



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

Officers

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

Members

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Claudette Robinson
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Delwar Ansar

Garry Watts, Ex-Officio
Jonathan Lafferty, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Monday, July 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 (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
5. APPROVAL OF MINUTES – July 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 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 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); (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 40 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. **Postponed from July 10, 2023.**

- b) 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). **Automatically postponed from July 10, 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.**
- c) 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. **Postponed from June 12, 2023.**
- d) SITE PLAN FOR NEW WAREHOUSE BUILDING AND OPEN STORAGE; located on the north side of Barber Avenue; approximately 364.64 ft. west of Gloede Drive; 14601 Barber Avenue; Section 13; Marvin Marooki/Christian Investment Properties LLC (Kalajian Architecture). PSP230021.
- e) SITE PLAN FOR NEW FIRE STATION #5; located on the west side of Schoenherr Road, approximately 840.4 ft. south of Thirteen Mile Road; Section 11; 30601-30619-30637 Schoenherr Road; Wilburt McAdams c/o City of Warren (Michael Malone). PSP230022.

7. CORRESPONDENCE

- a) 12 Mound Development LLC, Symmetry Property Management LLC, and Symmetry Property Management & Realty Inc., V. City of Warren; Plaintiffs challenge the Warren City Council’s decision to reject the Warren City Planning Commission’s recommendation that it enter an amended Conditional Rezoning Agreement with the Plaintiffs; (5580 Twelve Mile Rd; Mister Car Wash).
- b) 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). **Petitioner denial letter. Per section Section 8.4 of the Planning Commission Bylaws, the above-captioned item was automatically denied on July 10, 2023 as a result of failing to receive the requisite five (5) concurring votes for a second time.**

8. OLD BUSINESS

- a) MINOR AMENDMENT TO APPROVED SITE PLAN FOR RETAIL STRIP CENTER; located on the southeast corner of Schoenherr Road and Zagaiski Avenue; 25397 Schoenherr Road; Section 23; Eric Williams/Stonefield Engineering (BreakPoint Warren LLC/Ryan Shina). Minor amendment is for the addition of a proposed drive-thru ATM/VTM.

9. BOND RELEASE

10. NEW BUSINESS

Nominations for 2023-2024 Planning Commission Officers.

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.