



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

WARREN, MI 48093-5283

(586) 574-4687

Fax (586) 574-4645

www.cityofwarren.org

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Jonathan Lafferty, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, November 21, 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 – November 7, 2022
6. PUBLIC HEARING ITEMS
 - a) SITE PLAN FOR PARKING LOT ADDITION; located on the west side of Mound Road, approximately 367 ft., north of Eight Mile Road; 20787 Mound Road - 20780 Albany Avenue; Section 32; Mazin Marogi (Gasper Salvaggio).
 - b) SITE PLAN FOR PARKING LOT, OPEN STORAGE AND SCREEN WALL ADDITION; located on the east side of Mullin Avenue; approximately 332.51 ft., north of Sherman Avenue; 21250 Mullin Avenue; Section 34; Truck Services Holding Group, LLC/Robert Najjar (Tim S. Storey).
 - c) SITE PLAN FOR NEW BUILDING FOR FIRE STATION # 1; located on the northwest corner of Van Dyke Avenue, and Continental Avenue; 23209-23211 Van Dyke Avenue; Section 28; Wilburt McAdams c/o City of Warren (Michael Malone).
7. CORRESPONDENCE

8. OLD BUSINESS

- a) 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. TABLED from November 7, 2022.**
- b) 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; Mike Buritz (Tony Diccico); **Approved on September 11, 2017; First extension request approved to September 11, 2020; Second extension request approved to September 11, 2022. Petitioner is requesting a one (1) year extension to September 11, 2023. TABLED from October 24, 2022.**
- c) SITE PLAN FOR OPEN STORAGE OF VEHICLES; located on the north side of Eight Mile, approximately 115 ft. west of Warner Avenue; 2811 Eight Mile; Section 31; Manny Kassab (Kerm Billette). **Approved on November 27, 2017; First extension request approved to November 27, 2020; Second extension request approved to November 27, 2022. Third extension request to November 27, 2023.**

9. BOND RELEASE

10. NEW BUSINESS

Discussion of 2023 - 2024 Planning Department Budget.

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.