



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Planning Director

Ronald F. Wuerth, AICP

Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, December 5, 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 21, 2022
6. PUBLIC HEARING ITEMS
 - a) SITE PLAN FOR PERMANENT OUTDOOR RETAIL SALES; located on the north side of Thirteen Mile Road, approximately 376 ft. west of Schoenherr Road; 13441 Thirteen Mile Road; Section 2; Randazzo Fresh Market (Salvatore Randazzo).
Planning Staff requests that this item be tabled.
7. CORRESPONDENCE
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.
Postponed from November 7, 2022.

- b) 2ND MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT IMPROVEMENT AND ACCESS TO LORNA AND VAN DYKE AVENUES; located on the northwest corner of Van Dyke and Tank Avenues; 28201 Van Dyke; Section 16; Delano Campbell (Noble 51 LLC). Minor amendment is for a guard booth and security gates. **Approved on February 10, 2020. Never Finished. Petitioner Request Item to be Tabled.**
- c) SITE PLAN FOR NEW BUILDING; located on the north side of Ten Mile Road; approximately 537 ft. west of Schoenherr Road; 13343 Ten Mile; Section 23; Kardo Plaza, LLC/Kardo Rasha (Steven Kolber). **Approved on June 17, 2019; First Extension Request Approved to December 3, 2022. Second extension Request to December 3, 2023.**
- d) SITE PLAN FOR EXISTING OPEN STORAGE; located on the west side of Mound Road, approximately 153.73 feet south of Ten Mile Road; 24895 Mound Road; Section 29; Ronald Lomasney (Kerm Billette). **Approved on February 23, 2015. Never Finished. Expired.**
- e) SITE PLAN FOR OUTDOOR STORAGE SHELTER; located on the northwest corner of Nine Mile and Mound Roads; 5663 Nine Mile Road; Section 29; Joseph Fisher (Steve Sutton). **Approved on May 6, 2019. Never Finished. Expired.**
- f) Review of amendment to Planning Commission Bylaws.

9. BOND RELEASE

- a) SITE PLAN FOR EXISTING OPEN STORAGE; located on the west side of Mound Road, approximately 153.73 feet south of Ten Mile Road; 24895 Mound Road; Section 29; Ronald Lomasney (Kerm Billette). **Approved on February 23, 2015. Cash Bond in the amount of \$350.00. Never Finished. Expired. Request to Release Bond.**
- b) SITE PLAN FOR BUILDING ADDITION; located at the southeast corner of Nine Mile and Mound Roads; 21500 Mound Road; Section 33; Fiat Chrysler Auto, (Giovanni Mavrot). **Approved on February 27, 2017. Completed. Surety Bond in the amount of \$15,000. Request to Release Bond.**
- c) SITE PLAN FOR BUILDING ADDITIONS TO THE FIAT/CHRYSLER CAMPUS; located on the southeast corner of Nine Mile Road and Mound Road; 21500 Mound Road; Section 33; Ben Monacelli (Michael Duffy). **Approved on June 17, 2019. Completed. Surety Bond in the amount of \$500,000. Request to Release Bond.**
- d) MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITIONS TO FIAT/CHRYLSER CAMPUS; located on the southeast corner of Nine Mile Road and Mound Road; 21500 Mound Road; Section 33; Ben Monacelli (Michael Duffey). The Minor Amendment is for an additional trestle, addition to the test track, and paint shop chiller. **Approved November 18, 2019. Completed. Surety Bond in the amount of \$15,000. Request to Release Bond.**

- e) MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITIONS TO FIAT/CHRYSLER CAMPUS; located on the southeast corner of Nine Mile Road and Mound Road; 21500 Mound Road; Section 33; Tim Bailey (Eric Goedel). Minor Amendment is for a hydrogen fuel system storage area. **Approved October 18, 2021. Completed. Surety Bond in the amount of \$64,740. Request to Release Bond.**

- f) SITE PLAN FOR BUILDING ADDITION FOR TRUCK WELL; located on the south side of Stephens Road; approximately 624 ft. west of Hoover Road; Section 27; 11450 Stephens Road; William Meier (Joseph Wortman). **Approved March 9, 2020. Completed. Cash Bond in the amount of \$6,000. Request to Release Bond.**

10. NEW BUSINESS

Approval of the 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.