



Officers

Jocelyn Howard, Chair
John Kupiec, Vice Chair
Jason McClanahan, Secretary
Warren Smith, Asst. Secretary

Members

Edna Karpinski
Charles J. Pryor
Syed Rob
Claudette Robinson
Nathan Vinson
Kelly Colegio, Ex-Officio

Planning Director

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

PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Monday, June 6, 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 – May 16, 2016
6. PUBLIC HEARING ITEMS
 - a) SITE PLAN FOR OUTDOOR RETAIL SALES; located on the southeast corner of Van Dyke and Cadillac Avenues, 22660 Van Dyke; Section 34; Kerm Billette (Melodee Wieske, Good N' Plenty Retail Shop). **TABLED**
 - b) REQUEST FOR LOT SPLIT AT MAJESTIC PLAZA; 1 subdivision parcel into 2 parcels; located between Van Dyke and Marcia Avenues and Martin Road and Farnum Avenue; the easterly 150 ft. of Lots 6, 7, 8, 20 and all of Lots 9 through 19 and Lots 21 through 29; 27650 to 27860 Van Dyke Avenue; Section 15; City of Warren.
 - c) REQUEST TO REZONE PROPERTY; located on the north side of Frazho Road; approximately 900 ft. west of Hayes Road; 14795, 14815, 14825, 14829 and 14859 Frazho; Section 24; from the present zoning classification R-1-C, One Family Residential District to R-3, Multiple-Family Dwelling District; Michael Tobin, TG Warren Inc. (Joseph and Rosemarie Pruzinsky) (Michael A. Tims).
 - d) 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).
 - e) SITE PLAN FOR OPEN STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT; located on the north side of Nine Mile; approximately 325 ft. east of Dequindre Road; 1971 Nine Mile Road; Section 30; Rahim Oraha (Ron Construction Inc.).
 - f) SITE PLAN FOR OPEN STORAGE OF TRUCKS, TRAILERS, BOATS AND CARS; located on the east side of Schoenherr Road; approximately 600 ft. south of Ten Mile Road; 24600 & 24620 Schoenherr; Section 25; Mark J. Aubrey (Charles Earl/Robert J. Tobin).

- g) SITE PLAN FOR OPEN STORAGE OF SEMI-TRUCK AND TRAILERS FOR SERVICE; located on the east side of Sherwood Avenue; approximately 461.02 ft. north of Lozier Avenue; 23660 & 23692 Sherwood Avenue; Section 28; Carl Bumgardner (Royal Truck and Trailer), Alan Cruz.

7. CORRESPONDENCE

Letter received from the City of Detroit for review of their draft Master Plan of Policies.

8. BOND RELEASE

- a) SITE PLAN FOR INDUSTRIAL BUILDING ADDITION; located on the east side of Nagel Street approximately 600 feet south of Nine Mile Road; 22720 Nagel Street; Section 35; American Metal Processing (Edward Servitto). Release of \$5,000 cash bond paid on September 8, 1994.
- b) SITE PLAN FOR OUTDOOR STORAGE AND TRUCK PARKING ON GRAVEL; located on the west side of Pinewood Street; approximately 394 ft. south of Stephens Road; Section 29; 23715 Pinewood; Kevin Garchow (Kerm Billette). Release of \$180 cash bond paid on January 15, 2016.

9. OLD BUSINESS

- a) SITE PLAN FOR OUTDOOR STORAGE AND TRUCK PARKING ON GRAVEL; located on the west side of Pinewood Street; approximately 394 ft. south of Stephens Road; Section 29; 23715 Pinewood; Kevin Garchow (Kerm Billette). Withdrawal of Site Plan, denied use at Zoning Board of Appeals.
- b) SITE PLAN FOR CANOPY ADDITION OVER GASOLINE PUMPS; located on the southwest corner of Ten Mile and Ryan Roads; 3950 Ten Mile; Section 30; Nassar Chouchair (Adnan Satti). Withdrawal of site plan by petitioner, approved on March 21, 2016.
- c) SITE PLAN FOR GARAGE ADDITION FOR DE LA SALLE HIGH SCHOOL; located in the southwest corner of Common Road and Gloede Drive; 14600 Common Road; Section 12; De La Salle Collegiate High School (Brad Brickel). Expired Site Plan. Originally approved on May 19, 2014.

10. NEW BUSINESS

Letter for discussion by the Planning Commission in regards to waiving the Land Survey for 2811 E. Eight Mile Road.

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



Jason McClanahan
Commission Secretary