



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315  
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**Officers**

Vacant, Chair  
Merle Boniecki, Vice Chair  
Warren Smith, Secretary  
Mahmuda Mouri, Asst. Secretary

**Members**

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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, June 26, 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 (by 12:00 p.m. of the preceding Friday) 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

- a) Voting on 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.

5. APPROVAL OF MINUTES – June 12, 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 June 12, 2023.**
- b) 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. **Postponed from June 12, 2023.**

- 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 May 22, 2023.**
- d) SUBDIVISION LOT SPLIT AND COMBINATION REQUEST; located on the northeast corner of Ten Mile and Schoenherr Roads; Section 24; 25028-25036-25058 Schoenherr Road; Fairmount Properties, LLC/David Rea (Boss Engineering/Christopher Fergus). PSL230002.
- e) SITE PLAN FOR NEW SELF STORAGE FACILITY; located on the southwest corner of Van Dyke and Murthum Avenues; 31925 Van Dyke Avenue; Section 4; Joseph Guido/Guido Architects (Nicholas Lavdas/Lavdas Self Storage LLC). PSP230019.

7. CORRESPONDENCE

Correspondence addressed to the City of Warren, the Planning Director, the Planning Commission, the Zoning Board of Appeals, and the Attorney's Office from the Council on American Islamic Relations Michigan (CAIR-MI), representing the petitioner, citing their review of the Planning Commission's denial of the site plan request of the proposed Markaz Altaqwa Mosque, 25720-25710-25730 Ryan Road; specifically addressing the Planning Commission's stated rationale and reasoning for their denial of the site plan application and the possibility of legal action against the City.

- 8. OLD BUSINESS
- 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 (by 12:00 p.m. of the preceding Friday) 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.