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PLANNING COMMISSION

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**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Monday, July 25, 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 – July 11, 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 (2nd)**.
 - 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.) **(TABLED 3rd)**
 - c) 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. **TABLED**.
 - d) ACREAGE PROPERTY SPLIT REQUEST; Downtown City Center property located on the east side of Van Dyke Avenue, between South Civic Center Road and Kennedy Circle; Seven acreage parcels split and combined to conform with proposed legal description; 29500 Van Dyke; Section 10; Lark Samouelian (City of Warren DDA)
 - e) SITE PLAN FOR NEW TRUCK TERMINAL FACILITY; located on the east side of Dequindre Road; approximately 152 ft. south of Michael Avenue; 21600 Dequindre Road; Section 31; Trans Terminal (Robert Tobin).
 - f) SITE PLAN FOR PROPOSED INDUSTRIAL BUILDING ADDITION; located on the southwest corner of Stephens Road and Regency Park Drive; 23895 Regency Park Drive; Section 26; Steve Tunison (Robert E. Fraley)

- g) SITE PLAN FOR NEW PARKING DECK AND PEDESTRIAN BRIDGE TO THE EXISTING VEHICLE ENGINEERING CENTER BUILDING WITHIN THE GENERAL MOTORS TECHNICAL CENTER; located approximately 3,000 ft. north of Twelve Mile Road and 430 ft. west of Van Dyke Avenue; 30003 Van Dyke Avenue; Section 9; Jason Harris (Smith Group JJR).
- h) SITE PLAN FOR NEW PARKING DECK WITHIN THE SOUTHWEST QUADRANT OF THE GM TECHNICAL CENTER; located on the northeast corner of Twelve Mile and Mound Roads; approximately 207 ft. north of Twelve Mile Road; 30100 Mound Road; Section 9; Jason Harris (SmithGroup JJR).

7. CORRESPONDENCE

Violation of agreement between Rima Investment, LLC and the City of Warren for a conditional rezoning for property located on the west side of Mound Road, approximately 170 ft. south of Martin Road; 27833 and 27849 Mound; Section 17; City of Warren.

8. BOND RELEASE

- a) SITE PLAN FOR NEW GASOLINE AND CONVENIENCE STORE; located on the northwest corner of Nine Mile Road and Stewart Avenue; 14463 Nine Mile Road; Section 25; Metro Automotive Sale (Robert J. Tobin). Release of \$5,250.00 cash bond paid on November 13, 2014.
- b) SITE PLAN FOR BUILDING ADDITION TO EXISTING INDUSTRIAL BUILDING; Northwest corner of Nine Mile Road and Sherwood Avenue; 23031 Sherwood Avenue; Section 28; Cavaliere 9 Mile, LLC (Thomas R. Kemp). Release of a cash bond for \$15,000 paid on November 15, 2011.
- c) SITE PLAN FOR TRUCKWELL ADDITION TO EXISTING INDUSTRIAL BUILDING; Northwest corner of Nine Mile Road and Sherwood Avenue; 23031 Sherwood Avenue; Section 28; Cavaliere 9 Mile, LLC (Thomas R. Kemp). Release of cash bond for \$1,200 paid on November 8, 2010

9. OLD BUSINESS

SITE PLAN FOR NEW GASOLINE AND CONVENIENCE STORE; located on the northwest corner of Nine Mile Road and Stewart Avenue; 14463 Nine Mile Road; Section 25; Metro Automotive Sale (Robert J. Tobin). Withdrawal of site plan.

10. NEW BUSINESS

11. CITIZEN PARTICIPATION

12. PLANNING DIRECTOR'S REPORT

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Jason McClanahan
Commission Secretary