



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315

WARREN, MI 48093-5283

(586) 574-4687

Fax (586) 574-4645

www.cityofwarren.org

**Officers**

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

**Members**

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Andrey Duzyj  
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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, October 7, 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 23, 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 ft. west of Van Dyke; Section 33; 20843 Van Dyke Avenue; FMHH, Inc. (Hussen Charara); PAV240001. **Postponed from June 10, 2024 and July 8, 2024. Planning Staff recommends this item be postponed indefinitely. Should this item be brought back before the Planning Commission, new public notices shall be sent.**
  
- b) 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. **Postponed from June 10, 2024 and July 8, 2024. Planning Staff recommends this item be postponed indefinitely. Should this item be brought back before the Planning Commission, new public notices shall be sent.**

- c) REQUEST FOR STANDARD REZONING; located north of Eight Mile Road, between Warner and Bach Avenues; from the present Zoning Classifications of "R-1-C", One-Family Residential District, "R-1-P", One-Family Residential & Parking District, and "R-4", Mobile Home District, to "R-3", Multiple-Family Dwelling District; Section 31; 3127 Maple/13-31-452-029 and Parcels 13-31-453-001, 13-31-453-005, 13-31-454-001 through -004, 13-31-454-010, & 13-31-477-022; Norman Weinstein/Continental Bridge Communities LLC (Tom Kalas, Esquire/Kalas Kadian PLC); PR240001.

7. CORRESPONDENCE

Planning Commission Bylaws. Amended on September 23, 2024.

8. OLD BUSINESS

SITE PLAN FOR PARKING LOT ADDITION FOR MARIHUANA TESTING LAB; located on the west side of Mound Road, approximately 32.27 ft. south of Hayden Road; 20829 Mound Road - 20946-20840 Albany Road; Section 32; Seth Parker (Joseph Gumma); PSP220035. **Approved on September 26, 2022. Petitioner is requesting a one-year extension to September 26, 2025.**

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) 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.**