



PLANNING COMMISSION

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Officers

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

Members

Claudette Robinson
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, July 8, 2024 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden
Warren, Michigan 48092

Any person who cannot attend the meeting in person may participate via Zoom. Persons wishing to participate via Zoom must request access by contacting the City of Warren Planning Department Office at (586) 574-4687 prior to 12:00 p.m. the Friday preceding the meeting. Any person who fails to contact the Planning Department by 12:00 p.m. on 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 – June 24, 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 PUBLIC ALLEY VACATION AND UTILITY EASEMENT; vacate the north half of the existing north/south eighteen (18) ft. alley on the rear lots 10, 11, 12 & 145 of Rivards Gardens Subdivision; located south of Jackson; approximately 154 feet west of Van Dyke; Section 33; 20843 Van Dyke Avenue; FMHH, Inc. (Hussen Charara); PAV240001. **Postponed from June 10, 2024. Petitioner requests that this item remain postponed indefinitely.**
- b) SPECIAL LAND USE FOR AL SHAHI PALACE RESTAURANT WITH BANQUET FACILITIES; located on Twelve Mile Road; approximately 140 ft. east of Ryan Road; 4235 Twelve Mile Road; Section 8; Tom Hanawa, Affinity 4 Investments LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSLU240001. **Postponed from June 10, 2024. Petitioner requests that this item remain postponed to August 19, 2024.**
- c) 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 Kemppainen/DJP Leasing, LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240005. **Postponed from May 20, 2024.**

- d) 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. **Postponed from May 20, 2024.**
- e) SITE PLAN FOR EXPANSION OF EXISTING CAR WASH AND RELOCATION OF SINGLE FAMILY DWELLING; located at the southwest corner of Van Dyke and Jackson Avenues; 20843 Van Dyke Avenue and 7644 Jackson Avenue (Lots 7-12 and 143-145 of Rivards Gardens Subdivision); Section 33; Hassen Charara/FMHH, Inc. and Charara Holdings LLC (Caren M. Burdi/Earl, Earl & Rose, PLLC); PSP240012. **Postponed from June 10, 2024. Petitioner requests that this item remain postponed indefinitely.**

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

SITE PLAN APPROVAL FOR NEW APARTMENT BUILDING ADDITION TO REGENCY CLUB APARTMENTS; located on the northwest corner of Hayes and Frazho Roads; 26160 Regency Club Drive; Section 24; Michael Tobin; TG Warren, Inc. **Approved on November 28, 2016. Cash bond posted in the amount of \$14,550. Project complete. 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 who needs accommodation for participation in this meeting should request assistance by contacting the City of Warren Planning Department Office at (586) 574-4687 prior to 12:00 p.m. the Friday preceding the meeting.

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 p.m. 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.