



PLANNING COMMISSION

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Officers

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

Members

John Kupiec
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, October 16, 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 – September 25, 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 NEW WAREHOUSE BUILDING AND OPEN STORAGE**; located on the north side of Barber Avenue; approximately 364.64 ft. west of Gloede Drive; 14601 Barber Avenue; Section 13; Marvin Marooki/Christian Investment Properties LLC (Kalajian Architecture); PSP230021. **Automatically postponed from September 25, 2023 as a result of not receiving the requisite five (5) concurring votes either in favor of or against the item by the seated Planning Commissioners.**
- b) **SITE PLAN FOR OPEN STORAGE OF LANDSCAPING EQUIPMENT AND MATERIALS**; located on the east side of Flanders Avenue, approximately 120 ft. north of Harold Avenue; 25800 Flanders Avenue; Section 24; Matthew Lockhart, 25800 Flanders LLC (James VanHavermaat/PE, NorthStar Engineering LLC); PSP230032.

- c) SITE PLAN FOR REDESIGN AND DEVELOPMENT OF PARKING AREA; located at the southwest corner of Nine Mile Road and Warner; 2700 Nine Mile Road and 2760 Nine Mile Road; Section 31; Paul Reschke/Spartan Real Estate Group (Great Lakes Trucking MI, Inc./Liliya Skikun); PSP230033.
- d) SITE PLAN FOR RELIGIOUS FACILITY (LANDMARK CHURCH); located on the northwest corner of Mound and Thirteen Mile Roads; 5717 Thirteen Mile Road; Section 5; Paul Reschke/Spartan Real Estate (13 Mile & Mound, LLC./Nick Shango); PSP230020.
- e) SITE PLAN FOR EXPANSION OF ATHLETIC FACILITIES FOR REGINA HIGH SCHOOL; located on the south side of Masonic Boulevard, and approximately 652 ft. east of Schoenherr Road; 13900 Masonic Boulevard; Section 1; Mary Treder Lang/Regina High School (John Dell'Isola/Nowak & Fraus).

7. CORRESPONDENCE

8. OLD BUSINESS

SITE PLAN APPROVAL FOR NEW APARTMENT BUILDING ADDITION TO REGENCY CLUB APARTMENTS; located on the northwest corner of Hayes and Frazho Roads; 26160 Regency Club Drive; Section 24; Michael Tobin; TG Warren, Inc. **Approved on November 28, 2016.**

AND

MINOR AMENDMENT TO THE APPROVED SITE PLAN FOR NEW APARTMENT BUILDING ADDITION TO REGENCY CLUB APARTMENTS; located on the northwest corner of Hayes and Frazho Roads; 26160 Regency Club Drive; Section 24; Michael Tobin (James Barnwell). The Minor Amendment is to expand building #20 from 10 units to 16 units and provide access to individual garages for each unit in buildings #20 and #21. **Approved on November 19, 2018. Petitioner is requesting to modify the Planning Commission's standard condition for the trash enclosures for both site plans. The request is to allow the placement of vinyl fencing and wood railroad ties around the trash enclosures in place of the required six (6) ft. high brick embossed poured concrete walls with a 45 degree angled cap and screening gates. Postponed from September 25, 2023.**

9. BOND RELEASE

10. NEW BUSINESS

Voting of proposed amendment to Planning Commission Rules of Procedure; The proposed amendment eliminates the requirement in Section III, paragraph 4, which gives each petitioner the right to be heard by a nine-member board.

- 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.