



PLANNING COMMISSION

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Officers

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

Members

Claudette Robinson
Michelle Tutt
Delwar Ansar

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

Planning Director

Ronald F. Wuerth, AICP

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Monday, February 26, 2024 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 – February 5, 2024
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 OPEN STORAGE OF SERVICE TRUCKS; located on the southwest corner of Mound Road and Heathdale Avenue; 27663 Mound Road; Section 17; Anthony Lentine (JAL Property Investments, Inc.); PSP230031.
- b) SITE PLAN FOR INSTALLATION OF TRUCK WELL WITH TWO DOORS; located on the northwest corner of Hollingsworth and Murthum Avenues; 32125 Hollingsworth Avenue; Section 4; David Morrow/DKM Holdings (Aaron Falkner/DP World); PSP240002.
- c) SITE PLAN FOR APPROVAL FOR RV SALES; located on the south side of Twelve Mile Road, approximately 657.34 ft. west of James Avenue; 2246 Twelve Mile Road; Section 18; Walid Hami/D&D Keys LLC (Nickey Marks/Best 4 Less RV);PSP240004.

7. CORRESPONDENCE

- a) SITE PLAN FOR OPEN STORAGE OF U-HAUL TRAILERS; located on the southeast corner of Otis Avenue and Dequindre Road; 22626 Dequindre Road; Section 31; Firas Elia (Kerm Billette). **Approved on June 19, 2017. First extension request approved to June 19, 2020. Second extension request approved to December 19, 2022. Third extension request approved to December 19, 2023. Never finished, expired.**

- b) SITE PLAN FOR SELF STORAGE STAND ALONE BUILDINGS, AN OPEN STORAGE TRUCK AND OTHER VEHICLES TO EXISTING BUILDING FOR U-HAUL; located on the southeast corner of Ten Mile and Dequindre Roads; 2000 East Ten Mile Road; Section 30; Clarence Vicent (Joseph Malkoun). **Approved on March 8, 2021. Never finished, expired.**
- c) Updated list of the Planning Commission Committee Membership. Approved on February 5, 2024.
- d) Correspondence that the City of Detroit is proposing a comprehensive update to the Detroit Master Plan of Policies. In accordance with the provisions of the Michigan Planning Enabling Act (MPEA; Public Act 33 of 2008) this serves as notice of the intent to amend/revise the Detroit Master Plan of Policies.
- e) Public Notice from the City of Detroit for a Public Hearing to approve the addition of a Marijuana Safety Compliance Facility in a building containing a Marijuana Retail/Provisioning Facility in a B4 (General Business) Zoning District.

8. OLD BUSINESS

REQUEST FOR CONDITIONAL REZONING; located on the southeast corner of Common and Lorraine Roads; from the present Zoning Classification R-1-B, One Family Residential, to "O", Office District; Section 10; 29900 Lorraine; Asaad Yousif/29900 Lorraine, LLC; PR230008. **Postponed indefinitely on January 22, 2024. On February 14, 2024, the petitioner was granted approval for a use variance by the Zoning Board of Appeals, thus rezoning the property is no longer required. The Petitioner formally requests to withdraw their application for a conditional rezoning.**

9. BOND RELEASE

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



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 Public Hearing 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. Individual public notices are mailed to properties within 300 ft. of the subject property site for Public Hearing items only (Agenda item 6). Items heard under Old Business (agenda item 8), are not public hearing items and there will be no public comment heard, verbal or written.