



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315

WARREN, MI 48093-5283

(586) 574-4687

Fax (586) 574-4645

[www.cityofwarren.org](http://www.cityofwarren.org)

**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, February 27, 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 – February 6, 2023
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 (Robert Ihrle). **Tabled from December 12, 2022. The petitioner requests this item remain tabled until April 10, 2023. Public comments may be taken.**
  - b) SITE PLAN FOR BUILDING AND PARKING LOT ADDITIONS FOR MARIHUANA PROCESSOR FACILITY; located on the west side of Groesbeck Highway, approximately 272.29 ft. south of Frazho Road; 25855 Groesbeck Highway; Section 24; 25855 Groesbeck LLC/Nita Murad (Brian Barringer).
  - c) SITE PLAN FOR MISTER CAR WASH NEW BUILDING; located on the south side of Twelve Mile Road; 311 ft. east of Grobbel Drive; 5580 Twelve Mile Road; Section 17; 12 Mound Development LLC/Frank Jarbou (Symmetry Property Management).

7. CORRESPONDENCE

8. OLD BUSINESS

- a) 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. **Tabled from February 6, 2023.**
- b) SITE PLAN FOR NEW RETAIL AND RESTAURANT BUILDING; located on the east side of Dequindre Road; approximately 977.37 ft. south of Eleven Mile Road; Section 19; 26620 Dequindre Road; Geoffrey Sargent (Michael Malone). **Approved on December 7, 2020; Extension request to December 7, 2023.**
- c) SPECIAL LAND USE AND SITE PLAN FOR NEW FITNESS CENTER CLUB, A NEW DRIVE THRU RESTAURANT AND TRUCK DOCK REMOVAL; located on the south side of Fourteen Mile Road and the east side of Schoenherr Road; Section 1; 13700 Fourteen Mile; Edward Boutrous (Alan Boyer). **Approved on September 09, 2019; First extension request approved to March 4, 2023; Second extension request to March 4, 2024.**

9. BOND RELEASE

- a) SITE PLAN FOR NEW RAINBOW CHILD CARE CENTER WITHIN COMMERCIAL COMPONENT "B" OF THE HERITAGE VILLAGE PUD; located on the west side of Mound Road and approximately 394 ft. north of Waterview Drive; 30061 Mound; Section 8; Reed Fenton (Alexander Orman). **Cash bond in the amount of \$7,500. Project completed. 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.