



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

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, November 6, 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 – October 16, 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. **Postponed from October 16, 2023.**
- b) 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.
- 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.

- d) 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); PSP230035.

7. CORRESPONDENCE

8. OLD BUSINESS

- a) 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 October 16, 2023.

- b) SITE PLAN FOR CANNABIS FACILITY; (Formerly Site Plan for New Retail and Restaurant Building); located on the side of Dequindre Road; approximately 977.37 ft. south of Eleven Mile Road; Section 19; 26620 Dequindre Road; Geoffrey Sargent (Michael Malone); PSP200036. **Approved on December 7, 2020. First extension request approved to December 7, 2023. Petitioner requesting a second extension request to December 7, 2024.**

9. BOND RELEASE

SITE PLAN FOR THIRTEEN ATTACHED CONDOMINIUMS; located on the north side of the westbound I-696 Service Drive; approximately 150 ft. east of Dowland Avenue; 3161-2191 Eleven Mile Road; Section 18; Windmill Developer, LLC (James Cummins). **Approved on January 12, 2004. Project completed, release the bond.**

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.