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Planning Director

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



PLANNING COMMISSION

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**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Monday, April 6, 2015 at 7:00 p.m.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – February 23 & March 9, 2015
6. PUBLIC HEARING ITEMS
 - a) REQUEST TO REZONE PROPERTY; located on the east side of Ryan Road, approximately 521.96 ft. south of Chicago Road; 31830 Ryan Road; from the present zoning classification R-1-C; One Family Residential District to O, Office District in Section 5; Brian Jilbert (Mohammad Qazi). **TABLED**
 - b) REQUEST TO REZONE PROPERTY; located on the west side of Hoover Road, 198.82 feet north of Engleman Road; 11555 Engleman Road; from the present zoning classification C-1, Local Business District to C-2, General Business District; Section 22; Little Caesars Enterprises, Inc. (Todd Huntington).
 - c) A PROPOSED ORDINANCE ESTABLISHING AN ADMINISTRATIVE HEARINGS BUREAU; proposed amendment to Section 23.02 of Appendix A, Zoning, Article XXIII, Penalties, designating any zoning ordinance violation as a blight violation.
 - d) SITE PLAN FOR PARKING LOT ADDITION; located on the northeast corner of Dodge Avenue and Sherwood Avenue; 22930 Sherwood Avenue; Section 33; Jeffrey Brodsky.

- e) SITE PLAN FOR REDEVELOPMENT OF CONVENIENCE STORE AND GAS STATION; located on the west side of Van Dyke Avenue, approximately 75 feet south of Convention Boulevard; 32123 Van Dyke Avenue; Section 4; Speedway LLC (Jonathan Ziegan).
- f) SITE PLAN FOR OUTDOOR STORAGE; located on the east side of Warner Avenue, approximately 212 feet south of Ten Mile Road; 24800 Warner; Section 30; Warner Group LLC (Robert Tobin).

7. CORRESPONDENCE

- a) Patricia Sullivan's Resignation.
- b) Mayor Fouts State of the Union.
- c) Ronald F. Wuerth's Retirement Letter.

8. BOND RELEASE

SITE PLAN FOR STAND ALONE STORAGE BUILDING; located on the east side of Gloede Drive approximately 139 ft. south of Barber Street; 27046 and 27050 Gloede Drive; Section 13; Robert Clements, R. J. Properties (Lehner Findlan Associates). Release of cash bond for \$1,500 that was paid on 3-14-13.

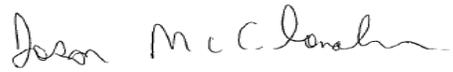
9. OLD BUSINESS

- a) MINOR AMENDMENT TO EXISTING SITE PLAN FOR PARKING EXPANSION; located to the northeast of the end of Concept Drive; 1990 Concept Dr.; Section 19; Ground Effects (Larry Nichols). Minor amendment is for additional parking area.
- b) MINOR AMENDMENT TO APPROVED SITE PLAN FOR NEW CADILLAC DEALERSHIP; located on the east side of Van Dyke Avenue, approximately 222 feet north of Civic Center Boulevard; 29990 Van Dyke Avenue; Section 10; Gregory Jackson (Mike McPherson); Minor amendment is for a small building addition and additional parking spaces.
- c) MINOR AMENDMENT TO APPROVED SITE PLAN FOR PERMANENT OUTDOOR SALES AREAS TO HOME DEPOT; Northwest corner area of Hoover Road and Engleman Avenue; 25879 Hoover Road; Section 22; Home Depot (Kerm Billette, PCP); Minor Amendment is for permanent outdoor sales area for outdoor trailer rental spaces.

10. NEW BUSINESS

- a) Performance Bond Reviews for Site Plan Approvals.
- b) Waiver for Kerm Billette to create site plans for Site Plan Approval.

11. CITIZEN PARTICIPATION
12. PLANNING DIRECTOR'S REPORT
13. CALENDAR OF PENDING MATTERS
14. ADJOURNMENT

A handwritten signature in black ink that reads "Jason McClanahan". The signature is written in a cursive style with a horizontal line at the end.

Jason McClanahan
Commission Secretary