



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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

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Delwar Ansar
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Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

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

Monday, April 7, 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 24, 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) REQUEST TO VACATE PUBLIC UTILITY EASEMENT; vacate the existing north/south twelve (12) ft. public utility easement abutting Lots 19 through 22 of Curfu Subdivision, located between Murthum Avenue and Miller Drive; 31925 Van Dyke Avenue; Section 4; Nick Lavdas/Lavdas Self Storage, LLC (Robert Kirk/Kirk, Huth, Lange & Badalamenti, PLC); PEV250001.
- b) REVISED SITE PLAN FOR A RESIDENTIAL TRIPLEX DWELLING BUILDING; located on the south side of 11 Mile Road, approximately 671.6 ft. west of Mound Road; 13-20-227-001 (11 Mile Road); Section 20; Ginkgo Property Group/MD Haque; PSP230026. Originally approved on August 21, 2023 as a residential fourplex dwelling building.

7. CORRESPONDENCE

Updated Planning Department Fee Schedule; approved by City Council on March 25, 2025.

8. OLD BUSINESS

SITE PLAN FOR NEW 37TH DISTRICT COURTHOUSE BUILDING; DOWNTOWN CENTER, GATEWAY NEIGHBORHOOD; located on west side of Kennedy Circle, between Common Road and Court Street; 8300 Common Road & 29900 Civic Center Drive; Section 10; City of Warren DOA Police & Court (Tom Bommarito); PSP230010. **Approved on May 8, 2023. Petitioner is requesting a two (2) year extension to May 8, 2027.**

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 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.