

Officers

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



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

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, December 16, 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 – December 2, 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 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. **Postponed from September 9, 2024 and October 21, 2024. Petitioner has withdrawn their request for special land use with site plan.**
- b) SITE PLAN FOR NEW PARKING LOT AND OPEN STORAGE FOR REPAIR VEHICLES; located on the south side of Nine Mile Road, approximately 435 ft. west of Hoover Road; 11510 & 11514 Nine Mile Road; Section 34; David Dawod/Coyote Auto Repair and Collision; PSP240021. **Postponed from October 21, 2024 and November 18, 2024. Planning Staff requests to continue postponement to January 13, 2025.**
- c) SITE PLAN FOR GAS STATION AND CONVENIENCE STORE WITH DRIVE-THRU; located on the east side of Groesbeck Highway, approximately 1,109 ft. from Frazho Road; 26260 Groesbeck Highway; Section 24; Zeerco Investments Corp. (Christopher Zeer); PSP240029. **Postponed from December 2, 2024.**

- d) SITE PLAN FOR THE OPEN STORAGE OF TRAILERS AND TRUCKS AND FOR THE ADDITION OF A STEEL CONTAINER FOR OFFICE SPACE; located on the east side of Pinewood Street, approximately 118 ft. south of Stephens Road; 23807 Pinewood Street; Section 29; CTT LLC/Sefika Campara; PSP240030.

7. CORRESPONDENCE
8. OLD BUSINESS
9. BOND RELEASE

- a) MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT EXPANSION AND TWO NEW PARKING AREAS; West side of Van Dyke Avenue, approximately 549.60 ft. north of City Center Drive; 30001 Van Dyke Avenue; Section 9; General Motors Company (Torrin Jones); regarding minor amendment for the installation of solar canopies. **Approved on June 13, 2011. Surety Bond posted in the amount of \$4,500. Project complete. Release the bond.**

- b) SITE PLAN FOR CANOPY ADDITION TO EXISTING DRIVE THRU OF HUNTINGTON BANK; South side on Twelve Mile Road, approximately 200 ft. east of Dequindre Road; 2000 Twelve Mile Road; Section 18; Huntington Bank (Christopher Schneider). **Approved on June 26, 2006. Cash bond posted in the amount of \$3,600. Project complete. Release the bond.**

10. NEW BUSINESS

Planning Commission approval of the 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.