



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315  
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**Officers**

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

**Members**

Claudette Robinson  
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, January 22, 2024 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 – January 8, 2024
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 CONDITIONAL REZONING; located on the southeast corner of Common and Lorraine Roads; from the present Zoning Classification R-1-B, One Family Residential, to “O”, Office District; Section 10; 29900 Lorraine; Asaad Yousif/29900 Lorraine, LLC; PR230008. **Petitioner requests that this item be postponed indefinitely as they will be applying for a use variance. Should this item come back before the Planning Commission, new public notices shall be sent.**
- b) SITE PLAN FOR NEW AUTOMATIC CONVEYOR-TYPE CAR WASH, AND AMENDING THE HERITAGE VILLAGE PUD AGREEMENT FOR USE AND PARKING REQUIREMENTS; located on the west side of Mound Road; approximately 850 ft. north of Twelve Mile Road; Commercial Component “C” of Heritage Village Planned Unit Development (PUD); Section 8; 29505 Mound Road; Matt Levitt/Meijer, Inc. (Samantha Burgner/Alrig USA); PSP230043.
- c) SITE PLAN FOR REDEVELOPMENT OF CURRENT BUILDING TO NEW TROPICAL SMOOTHIE DRIVE-THRU RESTAURANT; located on west side of Hoover Road approximately 320 ft. north of Ten Mile Road.; Section 22; 25141 Hoover Road; Ian Findlay/Protégé Properties, LLC; PSP230042.

7. CORRESPONDENCE

Notice from the City of Sterling Heights of their intent to update the City's Master Plan and create a Climate Action Plan.

8. OLD BUSINESS

- a) 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 18, 2023.**
  
- b) 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. **Site plan was approved on November 6, 2023 with operational hours of Monday through Friday, 7:00 a.m. to 6:00 p.m., and Saturday 9 a.m. to 3:00 p.m. being added by the Planning Commission as a condition of approval. Petitioner is requesting to rescind the Planning Commission's condition for restricted hours, as M-2, Medium Light Industrial District allows for 24 hours.**

9. BOND RELEASE

10. NEW BUSINESS

Discussion and selection of a Planning Commission representative for the following committees: Master Plan Committee, By-Laws and Rules of Procedure Committee, PUD Review Representative.

- 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.