



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315  
WARREN, MI 48093-5283  
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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  
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Garry Watts, Ex-Officio  
Jonathan Lafferty, Ex-Officio

**Planning Director**

Ronald F. Wuerth, AICP

**Warren City Planning Commission  
PUBLIC HEARING AGENDA**

Monday, July 10, 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 26, 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 26, 2023.**
- b) 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 June 26, 2023.**

- c) REQUEST FOR REZONING WITH CONDITIONS; (Parcel 1) 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 180 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); (Parcel 2) located on the south side of Nine Mile Road, approximately 340 ft. west of Warner Avenue; from the present zoning classification of “P”, Parking District, the east 140 ft. and the east 200.21 ft., to “M-2” Medium Light Industrial District; Section 31; 2500 Nine Mile Road; UAW – Chrysler National (Paul Reschke); (Parcel 3) located on the west side of Warner Avenue, approximately 639 ft. south of Nine Mile Road; from the present zoning classification of “P”, Parking District, the west 50 ft. and west 60.21 ft. of the property, to “M-2” Medium Light Industrial District; Section 31; parcel number 13-31-126-007 (Warner Avenue); DTC Michigan Corporation/Cheryl A. Chase (Paul Reschke) PR230001.
- d) 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.
- e) REQUEST FOR STANDARD REZONING; located on the east side of Ryan Road, approximately 176.3 ft. south of Eleven Mile Road; from the present zoning classification of C-2, General Business District, C-1, Local Business District, and “P”, Parking District, to C-2, General Business District; Section 20; 26688 Ryan Road; Village Fair Shopping Center (Iden Kalabat/Kalabat Engineering).
- f) REQUEST TO VACATE EASEMENTS; vacate the existing north/south eight (8) ft. wide utility easement located on the rear of lots 1065, 1066 and the north 17 ft. of lot 1067 and vacate the existing east/west five (5) ft. wide utility easement (east 8.5 ft.) of Piper’s Van Dyke Subdivision No. 5; located on the southwest corner of Van Dyke Avenue and Toepfer Road; 21647 Van Dyke Avenue; Section 33; Valentino Holata. PEV230002
- g) SITE PLAN FOR NEW PARKING LOT; located on the southwest corner of Van Dyke Avenue and Toepfer Road; 21647 Van Dyke Avenue; Section 33; Charles DeWinter (Valentino Holata). PSP230018

## 7. CORRESPONDENCE

- a) SITE PLAN FOR OPEN STORAGE OF TRUCKS; located on the south side of Stephens Road; approximately 306.95 ft. west of Amber Avenue; Section 26; 12300 Stephens; Thomas Morgan (Ernest Broughton). **Approved on January 12, 2020. Extension approved to June 13, 2023. Never Finished. Expired.**
- b) SITE PLAN FOR PARKING LOT EXPANSION FOR EXISTING RETAIL BUILDING; located on the southwest corner of Van Dyke and Toepfer Road; 21647 Van Dyke; Section 33; Donna Delour Holata. **Approved January 9, 2017. Never finished. Expired on January 9, 2019.**

8. OLD BUSINESS

SITE PLAN FOR OUTDOOR STORAGE; located on the northwest corner of Schoenherr Road and Saint Andrews Avenue; Section 35; 21975 Schoenherr Road; Alen Aboush (Janas Holdings). **Approved on July 12, 2021. Extension requested by the petitioner to July 12, 2024.**

9. BOND RELEASE

SITE PLAN FOR NEW PANERA DRIVE THRU RESTAURANT; located west of Mound Road; approximately 360 ft north of Waterview Drive; Section 8; 30093 Mound Road; Theresa Padu (William Eisenberg). **Approved on November 4, 2019. Surety bond in the amount of \$4,500 posted on December 9, 2019. Completed. Release the bond.**

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**