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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, May 11, 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 – April 27, 2015
6. PUBLIC HEARING ITEMS
  - a) 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. **TABLED**
  - b) SITE PLAN FOR NEW OUTDOOR STORAGE; located on the northeast corner of Dequindre Road and Bart Avenue; 23402 Dequindre; Section 30; Allan Saroki (Anthony Sycko). **TABLED**
  - c) SITE PLAN AND SPECIAL LAND USE APPROVAL FOR AIR-SOFT GAMING FACILITY AND SEMI-TRUCK STORAGE PARKING; to be located on the west side of Mound Road, approximately 846 feet south of Ten Mile Road; 24649-B Mound Road; Section 29; Wojtunicki Real Estate Holdings, LLC (Tim Storey). **TABLED**
  - d) ALLEY VACATION; located west of Mound Road; approximately 165 ft. north of Hayden Street; 21083 Mound; Section 32; Lukas Koja. **TO BE TABLED TO 6-1-15**
  - e) SITE PLAN FOR ADDITIONAL PARKING AREA AND OUTSIDE STORAGE; located on the east side of Ryan Road; approximately 850 ft. south of Thirteen Mile Road; 30660 Ryan Road; Section 8; Charles Bowers.

- f) SITE PLAN FOR PERMANENT OUTDOOR SALES AT KROGER'S GASOLINE STATION; located on the south side of Fourteen Mile Road; approximately 55 ft. east of Schoenherr Road; 13700 Fourteen Mile Road; Section 1; Matthew Pisko.
- g) SPECIAL LAND USE PERMIT AND SITE PLAN APPROVAL FOR TWO HOTELS; located on the northwest corner of Van Dyke and Murthum Avenues; 32035 Van Dyke; Section 4; Sahiz Malki.

## 7. CORRESPONDENCE

Discussion of Rules & Procedures.

## 8. BOND RELEASE

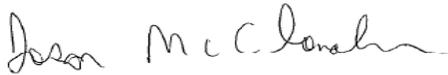
- a) SITE PLAN FOR NEW ANTENNAE AND TOWER; located on the west side of Mound Road approximately 706 ft. north of Eleven Mile Road; 27253 Mound; Section 17; Nextel; Jerry McAnally Jr. Release of Surety Bond for \$5,000 paid on February 26, 2000.
- b) SITE PLAN FOR BUILDING ADDITION AND PARKING LOT EXPANION TO INDUSTRIAL BUILDING; located on the east side of Ryan Road approximately 850 ft. south of Thirteen Mile Road; 30660 Ryan Road; Section 8; City of Warren. Release of a cash bond for \$7,500 paid on July 11, 1997.

## 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. **TABLED.**
- b) SITE PLAN FOR NEW DOUBLE ORDER STATIONS FOR DRIVE THRU FOR MCDONALD'S RESTAURANT; East side of Van Dyke Avenue, approximately 100 ft. south of Farnum Avenue; 27480 Van Dyke Avenue; Section 15; McDonald's USA LLC Michael Kazarian (Kenneth R. Van Tine AIA). Expired Site Plan – Approved October 22, 2012.
- c) SITE PLAN FOR EXPANSION OF EXISTING USED CAR LOT; Northeast corner of Dequindre Road and Michael Avenue; 21704 Dequindre Road; Section 31; The Auto Palace (Robert J. Tobin). Expired Site Plan – Approved November 14, 2011.
- d) SITE PLAN APPROVAL FOR MINOR AMENDMENT TO THE SITE PLAN FOR EXPANSION OF EXISTING USED CAR LOT; northeast corner of Dequindre Road and Michael Avenue; 21704 Dequindre Road, Section 31; Auto Palace Inc. (Robert J. Tobin). The amendment is to change the existing storage building use to a used car office and detail shop adjoining the north property lines of the site other minor site adjustments are included. Expired Site Plan – Approved March 25, 2013.

- e) SPECIAL LAND USE APPROVAL FOR RECREATIONAL PLASTIC PELLET GUN GAMING FACILITY; to be located on the west side of Mound Road approximately 846 ft. south of Ten Mile Road; 24649-B Mound Road; Section 29; Wojtuniecki Real Estate Holdings, LLC (Robert J. Tobin). Expired Site Plan – approved March 4, 2013.
  
- f) SITE PLAN FOR NEW THREE STORY MOTEL; northwest corner of Van Dyke and Murthum Avenue; 32035 Van Dyke Avenue; Section 4; City of Warren. Expired Site Plan – approved February 12, 2001.

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



Jason McClanahan  
Commission Secretary