



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

John Kupiec
Sultana Chowdhury
Claudette Robinson
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, January 9, 2023 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:** Assistant Secretary Mouri, Commissioner Ansar, and Commissioner Chowdhury were absent from the December 12, 2022 meeting. Chairperson McClanahan was absent from the December 5 and December 12, 2022 meetings. No vote was taken to excuse these absences. A motion and vote for each shall be made to excuse or not excuse each absence.
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - December 5 and 12, 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).
Tabled from December 5, 2022.
 - b) AMENDMENT TO APPENDIX A, ARTICLE XXI-A; Proposed ordinance amending Appendix A, Article XXI-A Village Historic District, DIVISION 1 - GENERALLY, Section 21A.01 (c), (d), (f) – Background and purpose, Section 21A.02 (a) and (b) – District Boundaries, Section 21A.03 - Definitions, Section 21A.04 - Reserved; DIVISION 2 – MEMBERSHIP, POWERS, AND DUTIES, Section 21A.07 (b) - Established; membership; terms; vacancies, Section 21A.08 (h), (l), (m), (q), (r), and (s) – Powers and duties, Section 21A.12 (a) (2) - Permit; DIVISION 5 – PENALTIES, addition of Section 21A.32 – Historic District Boundary; Amended ordinance of Article XXI-A is to bring it into conformity with state law so that the City of Warren may apply for a Certified Local Government (CLG) designation.
Planning Staff requests item be tabled to the March 13, 2023 Planning Commission meeting.

- c) SITE PLAN FOR BUILDING ADDITION AND COURTYARD INFILL; located on the northwest corner of Mound Road and Enterprise Court; 28635 Mound Road; Section 17; Bosch Automotive Service Solutions, Inc./Chris Folger (JB Donaldson Company/Bennett Donaldson).

7. CORRESPONDENCE

8. OLD BUSINESS

- a) 2nd MAJOR AMENDMENT TO PUD TO MODIFY USE FROM "MEDICAL OFFICE BUILDING" TO "BEHAVIORAL CENTER"; located on the north side of Ten Mile Road; approximately 759.51 ft. west of Schoenherr Road; 13041-13251 Ten Mile Road; Section 23; Lorenzo Cavaliere (Warren 10 Mile Residential LLC). 2nd Major Amendment is for Addendum to the PUD Agreement for a Behavioral Health Facility.
- b) MINOR AMENDMENT TO SITE PLAN FOR AN EXTRACTION-PROCESSING MARIHUANA TRAILER FACILITY AND NEW PAVEMENT; located on the northeast corner of Toepfer and Hoover Roads; 21704 Hoover Road; Section 35; 3RDS Inc./Frank Roye (John Gumma/Gumma Group). The Minor Amendment is to add a Trailer to process Marihuana and add new pavement.
- c) SITE PLAN FOR MEDICAL MARIHUANA FACILITY AND PARKING AREA; located on the northeast corner of Flanders and Harold Avenues; Section 24, 13-24-331-002; Sharif Dababneh (Reid Cooksey). **Approved on November 9, 2020. Never Finished. Petitioner requests to withdraw site plan.**

9. BOND RELEASE

- a) SITE PLAN FOR MEDICAL MARIHUANA FACILITY AND PARKING AREA; located on the northeast corner of Flanders and Harold Avenues; Section 24, 13-24-331-002; Sharif Dababneh (Reid Cooksey). **Approved on November 9, 2020. Cash Bond in the amount of \$15,000. Never Finished, Withdrawn. 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.