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**Planning Director**

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

**AMENDED**

**Warren City Planning Commission  
PUBLIC HEARING AGENDA**

Warren Community Center Auditorium  
5460 Arden  
Warren, Michigan 48092

Monday, June 20, 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 – June 6, 2016
6. PUBLIC HEARING ITEMS
  - a) SITE PLAN FOR NEW RETAIL CENTER AND RESTAURANT; located on the northwest corner of Thirteen Mile and Mound Roads; 5843 Thirteen Mile; Section 5; Nicholas Shango. **TABLED.**
  - b) SITE PLAN TO DIVIDE TRI-CITY PLAZA WITH FENCING TO ELIMINATE ALL INGRESS AND EGRESS BETWEEN EACH PROPERTY; located on the southwest corner of Thirteen Mile and Hayes Roads; 15078 Thirteen Mile Road; Section 12; Phillip Tayah, Jacques Chaptini (Kem-Tec Anthony T. Sycko, Jr.) **(TABED 2<sup>nd</sup>)**
  - c) SITE PLAN FOR EXPANSION OF JUNK YARD FOR M-97 CAR PARTS; located on the west side of Groesbeck Highway; approximately 800 ft. south of Eleven Mile Road; 26395 & 26301 Groesbeck; Section 24; Jennifer Chupa (Robert J. Tobin). **TABLED.**
  - d) AMENDMENT TO APPENDIX A, ARTICLE XIV; An ordinance amending Article XIV entitled C-2 General Business District, Sections 14.01 and 14.02 of the Zoning Ordinance relating to the Pawnbrokers.
  - e) SUBDIVISION LOT SPLIT REQUEST; property located on the west side of Lorna Avenue, approximately 1,179 feet south of Twelve Mile Road; One lot split into two lots of Supervisor's Plat of Heath's Clearview Subdivision; 28505 and 28517 Lorna (13-16-201-015); Section 16; Parcel Lorna Corporation (Bruce Kopitz)
  - f) SITE PLAN FOR OPEN STORAGE OF TRUCKS AND TRAILERS; located on the east side of Mound Road; approximately 1,750 ft. south of Ten Mile Road; 24260 Mound Road; Section 28; Ray's Trucking Express, Inc. (Arthur Rose / Kerm Billette).
  - g) SITE PLAN FOR FREEZER WAREHOUSE; located on the east side of Bunert Road; approximately 440 ft. south of Eleven Mile Road; 26700, 26600, 26500 26440, 26420, 26200 Bunert Road; Section 24; Kenneth Bowen (Joseph N. Webb).

- h) 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 Road; Section 17; James Burg (F. Matthew Ray).

7. CORRESPONDENCE

City of Troy Planning Commission Public Hearing tentatively on Tuesday, June 28, 2016 at 7:00 p.m. to consider the adoption of an amended Master Plan.

8. BOND RELEASE

- a) SITE PLAN APPROVAL FOR NEW FAMILY DOLLAR STORE; to be located on the west side of Schoenherr Road approximately 126 ft. north of Nine Mile Road; 13505 Nine Mile Road; Section 26; Morning Star Partners, LLC (Josh Allen).

AND

MINOR AMENDMENT TO SITE PAN FOR NEW FAMILY DOLLAR STORE; to be located on the west side of Schoenherr Road approximately 126 ft. north of Nine Mile Road; 13505 Nine Mile Road; Section 26; Morning Star Partners, LLC (Josh Allen). The amendment is for the relocation of the new building and parking area. Release of \$24,000 surety bond paid on December 12, 2014.

- b) SITE PLAN FOR NEW OFFICE AND SHOP BUILDING ADDITION TO TRUCKING MAINTENANCE FACILITY; located on the west side of Mound Road; approximately 750 ft. north of Eleven Mile Road; 27275 Mound Road; Section 17; James Burg (F. Matthew Ray). Release of \$29,250 surety bond paid on September 2, 2004.

9. OLD BUSINESS

- a) MINOR AMENDMENT TO APPROVED SITE PLAN FOR OPEN STORAGE AND BUILDING ADDITION FOR TRUCK REPAIR FACILITY; located on the south side of Ten Mile Road; approximately 468 ft. west of Thomas Street; 3200 Ten Mile Road; Section 30; Sam Shamay (Kerm Billette). The minor amendment is for a change to the size of the building addition and for the building materials to be used for a trash enclosure.
- b) SITE PLAN FOR CO-LOCATION FOR COMMUNICATION ANTENNA ON COMMUNICATION ANTENNA TOWER; located on the west side of Mound Road, approximately 712.88 feet north of Eleven Mile Road; 27275 Mound Road; Section 17; Nextel Communications. Withdrawal of Site Plan, AT&T Tower has been decommissioned.

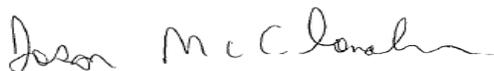
10. NEW BUSINESS

11. CITIZEN PARTICIPATION

12. PLANNING DIRECTOR'S REPORT

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Jason McClanahan  
Commission Secretary