



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

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, November 18, 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 21, 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) SITE PLAN FOR OPEN STORAGE OF VARIOUS MATERIALS, SHIPPING CONTAINERS, AND DUMPSTERS; located on the west side of Ryan Road, approximately 177 ft. north of Kiefer Avenue; 25205-25411-25513 Ryan Road; Section 19; Joseph Perkins/The Paslin Company (Scott Brinkmann/Butzel Long); PSP240023. **Postponed from October 21, 2024.**
- b) SITE PLAN FOR NEW PARKING LOT AND OPEN STORAGE FOR REPAIR VEHICLES; located on the south side of Nine Mile Road, approximately 435 ft. west of Hoover Road; 11510 & 11514 Nine Mile Road; Section 34; David Dawod/Coyote Auto Repair and Collision; PSP240021. **Postponed from October 21, 2024; Planning Staff requests to continue postponement to December 16, 2024.**
- c) SUBDIVISION LOT SPLIT AND COMBINATION REQUEST; located on the northeast corner of Cadillac Avenue and Mac Arthur Boulevard; Three (3) parcels (Lot 2111, 13-34-132-006; Lot 2112, 13-34-132-005; Lot 2113, 13-34-132-004) to be combined and split into two (2) parcels; Section 34; 22708-22716-22728 Mac Arthur Boulevard; City of Warren (Tom Bommarito); PSL240001.

- d) SITE PLAN FOR A PARKING LOT EXPANSION FOR AN EXISTING HINDU TEMPLE; located on the south side of Nine Mile Road, approximately 1,056 ft. east of Warner Avenue; 3560 & 3520 Nine Mile Road; Section 31; Ramakrishna Ashrama/Swami Sarvadevananda (Jeffrey Graham/Kem-Tec); PSP240026.
- e) REVISED SITE PLAN FOR OPEN STORAGE OF SERVICE TRUCKS; located on the southwest corner of Mound Road and Heathdale Avenue; 27663 Mound Road; Section 17; Anthony Lentine (JAL Property Investments, Inc.); PSP230031. **Originally approved on February 26, 2024.**
- f) SITE PLAN FOR OPEN STORAGE FOR TRUCK AND TRAILER STORAGE; located on the south side of Eleven Mile Road, approximately 643 ft. east of Sherwood Avenue; Section 21; 6500 Eleven Mile Road; Sefika Campara (CTT, LLC); PSP240025.
- g) SITE PLAN FOR GATE EXPANSION AND PARKING LOT MODIFCATION; located on the west side of Van Dyke Avenue, approximately 1,058 ft. south of Fourteen Mile Road; 32501 Van Dyke Avenue; Section 4; Menard, Inc. (Nick Brenner); PSP240028.

- 7. CORRESPONDENCE
- 8. OLD BUSINESS

SITE PLAN FOR NEW RETAIL AND RESTUARANT BUILDING; located on the east side of Dequindre Road; approximately 977.37 ft. south of Eleven Mile Road; Section 19; 26620 Dequindre Road; Geoffrey Sargent (Michael Malone); PSP200036. **Approved on December 7, 2020. First extension request approved to December 7, 2023. Second extension request approved to December 7, 2024. Petitioner is requesting a third extension to December 7, 2025.**

- 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

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.