



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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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, February 6, 2017 at 7:00 p.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – January 23, 2017
6. PUBLIC HEARING ITEMS
 - a) REQUEST FOR REZONING; located on the north side of Rivard Avenue; approximately 110 ft. east of Van Dyke Avenue; from the present zoning classification of R-1-P, One-Family Residential and Parking District to C-2, General Business District; Section 34; 8021 Rivard; Fawzi Charara (Robert Tobin).
 - b) AMENDMENT TO APPENDIX A, ARTICLE XIV, C-2 GENERAL BUSINESS DISTRICT; Proposed ordinance amending Section 14.02 of Appendix A, Article XIV, C-2 General Business District of the Warren Code of Ordinances relating to Special Land Uses. **THE ATTORNEY NEEDS MORE TIME TO REVIEW AND MODIFY THE ORDINANCE. REQUEST TO TABLE TO FEBRUARY 27, 2017.**
 - c) ALLEY VACATION; 16 ft. wide north/south public alley located between Jackson and Rivard Avenue; approximately 100 ft. east of Van Dyke Avenue; abutting Lots 8,9,10 and 92; A.J. Christie's Subdivision; 8021 Rivard; Section 35; Fawzi Charara (Robert Tobin).
7. CORRESPONDENCE
 - a) The Planning Department and Planning Commission has a meeting with representatives of the administration regarding the 2018 Budget Hearing on February 23, 2017 in the Mayor's Conference Room.
 - b) Letter to the City Council and the Planning Commission from Ron Wuerth, Planning Director regarding the Master Plan.
 - c) Letter from the City of Sterling Heights regarding a public meeting on their proposed Master Plan on February 9, 2017 at the City Offices located at 4055 Utica Road, Sterling Heights, MI. 48311-8009.

8. BOND RELEASE

SITE PLAN FOR NEW GASOLINE STATION: southeast corner of 10 Mile and Mound Roads; 5950 Ten Mile Road; Section 28; City of Warren. Release of Surety Bond for \$7,500 paid on July 2, 1996.

9. OLD BUSINESS

- a) MINOR AMENDMENT TO APPROVED SITE PLAN FOR A NEW COMMERCIAL BUILDING; located on the west side of Mound Road, approximately 120 ft. north of Streefkerk Drive; 32683 Mound Road; Section 5; Hana Yousif (Imad Potres). The minor amendment is for outdoor playground addition for a daycare center.
REQUEST TO TABLE TO FEBRUARY 27, 2017.
- b) REVISED SITE PLAN FOR FUEL STATION AND PARKING LOT EXPANSION FOR TRUCKING COMPANY; located on the west side of Mound Road; approximately 750 ft. north of Eleven Mile Road; 27275 Mound; Section 17; James Burg (F. Matthew Ray).
- c) MINOR AMENDMENT TO SPECIAL LAND USE PERMIT AND SITE PLAN APPROVAL FOR TWO NEW HOTELS; located on the northwest corner of Van Dyke and Murthum Avenues; 32035 Van Dyke; Section 4; Sahiz Malki. The minor amendment is for the addition of a sport court.
- d) MINOR AMENDMENT TO APPROVED SITE PLAN FOR NEW BUILDING ADDITION AND REMODEL; located on the west side of Hoover Avenue and approximately 670 feet south of Hupp Avenue 22001 Hoover; Section 34; Jack Campo (Max Dunigan). The minor amendment is for changes in size of the building addition to Metro Sanitation.

10. NEW BUSINESS

11. CITIZEN PARTICIPATION

12. PLANNING DIRECTOR'S REPORT

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Jason McClanahan
Commission Secretary