



PLANNING COMMISSION

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Planning Director

Ronald F. Wuerth, AICP

**City of Warren Planning Commission
PUBLIC HEARING AGENDA**

Monday, September 25, 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 – September 11, 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 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 on July 24, 2023. Approved for Reconsideration on August 7, 2023 with new public notices sent.**
- b) SITE PLAN FOR NEW GLEANERS BUILDING; located on the northeast corner of Eight Mile Road and Sunset Avenue; 4401 Eight Mile Road (13-32-357-014), 13-32-357-009, 13-32-357-013, 13-32-357-012, & 13-32-357-011; Section 32; John Kastler/Gleaners Community Food Bank of Southeast Michigan (Kathleen Rupp/Ghafari Associates, LLC); PSP230028. **Postponed from September 11, 2023.**

- c) SITE PLAN FOR EXPANSION OF THE PASSENGER VEHICLE PARKING AREA; located on the south side of Ten Mile Road; approximately 292.35 ft. east of Warner Avenue; Section 30; 3000 Ten Mile Road; Brad Brickel (MMC Management/Michael Campbell); PSP230015.

7. CORRESPONDENCE

- a) SITE PLAN FOR OUTDOOR STORAGE; located on the east side of Nagel Street; approximately 130.04 ft. north of Toepfer Road; Section 35; 11777 Nagel; Joseph Gibbs (David White). **Approved on July 27, 2020. Extension approved to July 27, 2023. Never Finished. Expired.**
- b) Notice from the Macomb County Department of Health and Community Services advising that the Macomb County Regional Housing Partnership (MRHP) Strategic Plan is open for public review and comment until September 28, 2023. The plan is located on the Macomb County website: <https://hcs.macombgov.org/HCS-Home>. Please send any public comments to dohcs@macombgov.org.

8. OLD BUSINESS

- a) MINOR AMENDMENT TO EXISTING CHURCH SOCIAL HALL; located on the east side of Ryan Road, approximately 562.35 ft. north of Frazho Road; 26244 Ryan; Section 20; Reverend Hoang Lam/Our Lady of Grace Catholic Church; (Mary McCormick/CM Partners Architects LLC). Minor amendment is for two additions to the church social hall; PMA23000.
- b) SITE PLAN APPROVAL FOR NEW APARTMENT BUILDING ADDITION TO REGENCY CLUB APARTMENTS; located on the northwest corner of Hayes and Frazho Roads; 26160 Regency Club Drive; Section 24; Michael Tobin; TG Warren, Inc. **Approved on November 28, 2016.**

MINOR AMENDMENT TO THE APPROVED SITE PLAN FOR NEW APARTMENT BUILDING ADDITION TO REGENCY CLUB APARTMENTS; located on the northwest corner of Hayes and Frazho Roads; 26160 Regency Club Drive; Section 24; Michael Tobin (James Barnwell). The Minor Amendment is to expand building #20 from 10 units to 16 units and provide access to individual garages for each unit in buildings #20 and #21. **Approved on November 19, 2018.**

Petitioner is requesting to modify the Planning Commission's standard condition for the trash enclosures for both site plans. The request is to allow the placement of vinyl fencing and wood railroad ties around the trash enclosures in place of the required six (6) ft. high brick embossed poured concrete walls with a 45 degree angled cap and screening gates.

- c) SITE PLAN FOR NEW RECHARGEABLE ENERGY STORAGE SYSTEMS (RESS) AND OFFICE ADMINISTRATION BUILDING - PHASE I; located in the Southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Rodolfo Nieto/General Motors (Michael Serdiuk/Ghafari Associates, LLC); PSP230029. **Approved September 11, 2023. Petitioner is requesting amendments to the approved site plan; A request to remove the requirement to provide a trash enclosure to the trash receptacle outside of the building; A request to remove the requirement for a nine (9) ft. masonry wainscot at the perimeter of the building.**
- d) SITE PLAN FOR NEW BATTERY CELL DEVELOPMENT CENTER (BCDC) BUILDING - PHASE II; located in the Southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Rodolfo Nieto/General Motors (Michael Serdiuk/Ghafari Associates, LLC); PSP230030. **Approved September 11, 2023. Petitioner is requesting amendments to the approved site plan; A request to remove the requirement to provide a trash enclosure to the trash receptacle outside of the building; A request to remove the requirement for a nine (9) ft. masonry wainscot at the perimeter of the building.**

9. BOND RELEASE

10. NEW BUSINESS

Review of proposed amendment to Planning Commission Rules of Procedure; The proposed amendment eliminates the requirement in Section III, paragraph 4, which gives each petitioner the right to be heard by a nine-member board. Proposed amendment to be voted on at the next Planning Commission meeting.

- 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

Report from the University of Michigan’s Michigan Public Policy Survey (MPPS); Michigan local officials’ views on growing housing shortages in communities statewide.

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Mahmuda Mouri
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.