall requirement from a Poured Concrete Wall to a Concrete Panel Wall.**
- c) SITE PLAN FOR OPEN STORAGE OF LANDSCAPING MATERIALS; located on the west side of Blackstone Avenue, approximately 596 ft. south of Stephens Road; 23831 Blackstone; Section 26; James Malkiewicz (Jack Durbin). **Approved on June 3, 2019; First Extension Request Approved to December 3, 2022; Second Extension Request to December 3, 2023.**
- d) SITE PLAN FOR OUTDOOR DINING AREA FOR EXISTING RESTAURANT; located on the west side of Ryan Road; approximately 248 ft. south of Eleven Mile Road; 26837 Ryan Road; Section 19; Steven Savich (Sima Birach). **Approved on April 22, 2019; First Extension Request Approved to December 6, 2022; Second Extension Request to December 3, 2023.**
- e) SITE PLAN FOR OPEN STORAGE OF U-HAUL TRAILERS; located on the southeast corner of Otis Avenue and Dequindre Road; 22626 Dequindre Road; Section 31; Firas Elia (Kerm Billette). **Approved on June 19, 2017. First Extension Request Approved to June 19, 2020. Second Extension Request Approved to December 19, 2022. Third Extension Request to December 19, 2023.**

9. BOND RELEASE

THIRD MINOR AMENDMENT TO SITE PLAN FOR OPEN STORAGE OF TRUCK TRAILER PARKING; Located on the south side of Tank Avenue; approximately 800 ft. west of Van Dyke Avenue; Section 16; 7500 Tank Avenue; Joseph Vaglica/Ann Kefalonitis (STAG Industrial Holdings); Minor Amendment is building addition for expansion of shipping bay, proposed "exit only" driveway to Tank Avenue. Approved April 19, 2021. **Cash Bond in the amount of \$18,000.00. Project Completed, Request to Release 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) Review of the Planning Commission Bylaws.
- c) 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.