



PLANNING COMMISSION

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Warren Smith, Secretary
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Jonathan Lafferty, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Monday, April 24, 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 – April 10, 2023
6. PUBLIC HEARING ITEMS

Members of the audience who wish to address the Planning Commission this evening for a public hearing item 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.

- a) REQUEST FOR REZONING FROM “P” TO “M-2”; located on the south side of Nine Mile Road, approximately 160 ft. west of Warner Avenue; from the present zoning classification of “P”, Parking District, the south 150 ft. of the property, to “M-2” Medium Light Industrial District; Section 31; 2700 Nine Mile Road; Great Lakes Trucking MI, Inc/Liliya Skikun (Paul Reschke). PR230001. **Postponed from April 10, 2023. The petitioner has submitted written correspondence withdrawing their application for rezoning. The petitioner will submit a new application for a rezoning with conditions.**
- b) 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. **Tabled from March 13, 2023.**
- c) SUBDIVISION LOT SPLIT REQUEST; located on the south side of Fourteen Mile Road; approximately 645 ft. west of Hollingsworth Avenue; commercial building to the west (6440 Fourteen Mile Road) to be split into own parcel; 6500 Fourteen Mile Road (Gardner White); Section 4; Derek Kosicki (14 Mack LP). PSL230001

- d) SITE PLAN FOR OPEN STORAGE AND PARKING LOT ADDITIONS; located on the northwest corner of Nine Mile Road and Mac Arthur Boulevard; 8519-8531 Nine Mile Road; Section 27; Birnie's Auto Service/James Birnie; PSP230007.
- e) SITE PLAN FOR BUILDING ADDITION FOR MAJOR AUTO REPAIR SHOP AND NEW PARKING LOT; located on the north side of Ten Mile Road, approximately 395.41 ft. east of Thomas Drive; 3619 Ten Mile Road; Section 19; Lukas Koja/Chester Stempien Associates (Unique Design Service/Ron Yaldo); PSP230008. **The Planning Staff recommends that this item be postponed to the May 22, 2023 Planning Commission meeting to give sufficient time for the petitioner to address various issues with the site and site plan.**
- f) SITE PLAN FOR NEW KUM & GO GAS STATION AND CONVENIENCE STORE; located on the southwest corner of Fourteen Mile and Hayes Roads; 15150-15050 Fourteen Mile Road; Section 01; Tamras Tamou/Capital 14 Hayes, LLC (Kum & Go, L.C./Ryan Halder). PSP230009.

7. CORRESPONDENCE

Letter from Mayor Fouts thanking Jason McClanahan for his 10 years of service on the Planning Commission and to the City of Warren.

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. PMA230001. **Postponed from March 27, 2023.**

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

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.