



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Merle Boniecki, Vice Chair
Mahmuda Mouri, Secretary
Sultana Chowdhury, Asst. Secretary

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

Planning Director

Ronald F. Wuerth, AICP

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

Monday, September 11, 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 21, 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) AMENDMENT TO APPENDIX A, ARTICLE IV-A; Proposed ordinance amending Appendix A; Article IV-A, Division III, Section 4A.13; Signs not requiring a permit. The proposed amendment would exempt permit requirements for public art work commissioned by the City of Warren as part of its Placemaking with Art Initiative; PANAP230002.
- b) SUBDIVISION LOT SPLIT; located on the southeast corner of Twelve Mile Road and Adler Drive; 12980 Twelve Mile Road; Section 14; Osama Razooq (Warren C. Avey/Urban Land Consultants); PSLS230003.

- c) SITE PLAN FOR NEW RECHARGEABLE ENERGY STORAGE SYSTEMS (RESS) AND OFFICE ADMINISTRATION BUILDING - PHASE I; located in the Southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Rodolfo Nieto/General Motors (Michael Serdiuk/Ghafari Associates, LLC); PSP230029.
- d) SITE PLAN FOR NEW BATTERY CELL DEVELOPMENT CENTER (BCDC) BUILDING - PHASE II; located in the Southeast corner area of Thirteen Mile and Mound Roads; General Motors Technical Campus; 30470 Harley Earl Road; Section 9; Rodolfo Nieto/General Motors (Michael Serdiuk/Ghafari Associates, LLC); PSP230030.
- e) SITE PLAN FOR NEW GLEANERS BUILDING; located on the northeast corner of Eight Mile Road and Sunset Avenue; 4401 Eight Mile Road (13-32-357-014), 13-32-357-009, 13-32-357-013, 13-32-357-012, & 13-32-357-011; Section 32; John Kastler/Gleaners Community Food Bank of Southeast Michigan (Kathleen Rupp/Ghafari Associates, LLC); PSP230028.

7. CORRESPONDENCE

- a) 16th Circuit Court Case Number 2023-002679-AA; Amended Claim of Appeal by Vinson Bahri and 4545 8 Mile LLC that the decision entered by the Planning Commission for the City of Warren to deny their petition for outdoor retail and outdoor storage of gardening supplies at 4545 and 4547 Eight Mile Road was improper.
- b) Notice from the City of Troy's Community Development Director advising that the City of Troy has prepared an update to their existing Master Plan and is requesting comments during a 63-day public comment and review period.

8. OLD BUSINESS

- a) SITE PLAN FOR OPEN STORAGE OF EQUIPMENT, TRUCK/TRAILER PARKING AND SCRAPPING; located on the north side of Eight Mile Road; approximately 387.57 ft. west of Mullin Avenue; Section 34; 11177 Eight Mile Road; Dominic Atisha (A-L-I 8 Mile LLC); PSP220023. **Approved on September 12, 2022. Petitioner is requesting a one (1) year extension to September 12, 2024.**
- b) SITE PLAN FOR NEW ATTACHED CONDOMINIUMS; located on the north side of Chicago Road; approximately 544 ft. west of Mound Road; Section 5; 5615 Chicago Road; Adeeb Zayto (Jeffrey Graham). **Approved on February 20, 2020. First extension request approved to August 8, 2023. Petitioner is requesting a second extension request to August 8, 2024.**

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



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.