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Planning Director

Ronald F. Wuerth, AICP



PLANNING COMMISSION

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

**** Agenda amended by the Planning Commission
on Monday, March 24, 2025 ****

Monday, March 24, 2025 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden Ave.
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 – *March 10, 2025*
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 TWO (2) TOWNHOME-STYLE APARTMENT BUILDINGS CONSISTING OF TWENTY (20) UNITS IN TOTAL; located on the east side of Schoenherr Road, approximately 841.58 ft. north of Ten Mile Road; 25440 Schoenherr Road; Section 24; Rafi Ahmad (Jeffrey Graham/Kem-Tec & Associates); PSP250008.
- b) SITE PLAN FOR NEW SPEEDWAY GAS STATION AND CONVENIENCE STORE WITH SIX (6) DISPENSER AUTO CANOPY; located on the corner of Groesbeck Highway and Frazho Road; 26100 Groesbeck Highway; Section 24; Josh Bratton (Agree Development, LLC)/Mandy Gauss (CESO, Inc.); PSP250009.

7. CORRESPONDENCE

- a) SITE PLAN FOR OPEN STORAGE OF EMPTY METAL CONTAINERS; located on the south side of Rinke Avenue, approximately 609 ft. east of Mound Road; 6060 Rinke Avenue; Section 28; Caren Burdi (John R. Monte); PSP170063. **Approved on November 17, 2017. First extension approved to November 17, 2020. Second extension approved to April 27, 2022. Conditions never completed. Expired on April 27, 2022.**

- b) SITE PLAN FOR OPEN STORAGE OF IMPOUNDED VEHICLES; located on the south side of Rinke Avenue, approximately 445 ft. east of Mound Road; 6006 Rinke Avenue; Section 28; Thomas Stidham; PSP180008. **Approved on April 23, 2018. Extension approved to July 13, 2021. Conditions never completed. Expired on July 13, 2021.**
- c) Notice from the City of Sterling Heights that a public hearing will be held at the Sterling Heights Planning Commission meeting on Wednesday, April 9, 2025 to discuss the City's draft Master Plan. A copy of the draft plan will remain available for review at City Hall and online at www.sterlingheights.gov/181/Planning.

8. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION; located on the west side of Hoover Road, between Hupp Avenue and Toepfer Road; 22105 Hoover Road; Section 34; Daniel Morrell/Ajax Metal Processing Inc.; PMA250003. The Minor Amendment is for a building addition, relocation of a storage tank, and pavement replacement.
- b) SITE PLAN FOR PARKING LOT AND OPEN STORAGE FOR TRUCKS AND TRAILERS ADDITIONS; located on the west side of Mound Road, approximately 307.75 ft. south of Ten Mile Road; 24815-24705 Mound Road; Section 29; Mound Road Express LLC/Joel Ruhlman (Spartan Real State/Paul Reschke); PSP230006. **Approved on April 10, 2023. Petitioner is requesting a one-year extension to April 10, 2026.**

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 Commissioner Search
- c) Planning Commission Discussion and Concerns

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Mahmuda Mouri
Commission Secretary

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.