



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

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

Monday, June 10, 2024 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Any person who cannot attend the meeting in person may participate via Zoom. Persons wishing to participate via Zoom must request access by contacting the City of Warren Planning Department Office at (586) 574-4687 prior to 12:00 p.m. the Friday preceding the meeting. Any person who fails to contact the Planning Department by 12:00 p.m. on 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 – May 20, 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) REQUEST FOR PUBLIC ALLEY VACATION AND UTILITY EASEMENT; vacate the north half of the existing north/south eighteen (18) ft. alley on the rear lots 10, 11, 12 & 145 of Rivards Gardens Subdivision; located south of Jackson; approximately 154 feet west of Van Dyke; Section 33; 20843 Van Dyke Avenue; FMHH, Inc. (Hussen Charara); PAV240001. **Planning Staff recommends this item be postponed to July 8, 2024.**
- b) SPECIAL LAND USE FOR AL SHAHI PALACE RESTAURANT WITH BANQUET FACILITIES; located on Twelve Mile Road; approximately 140 ft. east of Ryan Road; 4235 Twelve Mile Road; Section 8; Tom Hanawa, Affinity 4 Investments LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSLU240001. **Planning Staff recommends this item be postponed to July 8, 2024.**
- c) A PART OF TREMBLETON SUBDIVISION VACATION INCLUDING RUEHLE AVENUE PUBLIC RIGHT-OF-WAY AND PUBLIC ALLEY; vacating Lots 171-174 including Lots 263-266, Lots 319-321, the 18 ft. wide north/south public alley located 131.67 ft. west of Linderman Avenue, and the north/south 50 ft. wide Ruehle Avenue public right-of-way; 32549 Ruehle Avenue; Section 3; City of Warren (Han Ha Thuc/Coast to Coast USA LLC); PEV240003.

- d) SITE PLAN FOR OUTDOOR DINING AREA FOR EXISTING RESTAURANT; located on the west side of Ryan Road; approximately 248 ft. south of Eleven Mile Road; 26837 Ryan Road; Section 19; Steven Savich (Sima Birach); PSP240011.
- e) SITE PLAN FOR EXPANSION OF EXISTING CAR WASH AND RELOCATION OF SINGLE FAMILY DWELLING; located at the southwest corner of Van Dyke and Jackson Avenues; 20843 Van Dyke Avenue and 7644 Jackson Avenue (Lots 7-12 and 143-145 of Rivards Gardens Subdivision); Section 33; Hassen Charara/FMHH, Inc. and Charara Holdings LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240012. **Planning Staff recommends this item be postponed to July 8, 2024.**
- f) SITE PLAN FOR NEW PARKING LOTS AND OPEN STORAGE AREA FOR GM GLOBAL TECHNICAL CENTER CAMPUS – COLE, MIC, AND PPO LOTS; located west of Van Dyke Avenue and between Chicago Road and Twelve Mile Road (13-09-400-002 and 13-09-200-001); 29755 Louis Chevrolet Road; Section 9; Rodolfo Nieto Albarran/General Motors (Jason Harris/General Motors); PSP240013.

- 7. CORRESPONDENCE
- 8. OLD BUSINESS
- 9. BOND RELEASE
- 10. NEW BUSINESS

Selection of a Planning Commission alternate representative to replace Planning Commissioner Michelle Tutt on the following committees: Master Plan Committee and Council of Commissions Representative

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
- c) Discussion of amending the Planning Commission Bylaws.

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Mahmuda Mouri
Commission Secretary

Any person who needs accommodation for participation in this meeting should request assistance by contacting the City of Warren Planning Department Office at (586) 574-4687 prior to 12:00 p.m. the Friday preceding the meeting.

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 p.m. 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.