



## 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

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Michelle Tutt  
Delwar Ansar

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

### Planning Director

Ronald F. Wuerth, AICP

## Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, December 12, 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 – **NOTE:** Motion to excuse absence of Jason McClanahan on the December 5, 2022 Planning Commission meeting.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - **NOTE:** Approval of December 5, 2022 minutes to be on January 9, 2023 Planning Commission meeting.
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 October 24, 2022. Petitioner requests item to remain tabled to the February 27, 2023 Planning Commission meeting. Public Comments will be received.**
  - b) SITE PLAN FOR PARKING LOT ADDITION AND ADDITIONAL CONCRETE SURFACED AREA; located on the north side of Ten Mile Road, approximately 324.24 ft east of Peter Kaltz Road; 6419 Ten Mile Road; Section 21; Lakeshore Venture LLC/Todd Goss (Andrew Falzarano).

- c) SITE PLAN FOR PARKING LOT ADDITION TO TYSON FOODS, INC., FORMELY BOSCO'S PIZZA CO.; located on the northeast corner of Ten Mile Road and Guenther Drive; Section 19; 25000 Guenther Drive; Artisan Bread Co. LLC (James Schreyer).

7. CORRESPONDENCE

8. OLD BUSINESS

- a) SITE PLAN FOR OPEN STORAGE; located on the northeast corner of Schoenherr and Stevens Road; 24111 Groesbeck; Section 25; Jeff Prior. **Approved on February 25, 2019; First extension request approved to December 6, 2022; Second extension request to December 6, 2023.**
- b) SECOND MINOR AMENDMENT TO SITE PLAN FOR NEW WAREHOUSE FOR AUTOMOTIVE LOGISTICS; located on the northeast corner of Nine Mile and Hoover Roads; 11955 Nine Mile Road; Section 26; Matt Smith (Ken Stopczynski). The Minor Amendment is for Employee and Truck Parking. **Approved on August 22, 2022. Petitioner requests to withdraw site plan. A new site plan shall be submitted to the Planning Department.**
- c) SITE PLAN APPROVAL FOR AUTO REPAIR SHOP WITH OPEN STORAGE OF VEHICLES; to be located on the northwest corner of Hoover Road and Fisher Avenue; 21005 Hoover Road; Section 34; Joseph Elias (PCP). **Approved on October 21, 2013. Never Finished. Expired.**
- d) Voting of proposed amendment to Planning Commission Bylaws.

9. BOND RELEASE

- a) SITE PLAN FOR BUILDING ADDITION AND PARKING LOT EXPANSION TO EXISTING INDUSTRIAL BUILDING; north and southwest corners of Ryan Road and Berkshire Avenue; 21187 and 21251 Ryan Road; Section 31; Anthony R. Marino, A.I.A. **Surety Bond in the amount of \$5,000. Property sold in 2019. No longer owned by H&P Technologies. Business moved to a different city. Request to Release Bond.**
- b) SITE PLAN APPROVAL FOR AUTO REPAIR SHOP WITH OPEN STORAGE OF VEHICLES; to be located on the northwest corner of Hoover Road and Fisher Avenue; 21005 Hoover Road; Section 34; Joseph Elias (PCP). **Approved on October 21, 2013. Cash Bond in the amount of \$1,000. Never Finished, Expired 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) 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.**