



PLANNING COMMISSION

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Warren Smith, Secretary
Mahmuda Mouri, Asst. Secretary

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Delwar Ansar

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Jonathan Lafferty, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Monday, June 12, 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 22, 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). **Postponed from May 22, 2023.**
- 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 May 22, 2023.**
- c) SITE PLAN FOR BUILDING ADDITION AND RELOCATION OF EXISTING FUEL CANOPY; located on the east side of Dequindre Road; approximately 699 ft. south of Fourteen Mile Road; 32600 Dequindre Road; Section 6; Penske Truck Leasing Co./Mike Barnes (Justin Muller). PSP230017

- d) SITE PLAN FOR BUILDING SITE ADDITION TO EXISTING MOSQUE; located on the west side of Schoenherr Road; approximately 1,575 ft. north of Eleven Mile Road; 27643 & 27721 Schoenherr Road Section 14; Sejad Melkic/Masjid Al-Furqaan (Mirsad Zecevic). PSP230013
- e) SITE PLAN FOR ADDITIONAL DRIVE THRU; located on the east side of Van Dyke Avenue; approximately 1,013.6 ft. south of Martin Road; 27480 Van Dyke Avenue; Section 15; McDonald's Corporation/Joseph Minorik (Jeff Brinks). PSP230016

7. CORRESPONDENCE

- a) 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. **Petitioner denial letter. Denied by the Planning Commission on May 22, 2023.**
- b) FOIA Request from the Council on American Islamic Relations Michigan; Request for Planning records related to the application and denial of proposed new Markaz Altaqwa Mosque, 25720-25710-25730 Ryan Road.; Request for all Planning applications for the approval of a religious place of worship, Request for all Planning applications and related communications for the period between January 1, 2022 through the date of fulfilling this request.

8. OLD BUSINESS

- a) SITE PLAN FOR OPEN STORAGE EXPANSION; located on the west side of Mound Road; approximately 916 ft. north of Eleven Mile Road; Section 17; 27365 Mound Road; Glenn Neuner (Matt Neuner). **Approved on July 13, 2020. First extension approved to July 13, 2023. Petitioner requests second extension to July 13, 2024.**

9. BOND RELEASE

- a) 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. Planning Commission approved 50% reduction of bound amount to \$3,045,000 on May 22, 2023. Surety Bond in the amount of \$3,045,000 posted on June 6, 2023. Release the surety bond of \$6,090,000.**

10. NEW BUSINESS

Discussion and selection of a Planning Commission representative to the RFP Review Panels for proposals for the Greenspace Conservation Plan and the Non-motorized Transportation Plan.

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 the action of suspending a petitioner's right to be heard by a full nine (9) member board. Per Article III(B(3) of the Rules of Procedure, the Planning Commission may suspend the effect of the part of Article III(4), which gives the Petitioners the right to be heard by the full membership of nine (9) members.

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.