



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315  
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**Officers**

Warren Smith, Chair  
Merle Boniecki, Vice Chair  
Mahmuda Mouri, Secretary  
Vacant, Asst. Secretary

**Members**

John Kupiec  
Sultana Chowdhury  
Claudette Robinson  
Michelle Tutt  
Delwar Ansar

Garry Watts, Ex-Officio  
Jonathan Lafferty, Ex-Officio

**Planning Director**

Ronald F. Wuerth, AICP

**City of Warren Planning Commission  
PUBLIC HEARING AGENDA**

Monday, August 21, 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 (by 12:00 p.m. of the preceding Friday) 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 – August 7, 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 OPEN STORAGE AND THE SALE OF AUTO PARTS; located on the east side of Groesbeck Highway; approximately 409.25 ft. north of Frazho Road; Section 24; 26130 & 26144 Groesbeck Highway; TGM Properties LLC/Todd G. Middleton (Jamal Sharif-Sarazon Thedford/ EMS Auto Parts); PSP230023.
- b) SITE PLAN FOR PARKING LOT ADDITION AND REPAIRS; located on the northwest corner of Nine Mile Road and Amber Avenue; 12345 Nine Mile Road; Section 26; Violeta Golematis/UTSI Finance, Inc. (Jack Hartounian/UTSI Finance, Inc.); PSP230024.
- c) SITE PLAN FOR A FREEZER BUILDING ADDITION TO EXISTING BUILDING; located on the west side of Pinewood Street; approximately 557 ft. south of Stephens Road; 23663 Pinewood Street; Section 29; Dennis J. Hadel/P & H Management LLC. (Jay Deb Shekhor/MAA Import & Export); PSP230027.

- d) SITE PLAN FOR A RESIDENTIAL FOUR PLEX DWELLING BUILDING; located on the south side of Eleven Mile Road; approximately 671.6 ft. west of Mound Road; 13-20-227-001 (Eleven Mile Road); Section 20; Ginkgo Property Group/MD Haque; PSP230026.

7. CORRESPONDENCE

2024 Planning Commission Meeting Schedule. Approved on August 7, 2023.

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

Discussion of the 2023 Michigan Association of Planning Conference.

13. CALENDAR OF PENDING MATTERS  
14. ADJOURNMENT



Mahmuda Mouri  
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 (by 12:00 p.m. of the preceding Friday) 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.**