



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

Ex-Officio
Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

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

Monday, November 20, 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 - November 6, 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) REQUEST FOR REZONING WITH CONDITIONS; located on the east side of Schoenherr Road; approximately 841.58 ft. north of Ten Mile Road; from the present zoning classification R-I-C, One Family Residential District to R-3, Multi-Family Dwelling District; 25480, 25468, 25440 Schoenherr Road; Section 24; Rafi Ahmad. **Postponed from November 6, 2023.**
- b) SITE PLAN FOR SITE REDEVELOPMENT FOR EXPRESS CAR WASH (AUTOMATIC CONVEYOR TYPE) AND PARKING LOT; located on the east side of Mound Road, approximately 587.47 ft. south of Twelve Mile Road; 28740 Mound Road; Section 16; R. Andrew Martin, Jr./Ash Ventures LLC (Craig Van Bremen/ Express Wash Concepts/Jake Rilett/The Mannik & Smith Group, Inc.); PSP230035. **Postponed from November 6, 2023.**

7. CORRESPONDENCE

Planning Director Ron Wuerth’s letter to Mayor Lori Stone reviewing his activities serving as Planning Director since approximately 2007 to present date. Also, a snapshot of what is planned for the future of the City of Warren.

8. OLD BUSINESS

- a) 2nd MINOR AMENDMENT TO SITE PLAN FOR LARSA PALACE BANQUET HALL; located on the north side of Old Thirteen Mile Road, approximately 712.48 ft. east of Van Dyke; 8201 Old Thirteen Mile Road; Section 03; Orsa Zuhair/Larsa Palace LLC (Zack Hanna/Dream Home Estates LLC); PMA230008. The Minor Amendment is for the addition of a fountain and a shed.
- b) 4th Minor Amendment to the Approved Site Plan for Home Depot; located on the northwest corner of Hoover Road and Engleman Avenue; Section 22; 25879 Hoover Road; John Chescavage/HD Development of Maryland, Inc. (Katie Fitzjarrald/Kimley-Horn and Associates. Inc.); PMA230009. Minor Amendment is to allocate space for outdoor storage, outdoor sales, and parking spaces.
- c) SITE PLAN FOR LANDSCAPING FACILITY WITH OPEN STORAGE; located on the east side of Groesbeck Highway, approximately 756.81 ft. north of Frazho Road; 26190 Groesbeck Highway; Section 24; Robert Kluck (Zachary Matouka/The Yard Men); PSP230036. **Site plan approved November 6, 2023. Planning Commission approved performance bond of \$19,500 based on the estimated cost of \$650,000 provided by the petitioner at the time of application. Following site plan approval, the petitioner has submitted that the correct estimated cost is \$300,000 and is requesting a lower bond amount.**
- d) SITE PLAN FOR SITE REDEVELOPMENT FOR NEW AUTOMATIC CONVEYOR TYPE CAR WASH AND PARKING LOT; located on the east side of Mound Road; approximately 587.47 ft. south of Twelve Mile Road; 28740 Mound Road; Section 16; Jon Pellegrine (Development Management Associates LLC). **Approved on May 9, 2022. Owner has requested to withdraw site plan, as the previous applicant has withdrawn from the project. A new applicant (Express Wash Concepts) has applied for site plan approval.**

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



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.