



**PLANNING COMMISSION**

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**Planning Director**

Ronald F. Wuerth, A.I.C.P.

**Warren City Planning Commission  
PUBLIC HEARING AGENDA**

Warren Community Center Auditorium  
5460 Arden  
Warren, Michigan 48092

Monday, October 10, 2016 at 7:00 p.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – September 26, 2016
6. PUBLIC HEARING ITEMS
  - a) SITE PLAN FOR BUILDING ADDITION TO EXISTING RELIGIOUS FACILITY; located on the southwest corner of Schoenherr Road and Masonic Boulevard; 31731 Schoenherr Road; Section 2; Andre Cast, Life Application Ministries (Tiffany J. Lenman, Neikirk Engineering). **2<sup>nd</sup> TABLED**
  - b) SITE PLAN FOR OPEN STORAGE FOR EXCAVATING EQUIPMENT AND TRUCKS; located on the east side of Ryan Road; approximately 500 ft. south of Toepfer Road; 21412 Ryan & 21446 Ryan Road; Section 32; James Carden (Kerm Billette). **TABLED.**
  - c) SITE PLAN FOR OPEN STORAGE FOR TRUCK PARKING; located on the north side of Ten Mile Road; approximately 240 ft. east of Easy Street; 14617 Ten Mile Road; Section 24; Joe Vitale. **TABLED**
  - d) SPECIAL LAND USE FOR CHEERLEADING GYM AND YOUTH PROGRAMS; located on the east side of Dequindre Road; approximately 1,345 ft. south of Fourteen Mile Road; 32522 Dequindre Road; Section 6; Janel Pollice.
  - e) SITE PLAN FOR BUILDING ADDITION TO BUDDHIST MONASTERY; located on the southwest corner of Ten Mile Road and Warner Avenue; 2690 Ten Mile Road; Section 30; Nhung Huynh (Vietnamese Buddhist Association of Detroit).
  - f) SITE PLAN FOR BUILDING ADDITION TO EXISTING REPAIR GARAGE; located on the northeast corner area of Van Dyke Avenue and Twelve Mile Road; 30001 Van Dyke Avenue; Section 9; General Motors (Ghafari Associates).

- g) SITE PLAN FOR BUILDING ADDITION; located on the west side of Amber Avenue; approximately 650 ft. south of Stephens Road; 23751 Amber Avenue; Section 26; James Klinkenberger.

7. CORRESPONDENCE

8. BOND RELEASE

- a) SITE PLAN FOR TWO BUILDING ADDITIONS; south side of Twelve Mile Road, approximately 873 ft. west of Mound Road; 5580 Twelve Mile Road; Section 17, McDonalds; City of Warren. Bond release of \$1,000 paid on December 23, 1996.
- b) MINOR AMENDMENT TO SITE PLAN FOR COMMERCIAL COMPONENT "D"; "OUTLOT C"; located on the west side of Mound; approximately 415 ft. north of Twelve Mile Road; 29287 Mound Road; Section 8; Grand Sakwa (Metro Detroit Signs; Paul Deters). The minor amendment is for signage for Buffalo Wild Wings. Bond release of \$600 paid on May 5, 2016.

9. OLD BUSINESS

- a) SITE PLAN FOR NEW RELIGIOUS CENTER; West side of Schoenherr Road; approximately 80 ft. north of Diena Drive; 27643 Schoenherr Road; Section 14; Sejad Melkic (Hisham Turk). Letter to the Planning Commission from the petitioner requesting approval to construct a split face block wall instead of a poured concrete wall.
- b) SITE PLAN FOR BUILDING ADDITION TO EXISTING RETAIL CENTER; located on the southeast corner of Nine Mile Road and Ryan Road; 4208 Nine Mile Road; Section 32; Najah Gasso. Site Plan Extension. Approved on September 29, 2014.
- c) SITE PLAN FOR NEW CIRCLE K GAS STATION AND CONVENIENCE STORE; located on the northeast corner of Van Dyke and Vermont Avenues; approximately 351 ft. north of Eleven Mile Road; 27248 Van Dyke; Section 15; Kevin Baker, VD Warren Investors (Robert Wellert). Letter to Planning Commission from petitioner requesting the use of bollards in front of the building instead of concrete curbing.
- d) SITE PLAN FOR OUTDOOR STORAGE; located on the east side of College Park Drive at the end of the Cul de Sac approximately 571.81 ft. south of Martin Road; 27610 College Park Drive; Section 13; David Potocki (Robert J. Tobin). Expired Site Plan. Approved on September 8, 2014.

10. NEW BUSINESS

11. CITIZEN PARTICIPATION

12. PLANNING DIRECTOR'S REPORT

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Jason McClanahan  
Commission Secretary