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

Members

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

Planning Director

Ronald F. Wuerth, AICP



PLANNING COMMISSION

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

Monday, December 2, 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 – November 18, 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) SITE PLAN FOR OPEN STORAGE OF PETROLEUM EQUIPMENT, CONTAINERS, AND MATERIALS; located between Ryan Road and Sunset Avenue, approximately 731.90 ft. south of Toepfer Road; 21350 Ryan Road; Section 32; Fawzi Algahim/IBB Petroleum Services (Hatem Hannawa/BD & E Group); PSP240027.
- b) SITE PLAN FOR GAS STATION AND CONVENIENCE STORE WITH DRIVE-THRU; located on the east side of Groesbeck, approximately 1,109 ft. from Frazho Road; 26260 Groesbeck Highway; Section 24; Zeerco Investments Corp. (Christopher Zeer); PSP240029. **Petitioner requests that this item be postponed to December 16, 2024.**

7. CORRESPONDENCE
8. OLD BUSINESS

9. BOND RELEASE

- a) MINOR AMENDMENT TO SITE PLAN FOR CANOPY ADDITION TO EXISTING DRIVE THROUGH FOR THE BANK; located on the south side on Twelve Mile Road, approximately 200 ft. east of Dequindre Road; 2000 Twelve Mile Road; Section 18; Public Service Credit Union/Donna Follbaum (G.J. Perelli/Gary Perelli); PMA230002. The Minor Amendment would be for a building addition for a new conference room. **Approved on February 6, 2023. Cash bond posted in the amount of \$5,200. Project complete. Release the bond.**
- b) SITE PLAN FOR NEW PUBLIC STORAGE BUILDING; located 354 ft. south of Ten Mile Road; approximately 604 ft. west of Warner Avenue; Section 30; 2396 Ten Mile Road; Jared Yates (Justin Muller); PSP200021. **Approved on August 24, 2020. Surety bond posted in the amount of \$60,000. Project complete. Release the bond.**

10. NEW BUSINESS

Discussion and review of 2025 - 2026 Planning Department Budget.

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.