



PLANNING COMMISSION

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Planning Director

Ronald F. Wuerth, AICP

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Monday, March 13, 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 27, 2023
6. PUBLIC HEARING ITEMS

a) 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.

Tabled from the January 9, 2023 Planning Commission meeting. The Planning Director recommends that this item remain TABLED indefinitely, as further discussion is required between the Planning Staff and the Attorney’s Office. When this item is brought back before the Planning Commission, new public notices shall be sent.

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). PSP230001

Tabled from February 27, 2023.

- c) REQUEST FOR REZONING WITH CONDITIONS; two properties located on the north and south side of Ten Mile Road, approximately 326.85 ft. east of Mound Road; from the present zoning classification of “C2”, General Business District, “M-2”, Medium Light Industrial District, “P”, Parking District (north property, Section 21) and “R-1-P”, One-Family Residential and Parking District (south property, Section 28) to “M-1”, Light Industrial District; Sections 21 & 28; 6014-6015 Ten Mile Road (formerly DeCarlo’s Banquet and Convention Center); SEH Warren, LLC/Frank Jarbou (Will Grapentine); PR230002. **The petitioner has requested to remove this from the agenda, and thus it will NOT be heard at this meeting. When this item is brought back before the Planning Commission, new public notices shall be sent.**
- d) SITE PLAN FOR SEASONAL OUTDOOR RETAIL SALES FOR FIREWORKS; located on the southeast corner of Schoenherr and Thirteen Mile roads; 30810-30830 Schoenherr Road; Section 12; Schoenherr 13 LLC/Ryan Kattoo (Family Fun Fireworks/Mike Kanakry); PSP230003.
- e) SITE PLAN FOR A TAKE 5 OIL CHANGE SHOP; located on the northeast corner of Ten Mile and Schoenherr roads; Section 24; 25028-25036-25058 Schoenherr Road; Fairmount Properties, LLC/Anthony Rea (JM Civil/Kyle Flaming, P.E.). PSP230004. **The Planning Staff recommends that this item be TABLED, in order to give the petitioner sufficient time to address issues with the site plan.**

7. CORRESPONDENCE

8. OLD BUSINESS

- a) SITE PLAN FOR CANNABIS FACILITY; (Formerly Site Plan for New Retail and Restaurant Building); located on the 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. Tabled from February 27, 2023**
- b) SITE PLAN FOR A NEW FAST FOOD RESTAURANT WITH A DRIVE THRU; located on the north east corner of Van Dyke Avenue and Rivard Avenue; 20804 Van Dyke; Section 34; Caren Burdi (Fawzi Charara). **Approved on September 11, 2017; First extension request approved to September 11, 2020. Second extension request approved to March 11, 2023. Standard (1) one-year third extension would be to March 11, 2024. Petitioner is requesting an 18-month third extension to September 11, 2024.**
- c) SITE PLAN TO EXPAND OPEN STORAGE OF PASSENGER VEHICLES FOR VAN DYKE COLLISION; located on the northwest corner of Nine Mile Road and Lorraine Avenue; 8737 Nine Mile Road; Section 27; Iden Kalabat (Rami Kamil). **Approved on August 5, 2019; First extension request approved to January 5, 2023; Second extension requested to January 5, 2024.**

- d) SPECIAL LAND USE FOR EVENT HALL; located on the southwest corner of Groesbeck Highway and Toepfer Road; Section 35; 21665 Groesbeck Highway; Lisarae's Banquet Hall (9635 French Rd LLC). **Approved on April 11, 2022.**
Owner requests to rescind special land use approval for event hall.

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) Review and Discussion of Proposed Bylaw Amendment.

c) Presentation on Bylaws and the Importance of Ethics, by Jazmine Early, City of Warren Planning Department Planner Aide; to fulfill MSU Extension Citizen Planner Program Capstone Presentation requirement to become a Master Citizen Planner.

d) 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.