



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Merle Boniecki, Vice Chair

Mahmuda Mouri, Secretary

Sultana Chowdhury, Asst. Secretary

Members

John Kupiec

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Michelle Tutt

Delwar Ansar

Melody Magee, Ex-Officio

Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

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

Monday, December 18, 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 – December 4, 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 SELF STORAGE FACILITY; two properties located on the north and south side of Ten Mile Road, approximately 326.85 ft. east of Mound Road; Sections 21 and 28; 6014 and 6015 Ten Mile Road (formerly DeCarlo’s Banquet and Convention Center); Frank Jarbou/SEH Warren, LLC; PSP230038.
- b) SITE PLAN FOR TRUCK AND TRAILER PARKING, STAGING, AND STORAGE; located on the south side of Nine Mile Road, approximately 160 ft. west of Warner Avenue; Section 31; 2700 Nine Mile Road; Liliya Skikun/Great Lakes Trucking MI, Inc. (Paul Reschke/Spartan Real Estate Group); PSP230037.

7. CORRESPONDENCE

SITE PLAN FOR OUTDOOR DINING AREA FOR EXISTING RESTAURANT; located on the west side of Ryan Road; approximately 248 ft. south of Eleven Mile Road; 26837 Ryan Road; Section 19; Steven Savich (Sima Birach). **Approved on April 22, 2019. Extension approved to December 3, 2023. Never finished, expired.**

8. OLD BUSINESS

- a) MINOR AMENDMENT FOR EXPANSION OF COMMERCIAL KITCHEN AREA (ANDIAMO); located on the south side of Fourteen Mile Road, approximately 823.28 ft. west of Van Dyke Avenue; 7096 Fourteen Mile Road; Section 04; Joe Vicari/Vicari Realty (Robert A. Hoida/O-X Studio, Inc.). Minor amendment is for expansion of commissary kitchen area; PMA230010. **Postponed from December 4, 2023.**
- b) 2nd MINOR AMENDMENT TO SITE PLAN FOR COMMERCIAL COMPONENT "C" (MEIJER STORE); located in the northwest corner of Twelve Mile and Mound Roads; 29505 Mound; Section 8; Michael Flickinger/Meijer, Inc. (Ryan Singles/ Kimley-Horn of Michigan); PMA230011. The Minor Amendment is for the addition of EV charging stations and for a grass area due to the removal of 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. Postponed from December 4, 2023.**

9. BOND RELEASE

SITE PLAN FOR OPEN STORAGE OF REPAIRED VEHICLES; located on the north side of Stephens Road between Groesbeck Highway and Schoenherr Road; 24111 Groesbeck; Section 25; Prior Associates, LLC (Jeffrey Prior). **Approved on February 25, 2019. Completed, release the bond.**

10. NEW BUSINESS

Planning Commission Approval of the 2024 - 2025 Planning Department Budget.

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.