



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Merle Boniecki, Vice Chair
Mahmuda Mouri, Secretary
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Syed Hoque

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Planning Director

Ronald F. Wuerth, AICP

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

Monday, June 16, 2025 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden Ave.
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 2, 2025*
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 SHEETZ GAS STATION AND CONVENIENCE STORE WITH OUTDOOR SEATING; located on the northeast corner of Twelve Mile Road and Dequindre Road; 2003 Twelve Mile Road; Section 7; James M. Dworman/Central Twelve LLC (Derick Riba/MC Development Holdings, LLC); PSP250019. **Postponed from May 12, 2025.**
- b) SUBDIVISION LOT SPLIT REQUEST; located on the south side of Couwlier Avenue, approximately 1,402.97 feet east of Schoenherr Road; one (1) parcel (Lot 48) to be split into two (2) parcels; Section 36; 14036 Couwlier Avenue; Scott Skelton/Skelton Properties, LLC; PSLS250001.
- c) SITE PLAN FOR VEHICLE REPAIR AND SERVICE FACILITY WITH OUTDOOR STORAGE OF VEHICLES; located on the southeast corner of Eleven Mile Road and Dwyer Street; 6200 Eleven Mile Road; Section 21; BRG-DIS Trust/Trustee Bruce Griffith (James Cummins/The Cummins Group); PSP240032.

7. CORRESPONDENCE

Correspondence that the City of Detroit is proposing an amendment to the Detroit Master Plan of Policies. In accordance with the provisions of the Michigan Planning Enabling Act (Public Act 33 of 2008), this also serves as notice of the intent to amend the Detroit Master Plan of Policies.

8. OLD BUSINESS

- a) MINOR AMENDMENT FOR OUTDOOR PATIO AT COFFEE HOUSE WITH DRIVE-THRU; located on the south side of Fourteen Mile Road, approximately 306.15 feet west of Ryan Road; 3900 Fourteen Mile Road; Section 6; Abdulla Alysofi/Alysofi Properties 2, LLC; PMA250006. The Minor Amendment is for the addition of an outdoor patio to the front of the coffee house.
- b) SITE PLAN FOR OUTDOOR STORAGE; located on the east side of Groesbeck Highway, approximately 907.89 feet north of Frazho Road; 26220 Groesbeck Highway; Section 24; PGL Building (Imad Potres); PSP220014. **Approved on June 13, 2022. First extension request approved to June 13, 2025. Petitioner is requesting a second one-year extension to June 13, 2026.**
- c) SITE PLAN FOR OUTDOOR STORAGE; located on the northwest corner of Schoenherr Road and Saint Andrews Avenue; Section 35; 21975 Schoenherr Road; Alen Aboush (Janas Holdings); PSP210019. **Approved on July 12, 2021. First extension request approved to July 12, 2024. Second extension request approved to July 12, 2025. Petitioner is requesting a third one-year extension to July 12, 2026.**
- d) MINOR AMENDMENT TO SITE PLAN FOR A PLANNED UNIT DEVELOPMENT, ITEM E, FOURPLEX COMPONENT; located on the southwest corner of Thirteen Mile and Mound Roads; 13-08-226-002 & 13-08-204-011; Section 8; Gaetano (Guy) T. Rizzo/Columbia Homes Heritage LLC; PPUDMA250001. The Minor Amendment to the Heritage Village Planned Unit Development for triplex condominium buildings has been changed to fourplex condominium buildings. The original site plan from 2005 for this development was for fourplex condominiums. **Approved by the Planning Commission on May 12, 2025. The petitioner is requesting that the estimated cost of the project be reduced from \$1.8 million to \$600,000, resulting in a reduced bond in the amount of \$18,000.**
- e) SITE PLAN FOR DRIVE-UP ATM; located on the south side of Fourteen Mile Road, approximately 366.15 feet west of Ryan Road; 3600 Fourteen Mile Road; Section 6; Michael Boggio. **Approved on June 18, 2001. This site is a former Bank of America/Standard Federal. A new development (Coffee Shop with outdoor patio and drive-thru) is applying for site plan approval for this site. Close-out the file.**

9. BOND RELEASE

SITE PLAN FOR DRIVE-UP ATM; located on the south side of Fourteen Mile Road, approximately 366.15 feet west of Ryan Road; 3600 Fourteen Mile Road; Section 6; Michael Boggio. **Approved on June 18, 2001. This site is a former Bank of America/Standard Federal. A new development (Coffee Shop with outdoor patio and drive-thru) is applying for site plan approval for this site. Release the original \$1,000 cash 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) Zoning Board of Appeals Online Certificate Course. The ZBA Online Certificate Course is a self-paced online training designed for members of the local government Zoning Board of Appeals (ZBA), local government staff who work alongside the ZBA, and local government managers and attorneys.
- c) Syed Hoque completed the MSU Extension Citizen Planner Online Course. All current Planning Commissioners have received their Citizen Planner Certificates.
- d) Planning Commission Discussion and Concerns.

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Mahmuda Mouri
Commission Secretary

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.