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Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

PLANNING COMMISSION

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

Monday, April 22, 2024 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Any person with a disability who cannot attend the meeting in person may participate via Zoom. Persons wishing to participate via Zoom must contact the City of Warren Planning Department Office at (586) 574-4687 – at least one (1) business day in advance of the meeting to request access. Persons who fail to contact the Planning Department at least one (1) business day in advance (by 12:00 p.m. of the preceding 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. a. APPROVAL OF MINUTES – April 8, 2024
5. b. PRESENTATION

Resolution Presentation for Planning Commissioner John Kupiec.

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.

REQUEST TO VACATE PUBLIC ALLEY AND UTILITY EASEMENTS; vacate alley and utility easements and the North/South 18ft. wide public alley associated with Fire Station #1; located on the Northwest corner of Van Dyke Avenue and Continental Avenue; 23209-23211 Van Dyke Avenue; Section 28, Wilburt McAdams c/o City of Warren. PEV240001

7. CORRESPONDENCE

REQUEST FOR PUBLIC ALLEY VACATION; located between Globe Avenue and Nagel Street; approximately 100 ft. south of Nine Mile Road; Section 35; 12000 Nine Mile; Matt Knio; PEV210001. **Letter from Planning Director, Ron Wuerth, recommending to City Council to consider the two (2) year extension request made by Mr. Matt Knio in order to complete the alley vacation.**

8. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR INDUSTRIAL BUILDING FOR MODIFICATION OF TRUCK WELLS; located on the southwest corner of Tank Avenue and George Merrelli Drive; Section 26; 27767 George Merrelli Drive; Cari Easterday/Warren Industrial Investors, LLC (Dan LeBlanc/Android Assembly); PMA240001. The Minor Amendment is to modernize the current truck wells.
- b) SITE PLAN APPROVAL FOR BUILDING ADDITION, CUSTOMER PARKING AREA AND VEHICULAR REPAIR PARKING AREA; located on the northeast corner of Ten Mile and Schoenherr Roads; Section 24; 25028 & 25058 Schoenherr Road; Christopher Morisette (Dennis Dewulf); PSP150012. **Tabled indefinitely on July 11, 2016. The new owner requests to remove the item from table and to withdraw the old site plan. The new site plan (PSP230004) was approved by the Planning Commission on April 24, 2023.**

9. BOND RELEASE

SITE PLAN APPROVAL FOR 2 STORY 74 UNIT MULTIPLE FAMILY DEVELOPMENT; located on the northeast corner of Towne Center Circle and Cole Drive; 8459 Towne Center Circle; Ssection 10; Vito Castellana (Giovanni Mauro). **Approved on May 18, 2018. Surety Bond in the amount of \$177,600 posted on July 1, 2019. 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 with a disability who needs accommodation for participation in this meeting should contact the City of Warren Planning Department Office at (586) 574-4687 – at least one (1) business day in advance (by 12:00 p.m. of the preceding Friday) of the meeting to request assistance.

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 pm 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.