

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

Amended by Planning Commission 2-10-25

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

Monday, February 10, 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 – *January 13, 2025*
6. PUBLIC HEARING ITEMS
7. CORRESPONDENCE

- a) 2ND MINOR AMENDMENT TO SITE PLAN FOR AN EXTRACTION-PROCESSING MARIHUANA TRAILER FACILITY AND NEW PAVEMENT; located on the northeast corner of Toepfer and Hoover Roads; 21704 Hoover Road; Section 35; 3RDS Inc./Frank Roye (John Gumma/Gumma Group). The Minor Amendment is to add a trailer to process marihuana and add new pavement; PMA220012. **Approved on January 9, 2023. Conditions never completed, expired on January 9, 2025.**
- 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. **Petitioner denial letter. Denied by the Planning Commission on January 13, 2025.**

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. **Minor amendment was approved by the Planning Commission on September 9, 2024. Petitioner is requesting to waive the 20 ft. height limit for light fixtures for two (2) existing light poles along the front of the property (Hoover Road).**
- b) SITE PLAN FOR NEW SELF STORAGE FACILITY; located on the southwest corner of Van Dyke and Murthum Avenues; 31925 Van Dyke Avenue; Section 4; Joseph Guido/Guido Architects (Nicholas Lavdas/Lavdas Self Storage LLC); PSP230019. **Approved on June 26, 2023. Petitioner is withdrawing the site plan for new self storage facility. A new development (Sheetz Gas Station and Convenience Store) received site plan approval for this site on September 23, 2024.**

9. BOND RELEASE

- a) SITE PLAN FOR NEW SELF STORAGE FACILITY; located on the southwest corner of Van Dyke and Murthum Avenues; 31925 Van Dyke Avenue; Section 4; Joseph Guido/Guido Architects (Nicholas Lavdas/Lavdas Self Storage LLC); PSP230019. **Approved on June 26, 2023. Surety bond posted in the amount of \$66,000. Project withdrawn. Release the bond.**
- b) SITE PLAN FOR NEW INDUSTRIAL BUILDING; located on the southwest corner of Mound Road and Heathdale Avenue; Section 17; 27663 Mound Road; Anthony Lentine (Jessica Sutter); PSP190070. **Approved on June 1, 2020. Surety bond posted in the amount of \$120,000. Project complete. Release the bond.**
- c) MINOR AMENDMENT TO SITE PLAN FOR NEW INDUSTRIAL BUILDING; located on the southwest corner of Mound Road and Heathdale Avenue; Section 17; 27663 Mound Road; JAL Property Investment (Michael D’Agostini). Minor Amendment is for a parking lot addition to industrial building; PMA210008. **Approved on August 9, 2021. Cash bond posted in the amount of \$600. Project complete. Release the bond.**
- d) 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; PSP230042. **Approved on January 22, 2024. Cash bond posted in the amount of \$4,500. If Agenda Item 8a is approved, this project shall be complete. Release the bond.**

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 and Discussion

b) Planning Commission Discussion and Concerns

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT

A handwritten signature in black ink, appearing to read 'Mahmuda Mouri', is written over a horizontal line.

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.