



Officers

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Members

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Melody Magee, Ex-Officio
Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

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

Monday, February 5, 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 22, 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) 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. **Postponed from January 22, 2024.**
- b) AMENDMENT TO APPENDIX A, ARTICLE IV-A; Proposed ordinance amending Appendix A; Article IV-A, Division III, Section 4A.13; Signs not requiring a permit. The proposed amendment would exempt permit requirements for public art work commissioned by the City of Warren as part of its Placemaking with Art Initiative. Approved on September 11, 2023. This is an amendment to Section 4A.13 so that public artwork commissioned by the City of Warren as part of its Placemaking with Art Initiative will not require a permit, but will require written notification of the City’s Building Division; and an amendment to Section 4A.14 to make it clear that public art work commissioned by the City of Warren as part of its Placemaking with Art Initiative is not a prohibited sign.

- c) AMENDMENT TO ORDINANCE NO. 30; APPENDIX A, ARTICLE II – DEFINITIONS AND ARTICLE IV – GENERAL PROVISIONS RELATING TO BASEMENTS. Section 2.02 - Basement Definition & Size of Residential Dwellings, Section 4.26. The proposed ordinance amends the definition of basement to be consistent with the international code book used by many city departments. Additionally, the proposed ordinance amendment removes the requirement that multi-family developments have a basement. After consulting with the relevant City departments, this requirement is no longer necessary.

- d) SITE PLAN FOR ADDITIONAL DRIVE-THRU AND CANOPY PLUS PARKING LOT RESURFACING; located at the northeast corner of Eight Mile Road and Sherwood Avenue; Section 33; 6711 East Eight Mile Road; Anthony Joseph/White Castle Michigan LLC (Lauren Mansperger/Archall Architects LLC); PSP240001.

- 7. CORRESPONDENCE
- 8. OLD BUSINESS
- 9. BOND RELEASE
- 10. NEW BUSINESS

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 that are in attendance 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 Public Hearing 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. Individual public notices are mailed to properties within 300 ft. of the subject property site for Public Hearing items only (Agenda item 6). Items heard under Old Business (agenda item 8), are not public hearing items and there will be no public comment heard, verbal or written.