



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

Claudette Robinson
Delwar Ansar
Syed Hoque
Michael Holowaty
Andrey Duzyj

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

Planning Director

Ronald F. Wuerth, AICP

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

Monday, August 5, 2024 at 7:00 p.m.

Warren Community Center CAFETERIA
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 – July 22, 2024
6. PUBLIC HEARING ITEMS
7. CORRESPONDENCE
8. OLD BUSINESS
9. BOND RELEASE

- a) SITE PLAN FOR NEW PARKING DECK/STRUCTURE; located on the south side of Chicago Road, approximately 881 ft. west of Van Dyke Avenue; Section 9; 7000 Chicago; Jason Harris. **Approved on September 14, 2015. Surety bond posted in the amount of \$480,000. Project complete. Release the bond.**
- b) MINOR AMENDMENT TO GM TECH CENTER CAMPUS FOR ROAD EXTENSIONS, TEST TRACK AND SOLAR ARRAY RELOCATION; located on the northwest corner of Twelve Mile Road and Van Dyke Avenue; 6283 William Knudsen Road; Section 9; Dominic Galia & Jason Harris (Jennifer Sieracki & Jerry Vogt); PMA180013. **Approved on September 24, 2018. Surety bond posted in the amount of \$4,500. Project complete. Release the bond.**
- c) SITE PLAN FOR AIC (ADDITIVE INDUSTRIALIZATION CENTER) BUILDING ADDITION, EMPLOYEE ENTRY RENOVATION, PARKING LOT, PEDESTRIAN AND LANDSCAPE IMPROVEMENT; located on the north east corner of Twelve Mile and Mound Roads; 6400 Zora Arkus-Duntov; Section 9; Jason Harris (Patrick Doher); PSP180067. **Approved on November 19, 2018. Surety bond posted in the amount of \$240,000. Project complete. Release the bond.**

- d) SITE PLAN FOR NEW PARKING DECK WITHIN THE SOUTHWEST QUADRANT OF THE GM TECHNICAL CENTER; located on the northeast corner of Twelve Mile and Mound Roads; approximately 207 ft. north of Twelve Mile Road; 30100 Mound Road; Section 9; Jason Harris (Smithgroup Jjr); PSP160034. **Approved on July 25, 2016. Surety bond posted in the amount of \$55,800. Project complete. Release the bond.**
- e) SITE PLAN FOR NEW DESIGN CENTER WEST STUDIO BUILDING AND VISITOR LOT; located on the northeast corner of 12 Mile and Mound Roads; 29575 Harley Earl Boulevard; Section 09; Jason A. Harris (Emily S. McKinnon); PSP170059. **Approved on October 4, 2019. Surety bond posted in the amount of \$500,000. Project complete. Release the bond.**
- f) SITE PLAN FOR NEW BUILDING AND DRIVEWAY; LOCATED ON THE EAST SIDE OF GROESBECK HIGHWAY; approximately 508 ft. north of Nine Mile Road; Section 26; 23184, 23200 and 23218 Groesbeck Highway; Salvatore Dimercurio (Freeman Greer); PSP190067. **Approved on January 27, 2020. Surety bond posted in the amount of \$21,810. Project complete. Release the bond.**
- g) SITE PLAN FOR BUILDING ADDITION TO INDUSTRIAL BUILDING; Northeast corner of Nine Mile Road and Pinewood Street; 5663 East Nine Mile Road and 23451 Pinewood Street; Section 29; Earl Waterstraat; regarding minor amendment for vertical tank installation. **Approved on July 12, 2010. Cash bond posted in the amount of \$2,400. Project complete. Release the bond.**
- h) SITE PLAN FOR ADDITIONAL DRIVE THRU; located on the east side of Van Dyke Avenue; approximately 1,013.6 ft. south of Martin Road; 27480 Van Dyke Avenue; Section 15; McDonald's Corporation/Joseph Minorik (Jeff Brinks). PSP230016. **Approved on August 7, 2023. Cash 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) Active Mobility Plan – Update
- c) Discussion of amending the Planning Commission Bylaws
- d) Nominations for 2024-2025 Planning Commission Officers
- e) Selections for Planning Commission Committee Memberships
- f) 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.