



PLANNING COMMISSION

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

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Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

**Warren City Planning Commission
PUBLIC HEARING AGENDA**

Monday, March 25, 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 – March 11, 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 OPEN STORAGE OF STACKED STEEL PLATES; located on the Northwest corner of Audrey and East Nine Mile Road; 4965 East Nine Mile Road; Section 29; Derrick Kempainen/DJP Leasing, LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240005. **Postponed from March 11, 2024. The petitioner requests that this item be further postponed to May 6, 2024.**
- b) PROPOSED DRAFT FOR THE CITY OF WARREN VAN DYKE CORRIDOR PLAN; AN ADDENDUM TO THE CITY OF WARREN MASTER PLAN; A comprehensive initiative for a rigorous three-year study encompassing resident and business surveys, as well as strategic engagements with key stakeholders, including City, County, and State officials. By February 2022, Beckett & Raeder, Inc. completed their preliminary study of the Van Dyke Corridor. This proposal is for a resolution to adopt and recommend to City Council and is an addendum to the 2021 City of Warren Master Plan; City of Warren; Tom Bommarito, DDA/TIFA Director (Beckett & Raeder, Inc., Planning Consultants).

7. CORRESPONDENCE

- a) SITE PLAN FOR NEW MEDICAL OFFICE BUILDING AND ADDITION TO EXISTING SURGICAL HOSPITAL; Located on the east side of Dequindre Road; Approximately 427.83 ft. north of John B Avenue; 21230 Dequindre Road; Section 31; John Vitale (Adam Roberts). **Approved on June 21, 2021. Never finished, expired.**
- b) SITE PLAN FOR BUILDING ADDITION FOR INDUSTRIAL STORAGE; located on the east side of Groesbeck Highway, approximately 917.08 ft. north of Stephens Road; 24358 Groesbeck Highway; Section 25; Great White Dort Inc. (Ed. Cutlip, AGS Automotive System). **Approved on August 9, 2021. Never finished, expired.**
- c) SITE PLAN FOR PARKING LOT; located on the east side of Amber Avenue, approximately 249.2 ft. south of Timken Avenue; 23364 Amber; Section 26; 2S Realty LLC (Martin Nica). **Approved on August 23, 2021. Never finished, expired.**
- d) SITE PLAN FOR MOBILE MRI TRAILER PAD; Located on the east side of Hoover Road; approximately 260 ft. north of 13 Mile Road; Section 2; 31150 Hoover Road; Rajeev Jolly/Maxim MRI LLC (Dr. Narayan Verma/Hoover Real Estate); PSP210001. **Approved on March 22, 2021. Never finished, expired.**

8. OLD BUSINESS

SUBDIVISION LOT SPLIT (REVISED PLAN); located on the southeast corner of Twelve Mile Road and Adler Drive; 12980 Twelve Mile Road; Section 14; Osama Razooq (Warren C. Avey/Urban Land Consultants); PSL230003. **Recommended for approval by the Planning Commission on September 11, 2023. The petitioner submitted an updated survey for a new configuration of the proposed subdivision lot split.**

9. BOND RELEASE

- a) SITE PLAN FOR PARKING LOT; located on the east side of Amber Avenue, approximately 249.2 ft. south of Timken Avenue; 23364 Amber; Section 26; 2S Realty LLC (Martin Nica). **Site plan approved on August 23, 2021. Cash bond in the amount of \$900 posted on December 22, 2021. Site plan expired on August 23, 2023. Release the bond.**
- b) SITE PLAN FOR NEW PARKING LOT AND TWO NEW OVERHEAD DOORS TO THE WEST ELEVATION OF THE BUILDING; located on the northwest corner of Cadillac Avenue and Hoover Road; 22705 Hoover; Section 34; Golden Gate Engineering LLC (South Macomb Motors Inc.). **Site plan approved on July 10, 2017. Cash bond in the amount of \$600 posted on August 29, 2017. Site plan expired on July 10, 2019. 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 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.