



PLANNING COMMISSION

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Officers

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

Members

John Kupiec
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, August 7, 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 24, 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**; 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. **Postponed from July 10, 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 July 10, 2023.**

- 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. **Automatically postponed from July 24, 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.**

7. CORRESPONDENCE
8. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION AND COURTYARD INFILL; located on the northwest corner of Mound Road and Enterprise Court; 28635 Mound Road; Section 17; Enterprise Mound LLC/Clay Thomas (JB Donaldson Company/Sahil Navani). The minor amendment is to replace an overhead door with a truck well.

- b) 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. **Denied by the Planning Commission on July 24, 2023. On July 27, 2023, Commission Mouri contacted the Planning Department to change her vote of denial for this item. Therefore, per Section 8.9 of the Planning Commission Bylaws, this item has been brought back before the Planning Commission for a vote of reconsideration. If reconsideration is approved, the original motion and vote is nullified and this item will be scheduled on a future agenda for a public hearing with new notices sent.**

9. BOND RELEASE
10. NEW BUSINESS

- a) Voting of 2023-2024 Planning Commission Officers.
b) Approval of the 2024 Planning Commission Meeting Schedule.

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.