

CITY OF WARREN
PLANNED UNIT DEVELOPMENT COMMITTEE MEETING
PUBLIC HEARING

PUD Committee Meeting held on January 23, 2025, at 3:00 p.m.,

A Meeting of the Planned Unit Development Committee was called for Thursday, January 23, 2025, at 3:00 p.m., in the Van Dyke Conference Room on the 3rd Floor of Warren City Hall, One City Square, Warren, Michigan 48093.

PUD Committee Members Present:

David Muzzarelli, Public Service Director/ Mayor's Representative
Ron Wuerth, Planning Director
Mary Michaels, Acting City Attorney
Tina Gapshes, City Engineer
Kirk Rehn, Acting Building Director
Henry Newnan, City Council Representative
Andrey Duzyj, Planning Commissioner

Also present:

Michelle Katopodes – Planner III
David Crabtree – Assistant Planner
Amanda Mika – Assistant Planner

1. CALL TO ORDER:
Ron Wuerth - Calls the meeting to order at 3:00 p.m.
2. ROLL CALL TAKEN
3. APPROVAL OF THE AGENDA:

MOTION:

A motion was made by David Muzzarelli to approve, supported by Andrey Duzyj. A voice vote was taken and the motion carried unanimously.

4. PUBLIC HEARING ITEMS:

THE MINOR MODIFICATION OF THE HERITAGE VILLAGE PUD AGREEMENT; located at the southwest corner of Thirteen Mile and Mound Roads; 13-08-226-002 & 13-08-204-011; Section 8; Gaetano (Guy) T. Rizzo/Columbia Homes Heritage LLC; PPUDMA240001. The Minor Modification to the Heritage Village Planned Unit Development Agreement is to change the original development of Component E from a fourplex to a triplex condominium development.

PETITIONERS PORTION:

Guy Rizzo introduces himself and describes their request.

Planning Director Ron Wuerth reads the following correspondence:

TAXES: Current.

Mr. Wuerth reads the recommendations of the Staff:

January 23rd, 2025

Mr. Wuerth opens the public hearing for audience participation. No speakers are present. Public hearing is closed and turned over to PUD Committee for further action.

MOTION:

A motion was made by David Muzzarelli to approve, supported by Andrey Duzyj.

Discussion of the request between the PUD Committee members and the petitioners.

Following the end of discussion, Mr. Wuerth calls for roll call.

ROLL CALL:

The motion carried as follows:

David Muzzarelli.....	Yes
Ron Wuerth.....	Yes
Mary Michaels.....	Yes
Tina Gapshe.....	Yes
Kirk Rehn.....	Yes
Henry Newnan.....	Yes
Andrey Duzyj.....	Yes

THE MINOR MODIFICATION OF THE HERITAGE VILLAGE PUD AGREEMENT is Approved.

5. CITIZEN PARTICIPATION:

None at this time.

6. ADJOURNMENT:

MOTION:

A motion was made by Commissioner Duzyj to adjourn, supported by David Muzzarelli. A voice vote was taken and the motion carried unanimously.

The meeting was adjourned at 3:25 p.m.

David Crabtree, Assistant Planner