



PLANNING COMMISSION

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Officers

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

Members

Claudette Robinson
Delwar Ansar
Syed Hoque
Michael Holowaty
Andrey Duzyj

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

Planning Director

Ronald F. Wuerth, AICP

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

Monday, July 22, 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 – July 8, 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.

SITE PLAN FOR NEW STAND-ALONE INDUSTRIAL BUILDING; located on the north side of Stephens Road, approximately 630.5 ft. west of Mound Road; 5587 Stephens Road; Section 29; Thomas Kemp/Kemp & Peyerk; PSP240015.

7. CORRESPONDENCE
8. OLD BUSINESS

SITE PLAN FOR OUTDOOR STORAGE; Located on the northwest corner of Schoenherr Road and Saint Andrews Avenue; Section 35; 21975 Schoenherr Road; Alen Aboush (Janas Holdings). **Approved on July 12, 2021. First extension request approved to July 12, 2024. Petitioner Requests second extension to July 12, 2025.**

9. BOND RELEASE

- a) 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.; PSP160061. **Approved on November 28, 2016. Cash bond posted in the amount of \$210,000. Project complete. Release the bond.**
- b) SITE PLAN FOR NEW RELIGIOUS FACILITY; located on the north side of Eleven Mile Road, approximately 130.84 ft. west of Shelbourne Drive; 13087 Eleven Mile Road; Section 14; Ephesus International Ministries (Tony Corso/Walter Rushton); PSP220030. **Approved on August 22, 2022. Cash bond posted in the amount of \$5,250. 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
- c) Michigan Association of Planning; 2024 Conference Schedule
- d) Reminder that the August 5, 2024 Planning Commission meeting shall be held in the Warren Community Center Cafeteria.

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.