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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, September 12, 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 – August 22, 2016
6. PUBLIC HEARING ITEMS
 - a) SPECIAL LAND USE AND SITE PLAN FOR HOTEL (HOLIDAY INN EXPRESS); located on the south side of Eleven Mile Road; approximately 150 ft. west of Hoover Road; 11570 Eleven Mile; Section 22; Victor Saroki (United Hospitality Group).
 - b) SPECIAL LAND USE FOR TOTAL SPORTS FITNESS BOYS AND GIRLS CLUB & GYMNASTICS; located on the east side of Dequindre Road; approximately 1,345 ft. south of Fourteen Mile Road; 32556 Dequindre Road; Section 6; Caren M. Burdi (Jack W. Runkle, Jr.)
 - c) SITE PLAN FOR OPEN STORAGE OF EMPTY CONTAINERS; located on the southwest corner of Stephens Road and Amber Avenue; 12400 Stephens; Section 26; Richard Shetler (Tim Zawodny).
 - d) SITE PLAN FOR BUILDING ADDITION TO EXISTING RELIGIOUS FACILITY; located on the southwest corner of Schoenherr Road and Masonic Boulevard; 31731 Schoenherr Road; Section 2; Andre Cast, Life Application Ministries (Tiffany J. Lenman, Neikirk Engineering).
 - e) SITE PLAN FOR OPEN STORAGE OF TOWED VEHICLES; located on the east side of Groesbeck Highway; approximately 510 ft. north of Frazho Road; 26160 Groesbeck Highway; Section 24; Robert J. Tobin (TGM Properties).
 - f) SITE PLAN FOR OPEN STORAGE FOR EXCAVATING EQUIPMENT AND TRUCKS; located on the east side of Ryan Road; approximately 500 ft. south of Toepfer Road; 21412 Ryan & 21446 Ryan Road; Section 32; James Carden (Kerm Billette).

- g) SITE PLAN FOR BUILDING ADDITION AND PARKING LOT EXPANSION; located on the northeast corner of Nine Mile Road and Pinewood Street; 5663 Nine Mile & 23225 Mound; Section 29; Flex-N-Gate (William Beistline).

7. CORRESPONDENCE

Letter from the Historical Commission – A historical plaque will be placed at the Fitzgerald Recreation Center on Saturday, October 1, 2016 from 2 – 5 pm to commemorate that the building served as a USO facility during WWII.

8. BOND RELEASE

- a) SITE PLAN FOR RELOCATION OF EXISTING MODULAR OFFICES AND PARKING LOT; northwest corner of Ten Mile and Schoenherr Roads; Section 23; The City of Warren Planning Commission approved the site plan on March 9, 1998. Release of cash bond for \$1,000 posted on March 13, 1998.
- b) SITE PLAN FOR EMERGENCY ROOM EXPANSION TO EXISTING HOSPITAL; northwest corner of Ten Mile and Schoenherr Roads; 13355 Ten Mile Road; Section 23; The City of Warren Planning Commission approved the site plan on June 15, 1998. Release of Surety Bond in the amount of \$10,000 posted August 4, 1998.
- c) SITE PLAN FOR SURGICAL ROOM ADDITION TO EXISTING BI-COUNTY COMMUNITY HOSPITAL; northwest corner of Ten Mile and Schoenherr Roads; 13355 Ten Mile Road; Section 23; Bi-County Community Hospital (SSOE, Inc., (Christopher I. Dow). The City of Warren Planning Commission approved the site plan on April 7, 2003. Release of cash bond of \$10,000 posted on May 14, 2003.
- d) SITE PLAN FOR APPROVAL FOR A BEAUTY SHOP AND OPEN STORAGE FOR TOWED VEHICLES; located on the east side of Groesbeck Highway; approximately 509.25 ft. north of Frazho Road; 26160 Groesbeck; Section 24; TCM Properties LLC (Robert J Tobin and Associates). Release of a cash bond in the amount of \$1,500 posted on January 12, 2015. The City of Warren Planning Commission approved the site plan on February 11, 2013.

9. OLD BUSINESS

- a) MINOR AMENDMENT TO SITE PLAN FOR OPEN STORAGE OF TRUCKS AND TRAILERS; located on the southwest corner of Toepfer and Hoover Roads; 21601 Hoover Road; Section 34; Adrian L. Leica (Robert J. Tobin). The minor amendment is for the addition of a small office building. **TABLED (2nd)**
- b) MINOR AMENDMENT TO SITE PLAN FOR KITCHEN ADDITION, TWO BBQ COOKING AREAS AND OUTDOOR DINING AREA FOR THE VICTORY INN; located on the southeast corner of Twelve Mile and Mound Roads; 28950 Mound; Section 16; Beverly Suida (Jim Shneider). The minor amendment is for changes to the building addition and outdoor seating area.
- c) Letter submitted by Kerm Billette on behalf of Hussam Shamaya for 3200 Ten Mile Road requesting a waiver of the \$1,200 cash bond.

d) SITE PLAN FOR APPROVAL FOR A BEAUTY SHOP AND OPEN STORAGE FOR TOWED VEHICLES; located on the east side of Groesbeck Highway; approximately 509.25 ft. north of Frazho Road; 26160 Groesbeck; Section 24; TCM Properties LLC (Robert J Tobin and Associates). The site plan has expired.

e) Letter submitted by Metro Sanitation located at 22001 Hoover requesting to reduce the performance bond from \$54,000 to \$25,000.

10. NEW BUSINESS

11. CITIZEN PARTICIPATION

12. PLANNING DIRECTOR'S REPORT

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Jason McClanahan
Commission Secretary