



PLANNING COMMISSION

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Mahmuda Mouri, Secretary
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Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

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

Monday, August 19, 2024 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – August 5, 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 FOR AL SHAHI PALACE RESTAURANT WITH BANQUET FACILITIES; located on Twelve Mile Road; approximately 140 ft. east of Ryan Road; 4235 Twelve Mile Road; Section 8; Tom Hanawa, Affinity 4 Investments LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSLU240001. **Postponed from June 10, 2024 and July 8, 2024.**
- b) REQUEST TO VACATE PUBLIC ALLEY AND UTILITY EASEMENT; vacate the existing north/south fourteen (14) ft. wide public alley and utility easement abutting Lots 72 through 96 and Lots 206 through 232 of Frank C. Nall’s Sunset Hills Subdivision located between Prospect Avenue and Toepfer Road; 21311 Groesbeck; Section 35; Brays Investments, LLC & Edom Properties, LLC (Kalven Hermiz); Selman Transportation, Inc (Gerald Selman); PAV240002.
- c) REQUEST TO VACATE PUBLIC ALLEY AND UTILITY EASEMENT; vacate the existing north/south seven (7) ft. wide public alley and utility easement abutting Lots 55 through 67 of Frank C. Nall’s Sunset Hills Subdivision located on the north side of Prospect Avenue and west of Groesbeck Highway; 21311 Groesbeck; Section 35; Brays Investments, LLC & Edom Properties, LLC (Kalven Hermiz); Selman Transportation, Inc (Gerald Selman); R & S Grant Investment Company, LLC (Robert Grant); PAV240003.
- d) REQUEST TO VACATE PUBLIC UTILITY EASEMENT; vacate the existing north/south Ten (10) ft. wide public utility easement abutting Lots 97 through 101 and Lots 202 through 205 of Frank C. Nall’s Sunset Hills Subdivision located between Prospect Avenue and Groesbeck Highway; 21311 Groesbeck; Section 35; Brays Investments, LLC (Kalven Hermiz); Victor Pirrami (Pirrami Land Holding LLC); PEV240004.
- e) SITE PLAN FOR SHEETZ GAS STATION AND CONVENIENCE STORE; located on the southeast corner of Twelve Mile and Mound Roads; 5920 Twelve Mile Road and 28950

Mound Road; Section 16; Beverly Suida/Smokehouse Holdings LLC (Kareem Amr/Skilken Gold); PSP240016.

7. CORRESPONDENCE

- a) SITE PLAN FOR BUILDING ADDITION FOR AUTO REPAIR FACILITY; located on the north side of Nine Mile Road, approximately 334.85 ft. east of Warner Avenue; 3229 Nine Mile Road; Section 30; Mediroutes LLC (Amel Softic). **Approved on May 23, 2022. Never finished, expired.**
- b) Updated Planning Commission Committee Membership list.

8. OLD BUSINESS

MINOR AMENDMENT TO SITE PLAN FOR A MINI BATCH PLANT; located on the north side of Ten Mile Road, approximately 246 ft. east of Easy Street; 14617 Ten Mile Road; Section 24; Filomena Vitale/JMJ Building Company (Benjamin Vitale/JMJ Building Company LLC); PMA240003.

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) Voting for 2024-2025 Planning Commission Officers
- c) Planning Commission Discussion and Concerns
- d) Resolution Presentation for Planning Commissioner Claudette Robinson

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.