



PLANNING COMMISSION

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

Officers

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

Members

John Kupiec
Claudette Robinson
Michelle Tutt
Delwar Ansar

Melody Magee, Ex-Officio
Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

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

Monday, December 4, 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 – November 20, 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.

REQUEST FOR REZONING WITH CONDITIONS; located on the east side of Schoenherr Road; approximately 841.58 ft. north of Ten Mile Road; from the present zoning classification R-I-C, One Family Residential District to R-3, Multi-Family Dwelling District; 25480, 25468, 25440 Schoenherr Road; Section 24; Rafi Ahmad. **Postponed from November 20, 2023.**

7. CORRESPONDENCE
8. OLD BUSINESS

- a) 4th Minor Amendment to the Approved Site Plan for Home Depot; located on the northwest corner of Hoover Road and Engleman Avenue; Section 22; 25879 Hoover Road; John Chescavage/HD Development of Maryland, Inc. (Katie Fitzjarrald/Kimley-Horn and Associates. Inc.); PMA230009. Minor Amendment is to allocate space for outdoor storage, outdoor sales, and parking spaces. **Postponed from November 20, 2023**

- b) MINOR AMENDMENT FOR EXPANSION OF COMMERCIAL KITCHEN AREA (ANDIAMO); located on the south side of Fourteen Mile Road, approximately 823.28 ft. west of Van Dyke Avenue; 7096 Fourteen Mile Road; Section 04; Joe Vicari/Vicari Realty (Robert A. Hoida/O-X Studio, Inc.). Minor amendment is for expansion of commissary kitchen area; PMA230010.
- c) SITE PLAN FOR LANDSCAPING FACILITY WITH OPEN STORAGE; located on the east side of Groesbeck Highway, approximately 756.81 ft. north of Frazho Road; 26190 Groesbeck Highway; Section 24; Robert Kluck (Zachary Matouka/The Yard Men); PSP230036. **Site plan approved November 6, 2023. Planning Commission approved performance bond of \$19,500 based on the estimated cost of \$650,000 provided by the petitioner at the time of application. Following site plan approval, the petitioner has submitted that the correct estimated cost is \$300,000 and is requesting a lower bond amount. Postponed from November 20, 2023**
- d) SITE PLAN FOR OPEN STORAGE OF LANDSCAPING MATERIALS; located on the west side of Blackstone Avenue, approximately 596 ft. south of Stephens Road; 23831 Blackstone; Section 26; James Malkiewicz (Jack Durbin). **Approved on June 3, 2019; First extension approved to December 3, 2022; Second extension approved to December 3, 2023. Petitioner requests a third extension to December 3, 2024**

9. BOND RELEASE

SITE PLAN FOR NEW CONDO BUILDINGS; located on the north east corner of Ryan Road and Tuxedo Drive; 4009-4042 Alia Drive (formerly Kristin); Section 5; Sermed Saif (Safaa Alzobeidi). **Approved on June 18, 2018. Cash bond posted in the amount of \$3,000. Completed; release the bond.**

10. NEW BUSINESS

Discussion and review of 2024 - 2025 Planning Department Budget.

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



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.