

7. PUBLIC HEARING: **APPLICANT: MMC Real Estate Investments LLC**
 (Rescheduled from 1/8/2025)
 REPRESENTATIVE: Caren Burdi
 COMMON DESCRIPTION: 28661 Van Dyke
 LEGAL DESCRIPTION: 13-16-229-043
 ZONE: MZ, M-1, R-1-P

VARIANCES REQUESTED: Permission to

- 1) Construct an 8' precast concrete wall along the west property line.
- 2) Operate 2 shifts.

ORDINANCES and REQUIREMENTS:

Section 4D.36 – Obscuring Walls: Where a non-residential land use abuts a residential district and a wall is used to obscure the non-residential property from the abutting property, the wall shall be constructed of masonry material. Standard concrete blocks are prohibited. Poured or precise concrete walls are permitted provided that they are installed on a continuous concrete footing and are eight (8) inches thick. Required walls shall be similarly finished on all sides and structurally sound.

Section 4D.38 – Height: Obscuring walls and fences in non-residential zones shall not exceed six (6) feet in height.

Section 17.02 (r) – Industrial Standards: Number of production work hours including Sunday and holidays 7:00 a.m. to 7:00 p.m. if nearest residence is less than two hundred (200) feet from industrial plant.

8. PUBLIC HEARING: **APPLICANT: Dale Smith**
 REPRESENTATIVE: Same as above.
 COMMON DESCRIPTION: 14566 Stephens
 LEGAL DESCRIPTION: 13-25-405-060
 ZONE: R-1-C

VARIANCES REQUESTED: Permission to

Construct a horseshoe shaped driveway 12' in width and 69' across in the front yard.

ORDINANCES and REQUIREMENTS: No part of any required yard, except a rear or side yard shall be used for any detached garage or any accessory building other than a garage or use, or for the storage of vehicles. Any portion of a lot in front of the front building line shall be used for ornamental purposes only and nothing shall be placed thereon except trees, shrubs, or items of similar nature.

9. PUBLIC HEARING: **APPLICANT: Warren Lions Club**
 REPRESENTATIVE: Al Lindsey
 COMMON DESCRIPTION: 3001 Thirteen Mile
 LEGAL DESCRIPTION: 13-06-402-002
 ZONE: R-1-A

VARIANCES REQUESTED: Permission to

Conduct the Warren Lions Club City Fair as follows:

- Wednesday June 11th 3:00 pm to 11:00 pm
- Thursday June 12th 3:00 pm to 11:00 pm

Friday June 13th 3:00 pm to 11:00 pm
 Saturday June 14th 12:00 pm to 11:00 pm
 Sunday June 15th 12:00 pm to 10:00 pm

ORDINANCES and REQUIREMENTS:

Section 4.35 – Circuses, Fairs, Carnivals and Similar Uses: Permit circuses, fairs, carnivals and similar uses in any District after approval by the Board of Appeals under the following conditions:

- (1) When engaged in by schools, churches, fraternal societies and similar non-profit organizations as an accessory use for the sole purpose of raising money for the financial support of such institutions in pursuit of their natural functions; provided, that such uses are confined to the land and buildings normally used and occupied by such institutions.
- (2) A permit is obtained from the City of Warren Police Department.
- (3) Such use and occupancy is not disturbing to the public peace and tranquility.
- (4) Such use and occupancy will not create undue traffic hazard and congestion.
- (5) Permits for such uses shall be valid for a total of sixteen (16) consecutive or nonconsecutive days; however, the permit expires thirty (30) days from the date of issue.

10. PUBLIC HEARING: **APPLICANT: Paslin**
REPRESENTATIVE: Bryan Duquet / William Lince
COMMON DESCRIPTION: 25411 Ryan
LEGAL DESCRIPTION: 13-19-478-013
ZONE: MZ, R-1-P, M-2

VARIANCES REQUESTED: Permission to

Install a 15’ high x 45’ wide (675 square ft.) wall sign on the east elevation of the building in addition to an existing wall sign that is approximately 32 square ft.

ORDINANCES and REQUIREMENTS:

Section 4A.35 – Signs Permitted in Commercial Business and Industrial Districts (C-1, C-2, C-3, M-1 and M-2): c) Total wall signage of a size not to exceed forty (40) square feet shall be allowed for each business in commercial business and industrial districts zoned C-1, C-2, C-3, M-1 and M-2.

11. PUBLIC HEARING: **APPLICANT: Andrew Moiseev-MGA Architects-USE-**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 26160 Groesbeck
LEGAL DESCRIPTION: 13-24-253-005
ZONE: MZ, C-3, P

VARIANCES REQUESTED: Permission to -USE-

Allow an area of 75’ x 85’ (6,375 square ft.) in C-3 District for the open storage of trucks/trailers for overnight parking where the primary structure on the site will be 4,008 square ft. **USE** Petitioner to relinquish variance granted 9/8/2021 if this variance is granted.

ORDINANCES and REQUIREMENTS:

Section 15.01 – Uses Permitted: Open storage not a permitted use in a C-3 District.

Section 17.02 (S) – Industrial Standards: Open storage other than junk... Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site...

- 12. NEW BUSINESS**
- 13. ADJOURNMENT**

Paul Jerzy
Secretary of the Board

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – 48 hours in advance of the meeting to request assistance.