



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, May 22, 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 – May 8, 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) 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). **Automatically postponed from May 8, 2023 as a result of not receiving the requisite five (5) concurring votes either in favor of or against the item by the seated Planning Commissioners.**
- b) 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. **Postponed from April 24, 2024. The Planning Staff recommends this item be postponed to the June 12, 2023 Planning Commission meeting to give the petitioner sufficient time to meet with the Planning Staff to address issues with the site plan and survey.**

- c) 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. **Postponed from April 24, 2024.**
- d) REQUEST FOR REZONING FROM "R-1-C" TO "R-4"; lots 189 through 198, located on the southeast corner of Bart and Methuen Avenues; lots 255 and 256, located on the south side of Reba Avenue, approximately 333.20 ft. east of Methuen Avenue; lots 320 through 323, located on the south side of Capitol Avenue, approximately 93.14 ft. west of Woodrow Wilson Drive; lots 326,354 & 355, located on the east side of Woodrow Wilson Drive; between Capitol Avenue and Waltz Avenue; from the present zoning classification of "R-1-C", one family residential – 60' lots District, to be zoned "R-4", Mobile Home District; 2709 Capitol Avenue; Section 30; CC Shadylane Property LLC/Jeff Davidson (Atwell, LLC/Jennifer Roth); PR230005.
- e) TO VACATE EASEMENT; located within 50 ft. wide vacated Woodrow Wilson Avenue; located approximately 608.03 west of Warner Avenue, abutting lots 211, 212, 241 and 242; 2709 Capitol Avenue; Section 30; CC Shadylane Property LLC/Jeff Davidson (Atwell, LLC/Jennifer Roth); PEV 230001.
- f) SITE PLAN FOR NEW MARKAZ ALTAQWA MOSQUE BUILDING AND PARKING LOT ADDITIONS; located on the northeast corner of Ryan Road and Marr Avenue; 25720-25710-25730 Ryan Road; Section 20; Markaz Altaqwa/Mohammad Haque (Hisham Turk); PSP230014.

7. CORRESPONDENCE

8. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR A NEW BUILDING ADDITION; located on the northeast corner of Mound Road and Rinke Avenue; 24622 Mound Road; Section 28; Wico Metal Products Holding Co/Ryan Pline (Lee Industrial Contracting/Jim Searle); PMA230004; The Minor Amendment is for a building addition to the Site Plan.
- b) SITE PLAN FOR OPEN STORAGE FOR LANDSCAPING FACILITY; located on the west side of Mound Road; approximately 1,078 ft. south from Ten Mile Road; Section 29; 24617 Mound Road; Justin Sparkman (Grounds and Gardens). **Approved on June 7, 2021. Extension request to June 7, 2024.**
- c) SITE PLAN FOR THREE NEW INDUSTRIAL BUILDINGS, PARKING LOT, AND LOADING DOCKS; located on the northeast corner of Mound and Nine Mile Roads; 23500 Mound Road; Section 28; NP Mound Road Industrial LLC (Colin Vail). **Approved on November 8, 2021. Surety bond in the amount of \$6,090,000 posted on April 20, 2022. The petitioner is requesting a 50 percent reduction in the bond amount, due to more than 50 percent of the site work being completed.**

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