



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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Planning Director

Ronald F. Wuerth, AICP

Warren City Planning Commission PUBLIC HEARING AGENDA

Monday, January 23, 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
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES - January 9, 2023
6. PUBLIC HEARING ITEMS
 - a) 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). **Tabled from December 12, 2022.**
 - b) SITE PLAN FOR TRUCKS AND TRAILERS PARKING LOT AND OPEN STORAGE; located on the east side of Dequindre Road, approximately 953.13 ft. north of John B Avenue; 21360 Dequindre Road; Section 31; Najan Sulaiman /21360 Dequindre, LLC (Mallory Nissue).
 - c) SITE PLAN FOR SEASONAL OUTDOOR RETAIL SALES FOR FLOWERS AND FIREWORKS; located on the northwest corner of Thirteen Mile and Mound roads; 5821-5823 Thirteen Mile; Section 5; Matt Shango (Mike Kanakry).
 - d) SITE PLAN FOR PARKING LOT ADDITION; located on the northeast corner of Nine Mile and Hoover Roads; 11955 Nine Mile Road; Section 26; Normandy Development, LLC/Ron Patti (Stellantis/Mike Linden).
7. CORRESPONDENCE

8. OLD BUSINESS

- a) 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 Avenue; Section 16; Delano Campbell (Noble 51 LLC). Minor amendment is for a guard booth and security gates. **Approved on February 10, 2020. Extension Request to February 10, 2024. Tabled from December 5, 2022.**
- b) SITE PLAN FOR NEW MEDICAL MARIHUANA FACILITY THAT INCLUDES A CULTIVATION/GROW OPERATION AND A PROCESSOR; located on the east side of Dequindre Road; approximately 1,770 ft. north of Chicago Road; Section 6; 32200 Dequindre Road; Mark Dabish (Edward Boryn). **Approved on December, 7 2020. Never Finished. Expired.**
- c) SITE PLAN FOR NEW PARKING LOT; located on the west side of Blackstone Avenue and approximately 335 ft. south of Stephens Road; 23915 Blackstone; Section 26; Robert J. Tobin (Robert Batton). **Approved on November 27, 2017. Never Finished. Expired.**

9. BOND RELEASE

- a) SITE PLAN FOR BUILDING ADDITION TO GAS STATION; located on the northwest corner of 13 Mile and Ryan Roads; Section 6; 31025 Ryan; Faiz Simon (Mel Baba). **Site Plan approved July 27, 2020. Minor Amendment approved March 28, 2022. Project Completed. Surety Bond in the amount of \$22,500. 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

Amending of the meeting dates to the 2023 Planning Commission Meeting schedule.

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.