



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Jonathan Lafferty, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Monday, February 6, 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 23, 2023
6. PUBLIC HEARING ITEMS

- a) 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). **Tabled from January 23, 2023.**

7. CORRESPONDENCE

City of Hazel Park Planning Commission Public Hearing on Tuesday, March 7, 2023 at 6:30 p.m. regarding PC Case #23-01. Application for Special Land Use approval for an automobile repair shop in the M1 zone; 22031 Dequindre Road.

8. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR CANOPY ADDITION TO EXISTING DRIVE THROUGH FOR THE BANK; located on the south side on Twelve Mile Road, approximately 200 ft. east of Dequindre Road; 2000 Twelve Mile Road; Section 18; Public Service Credit Union/Donna Follbaum (G.J. Perelli/Gary Perelli). The Minor Amendment would be for a building addition for a new conference room.

- b) MINOR AMENDMENT TO SITE PLAN FOR ROYALTY HOUSE BANQUET HALL; located on the north side of Old Thirteen Mile Road, approximately 712.48 ft. east of Van Dyke; 8201 Old Thirteen Mile Road; Section 03; Larsa LLC/ Faris Hermez (Dream House Estates/Zack Hanna). The Minor Amendment is for a building addition and other exterior improvements to the building.
- c) SITE PLAN FOR VIETNAMESE SOCIAL CLUB; located on the northwest corner of Thirteen Mile and Mound Roads; 5649 and 5651 Thirteen Mile; Section 5; Nicholas Shango (Ziad El Baba). **Approved on January 7, 2019. Extension approved to June 13, 2022. Never finished. Expired.**
- d) SITE PLAN FOR TEMPORARY SEASONAL OUTDOOR RETAIL SALES FOR FLOWERS AND FIREWORKS; located on the northwest corner of Thirteen Mile and Mound roads; 5821 Thirteen Mile; Section 5; Matt Shango (Mike Kanakry). **Approved on March 28, 2022. Petitioner submitted new site plan, approved by the Planning Commission on January 23, 2023. Request to withdraw original site plan.**

- 9. BOND RELEASE
- 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

Discussion of bonds for site plan applications.

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.