



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

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Delwar Ansar
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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, September 9, 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 – August 19, 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.

SPECIAL LAND USE WITH SITE PLAN FOR USED CAR SALES AND PARKING LOT EXPANSION; located on the southwest corner of Groesbeck Highway and Nine Mile Road; 22755 Groesbeck Highway; Section 35; Joseph Tringale/JNT Investments (Marianna Fuga); PSPSL240001.

7. CORRESPONDENCE

SITE PLAN FOR COLLISION SHOP RENOVATION AND BUILDING ADDITION; located on the south side of Ten Mile Road; approximately 359.17 ft. west of Mound Road; 5650 Ten Mile Road; Section 29; Ayad Elias/MMTS (Kamal Nona); PSP220020. **Approved on August 22, 2022. Never finished, expired.**

8. OLD BUSINESS

- a. **MINOR AMENDMENT TO SITE PLAN FOR REDEVELOPMENT OF CURRENT BUILDING TO NEW TROPICAL SMOOTHIE DRIVE-THRU RESTAURANT;** located on the west side of Hoover Road; approximately 320 ft. north of Ten Mile Road; Section 22; 25141 Hoover Road; Ian Findlay/Protégé Properties, LLC; Minor amendment is for the addition of a 6 ft. high wall along the south property line; PMA240004.

- b. SITE PLAN FOR CHANGES TO SOUTH BUILDING AND SPLIT INTO TWO BUILDINGS; located on the northeast corner of Mound Road and Nine Mile Road; 23500 Mound Road; Section 28; NP Mound Road Industrial LLC (Danny Holstein); PSP220031. **Approved on September 12, 2022. Petitioner is requesting a one-year extension to September 12, 2025.**
- c. SITE PLAN FOR NEW ATTACHED CONDOMINIUMS; located on the north side of Chicago Road; approximately 544 ft. west of Mound Road; Section 5; 5615 Chicago Road; Adeeb Zayto (Jeffrey Graham); PSP190078. **Approved on February 24, 2020. First extension request approved to August 8, 2023. Second extension request approved to August 8, 2024. Petitioner is requesting a third extension to August 8, 2025.**
- d. SITE PLAN FOR OPEN STORAGE OF EQUIPMENT, TRUCK/TRAILER PARKING AND SCRAPPING; located on the north side of Eight Mile Road; approximately 387.57 ft. west of Mullin Avenue; Section 34; 11177 Eight Mile Road; Dominic Atisha (A-L-I 8 Mile LLC); PSP220023. **Approved on September 12, 2022. First extension request approved to September 12, 2024. Petitioner is requesting a one-year extension to September 12, 2025.**

- 9. BOND RELEASE
- 10. NEW BUSINESS

Approval of the 2025 Planning Commission Meeting Schedule.

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) Discussion of Master Plan Committee Meeting from August 23, 2024; Master Plan progress update sheet.
- c) Voting on amending the Planning Commission Bylaws.
- d) 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.