



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Officers

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

Members

Delwar Ansar
Andrey Duzyj
Michael Holowaty
Syed Hoque

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

Planning Director

Ronald F. Wuerth, AICP

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

Monday, September 23, 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 – September 9, 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) SPECIAL LAND USE FOR BANQUET HALL; located on the east side of Dequindre Road, approximately 255 feet south of Eleven Mile Road; 26768 Dequindre Road (26800 Dequindre Road); Section 19; Tamara Owens (Tuan Dang/Saigon Center, LLC); PSLU240002.
- b) SITE PLAN FOR SHEETZ GAS STATION AND CONVENIENCE STORE WITH DRIVE-THRU; located on the southwest corner of Van Dyke and Murthum Avenues; 31925 Van Dyke Avenue; Section 4; Ashley Nathan/Skilken Gold (Nicholas Lavdas/Lavdas Self Storage LLC); PSP240017.
- c) SITE PLAN FOR BCDC BATTERY PROTOTYPE FACILITY; located in the southeast corner area of Thirteen Mile and Mound Roads; General Motors Global Tech Center; 30470 Harley Earl Road; Section 9; Erica Fultz/General Motors (Michael Serdiuk/Ghafari Associates, LLC); PSP240018.

7. CORRESPONDENCE

2025 Planning Commission Meeting Schedule. Approved on September 9, 2024.

8. OLD BUSINESS

- a. MINOR AMENDMENT TO SITE PLAN FOR NEW BATTERY CELL DEVELOPMENT CENTER BUILDING (NOW KNOWN AS THE FORMATION BUILDING); located in the southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Erica Fultz/General Motors (Michael Serdiuk/Ghafari Associates, LLC). The Minor Amendment is for an addition to the building and an expansion of the parking lot; PMA240005.
- b. 2ND MINOR AMENDMENT TO SITE PLAN FOR NEW RECHARGEABLE ENERGY STORAGE SYSTEMS (RESS) AND OFFICE ADMINISTRATION BUILDING; located in the southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Erica Fultz/General Motors (Michael Serdiuk/Ghafari Associates, LLC). The 2nd Minor Amendment is for an addition to the building and an expansion of the parking lot; PMA240006.

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) Voting on amending the Planning Commission Bylaws
- c) Planning Commission Discussion and Concerns

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.