



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315

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**Officers**

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

**Members**

Delwar Ansar  
Andrey Duzyj  
Michael Holowaty  
Syed Hoque

Melody Magee, Ex-Officio  
Henry Newnan, Ex-Officio

**Planning Director**

Ronald F. Wuerth, AICP

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

Monday, October 21, 2024 at 7:00 p.m.

Warren Community Center Auditorium  
5460 Arden  
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 – October 7, 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 WITH SITE PLAN FOR USED CAR SALES AND PARKING LOT EXPANSION; located on the southwest corner of Groesbeck Highway and Nine Mile Road; 22755 Groesbeck Highway; Section 35; Joseph Tringale/JNT Investments (Marianna Fuga); PSPSL240001. **Postponed from September 9, 2024. Petitioner requests that this item remain postponed to December 16, 2024.**
- b) SITE PLAN FOR PERMANENT OUTDOOR RETAIL SALES OF FLOWERS, FIREWORKS, AND HOLIDAY ITEMS; located on the northwest corner of Thirteen Mile and Mound Roads; 5821-5823 Thirteen Mile Road; Section 5; Matt Shango/13 & Mound LLC (Michael Kanakry/Mike's Fruit & Flowers); PSP240022.
- c) SITE PLAN FOR OPEN STORAGE OF VARIOUS MATERIALS, SHIPPING CONTAINERS, AND DUMPSTERS; located on the west side of Ryan Road, approximately 177 feet north of Kiefer Avenue; 25205-25411-25513 Ryan Road; Section 19; Joseph Perkins/The Paslin Company (Scott Brinkmann/Butzel Long); PSP240023.

- d) SITE PLAN FOR NEW PARKING LOT AND OPEN STORAGE FOR REPAIR VEHICLES; located on the south side of Nine Mile Road, approximately 435 feet west of Hoover Road; 11510 & 11514 Nine Mile Road; Section 34; David Dawod/Coyote Auto Repair and Collision; PSP240021.
- e) SITE PLAN FOR NEW CELLULAR ANTENNA TOWER FACILITY; located on the west side of Hoover Road approximately 561 feet south of Eleven Mile Road; Section 22; 26651 Hoover Road; Howard Arnberg/Hoover Eleven Holdings, LLC (Bryan Monaghan/AT&T Mobility); PSP240024.

- 7. CORRESPONDENCE
- 8. OLD BUSINESS

MINOR AMENDMENT TO SITE PLAN FOR CHANGES TO SOUTH BUILDING AND SPLIT INTO TWO BUILDINGS; located on the northeast corner of Mound Road and Nine Mile Road; 23250 Mound Road (23500 Mound); Section 28; NP Mound Road Industrial LLC (Mark Koenigsnecht). Minor Amendment is for changes to building height, quantity of truck docks, and fencing for Building 3 only. PMA240007.

- 9. BOND RELEASE

- a) SITE PLAN FOR SECOND DRIVE THRU LANE WITH LANDSCAPE ISLAND; located on the northeast corner of Van Dyke Avenue and Nine Mile Road; 23000 Van Dyke Avenue; Section 27; McDonalds USA, LLC (Joe Minorik); PSP220017. **Approved on July 11, 2022. Surety bond posted in the amount of \$3,000. Project 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
- b) Planning Commission Discussion and Concerns

- 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.