



**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, March 11, 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 26, 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) AMENDMENT TO APPENDIX A; ARTICLES II AND IV; Proposed ordinance amending Appendix A; Article II, Sections 2.81 and 2.82; entitled Definitions; and Appendix A; Article IV, Section 4.59 through 4.68; relating to Personal Wireless Service Facilities; and Section 14.02; relating to approval of special land use permits; the proposed ordinance will update the setback requirement for cell towers consistent with other communities and applicable legal standards. The proposed ordinance also addresses minor amendments, and administrative approval for collocation of antennas that satisfy the thresholds of Section 125.3514 of the Michigan Zoning Enabling Act. The proposed ordinance also eliminates antennas and antenna towers from special land use (SLU) permits.

- b) SITE PLAN FOR OPEN STORAGE OF STACKED STEEL PLATES; located on the Northwest corner of Audrey and East Nine Mile Road; 4965 East Nine Mile Road; Section 29; Derrick Kempainen/DJP Leasing, LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240005.

## 7. CORRESPONDENCE

- a) SITE PLAN FOR OPEN STORAGE; located on the east side of Warner Avenue; approximately 159.5 ft. south of Ten Mile Road; 24800 Warner Avenue; Section 30; Jason Symborski (Kerm Billette) **Approved on May 3, 2021. Never Finished, Expired.**
- b) MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT; located on the Northwest corner of Eleven Mile Road and George Merrelli Drive; Section 16; 7133 Eleven Mile Road; Jason Longhurst (Eric Larson). Minor amendment is for adding two (2) gasoline fuel cubes to existing parking area. **Approved on December 7, 2020. Never Finished, expired.**
- c) SITE PLAN FOR OPEN STORAGE OF VEHICLES FOR AUTO REPAIR FACILITY; located on the northwest corner of Eight Mile Road and Fairfield Avenue; 12813 Eight Mile; Section 35; Dawod David & Delvi (Caren Burdi) **Approved on November 8, 2021. Never finished, expired.**
- d) SITE PLAN FOR OPEN STORAGE OF LANDSCAPING MATERIALS; located on the southeast corner of Sherwood Avenue and Dodge Avenue; 22840 Sherwood; Section 33; Laurence Holman (Holman Construction Management Services), Preston Steven. **Approved on August 21, 2017. Never finished, expired.**
- e) Public notice from the City of Madison Heights that the City Council and the Planning Commission will hold a joint public hearing on Tuesday, March 19, 2024 at 5:30 p.m. to propose an ordinance to repeal in its entirety Appendix A (Zoning Ordinance) of the Code of Ordinances of the City of Madison Heights, including all related Zoning Maps, and adopt a new comprehensive Zoning Ordinance, including related Zoning Maps.

## 8. OLD BUSINESS

### 9. BOND RELEASE

SITE PLAN FOR BUILDING ADDITION AND COURTYARD INFILL; located on the northwest corner of Mound Road and Enterprise Court; 28635 Mound Road; Section 17; Bosch Automotive Service Solutions, Inc./Chris Folger (JB Donaldson Company/Bennett Donaldson). **Approved on August 7, 2023. Project complete. Release the bond.**

## 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.**