



PLANNING COMMISSION

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Planning Director

Ronald F. Wuerth, AICP

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Monday, April 10, 2023 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Any person with a disability who cannot attend the meeting in person may participate via Zoom. Persons wishing to participate via Zoom must contact the City of Warren Planning Department Office at (586) 574-4687 – at least one (1) business day in advance of the meeting to request access. Persons who fail to contact the Planning Department at least one (1) business day in advance will not be granted access to participate in the Planning Commission meeting via Zoom.

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – March 27, 2023
6. PUBLIC HEARING ITEMS

Members of the audience who wish to address the Planning Commission this evening for a public hearing item may do so by first checking in with the court reporter at the right of the stage, and will have three (3) minutes to speak.

- a) SITE PLAN FOR OUTDOOR RETAIL SALES OF GARDENING SUPPLIES; located on the northeast corner of Eight Mile Road and Le Fever Avenue; 4545 & 4547 Eight Mile; Section 32; Vinson Bahri (Robert Ihrle). **Tabled from February 27, 2023. The petitioner has submitted a concept plan, and intends to submit a full revised site plan for review by April 24, 2023, and as such is requesting this item be postponed to a further date. The Planning Staff recommends this item be POSTPONED to the May 8, 2023 Planning Commission meeting.**
- b) REQUEST FOR REZONING FROM “P” TO “M-2”; located on the south side of Nine Mile Road, approximately 160 ft. west of Warner Avenue; from the present zoning classification of “P”, Parking District, the south 150 ft. of the property, to “M-2” Medium Light Industrial District; Section 31; 2700 Nine Mile Road; Great Lakes Trucking MI, Inc/Liliya Skikun (Paul Reschke). PR230001.

- c) REQUEST FOR REZONING FROM "P" TO "M-2"; located on the south side of Ten Mile Road, approximately 292.35 ft. east of Warner Avenue; from the present zoning classification of "P", Parking District, the south 165 ft. of the property, to "M-2" Medium Light Industrial District; Section 30; 3000 Ten Mile Road; MMC Management LLC/Michael Campbell (Brad Brickel). PR230003.
 - d) REQUEST FOR REZONING FROM "C-2" TO "M-2"; located on the north side of I-696 Service Drive, approximately 679.83 ft. east of Dequindre Road; from the present zoning classification of "C-2", General Business District, the east 299.32 ft. of the property, to "M-2" Medium Light Industrial District; Section 19; 2111 Walter P Reuther Drive; 2111 Walter Reuther LLC/Michael Stefani (Corey J Bambrough). PR230004.
 - e) SITE PLAN FOR PARKING LOT AND OPEN STORAGE FOR TRUCKS AND TRAILERS ADDITIONS; located on the west side of Mound Road, approximately 307.75 ft. south of Ten Mile Road; 24815-24705 Mound Road; Section 29; Mound Road Express LLC/Joel Ruhlman (Spartan Real State/Paul Reschke). PSP230006
7. CORRESPONDENCE
 8. OLD BUSINESS
 9. BOND RELEASE
 10. NEW BUSINESS
 11. CITIZEN PARTICIPATION – Members of the audience who wish to address the Planning Commission this evening may do so by first checking in with the court reporter at the right of the stage, and will have three (3) minutes to speak.
 12. PLANNING COMMISSION BUSINESS
 - a) Planning Director's Report
 - b) Planning Commission Discussion and Concerns
 13. CALENDAR OF PENDING MATTERS
 14. ADJOURNMENT



Warren Smith
Commission Secretary

Any person with a disability who needs accommodation for participation in this meeting should contact the City of Warren Planning Department Office at (586) 574-4687 – at least one (1) business day in advance of the meeting to request assistance.

If you have any questions, or would like to provide comments on any of the above items in advance of the meeting, please contact the City of Warren Planning Department Office at (586) 574-4687 prior to 1:00 pm the day of the meeting.