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

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Delwar Ansar

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

**Planning Director**

Ronald F. Wuerth, AICP

**PLANNING COMMISSION**

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**Warren City Planning Commission  
PUBLIC HEARING AGENDA**

Monday, April 8, 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 25, 2024
6. PUBLIC HEARING ITEMS
  - a) SITE PLAN FOR GAS STATION AND CONVENIENCE STORE; located on the southwest corner of Ten Mile and Mound Roads; Section 29; 5830 Ten Mile Road, 5804 Ten Mile Road, and 24925 Mound Road; Sean Koza/10 & Mound LLC (Hatem Hannawa/B D and E Group); PSP240007.
  - b) SITE PLAN FOR BUILDING ADDITION, NEW ACCESSORY BUILDING, AND OPEN STORAGE OF VEHICLES; located on the west side of Groesbeck Highway in the area of Prospect Avenue and Toepfer Road; 21311 Groesbeck Highway and parcels north of Prospect Avenue (13-35-326-001 through 13-35-326-009, 13-35-327-001 through 13-35-327-018, 13-35-327-020 through 13-35-327-026, and the north 523.67 feet of parcel 13-35-352-015) along with parcels south of Prospect Avenue (13-35-331-001, 13-35-331-002, and 13-35-331-006); Section 35; Kalven (Hermiz/Brays Investments LLC & Edom Properties LLC (Caren Burdi/Earl, Earl & Rose, PLLC.); PSP240006.
7. CORRESPONDENCE
  - a) SITE PLAN FOR OPEN STORAGE; located on the northwest corner of Ryan Road and Wasmund Avenue; 21147 Ryan; Section 31 Kemp Properties LLC (Jeffrey Graham). **Approved on October 18, 2021. Never finished, expired.**

- b) MINOR AMENDMENT TO SITE PLAN FOR NEW MENARD S HOME IMPROVEMENT STORE; located on the west side of Van Dyke Avenue; approximately 1,058 ft. south of Fourteen Mile Road; 32501 Van Dyke Avenue;\_Section 4; Tyler Edwards (Andrew Walters, MCA); minor amendment is for a yard gate expansion and relocation of the existing generator/transformer. **Approved on May 3, 2021. Never finished, expired.**
- c) SITE PLAN FOR EXISTING CAFETERIA BUILDING INTERIOR IMPROVEMENTS, NEW PARKING, AND LANDSCAPE IMPROVEMENTS; located approximately 1,965 ft. east of Mound Road, and 2,060 ft. north of Twelve Mile Road; 6579 Zora Arkus-Duntov; Section 9; General Motors (Cassandra Bellow). **Approved on February 7, 2022. Never finished, expired.**
- d) SITE PLAN FOR EXISTING GLASS HOUSE BUILDING INTERIOR IMPROVEMENTS, REPOSITION OF EXISTING GUARD SHACK, AND FENCE ALIGNMENT; located approximately 165 ft. east of Mound Road, and 1,900 ft. north of Twelve Road; 30100 Mound; Section 9; General Motors (Cassandra Bellow). **Approved on January 24, 2022. Never finished, expired.**

8. OLD BUSINESS

- a) SITE PLAN FOR NEW MULTI-FAMILY DEVELOPMENT AS PART OF APPROVED PUD; Located on the north side of Ten Mile Road, approximately 759.1 ft. west of Schoenherr Road; Section 23; 13041 Ten Mile Road; Lorenzo Cavaliere (Warren 10 Mile Residential LLC); PSP220018. **Approved on June 13, 2022. Petitioner is requesting a one year extension to June 13, 2025.**
- b) SITE PLAN FOR OUTDOOR STORAGE; located on the east side of Groesbeck Hwy; approximately 907.89 ft. north of Frazho Road; 26220 Groesbeck Hwy.; Section 24; PGL Building (Imad Potres). **Approved on June 13, 2022. Petitioner is requesting a one year extension to June 13, 2025.**
- c) SITE PLAN FOR NEW MEDICAL MARIHUANA PROVISIONING CENTER; located on the southwest corner of Ten Mile and Mound Roads; Section 29; 5830 Ten Mile Road; Marlin Kajj (Ali & Mahmoud Dakroub); PSP200002. **Petitioner requesting withdrawal of Site Plan that was never heard by the Planning Commission.**

9. BOND RELEASE

10. NEW BUSINESS

Cancelation of the May 6, 2024 Planning Commission Meeting due to the Council of Commissions Appreciation Dinner.

- 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

- c) Planning Commissioner Training; Doug Lewan/Carlisle/Wortman; Saturday, June 1, 2024 at 9:00 a.m.; all Commissioners & Ex-officios.
- d) Planning Department and Commission 2024/2025 Budget Discussion; Meeting of the Committee of the Whole of the City of Warren Council; Saturday, April 13, 2024 at 9:00 a.m. (Planning Department and Commission meeting time is estimated to be at 1:45 p.m.); all Commissioners & Ex-officios.

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.**