



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

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Sultana Chowdhury, Assistant Secretary

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Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

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

Monday, June 2, 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 – *May 12, 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 SPEEDWAY GAS STATION AND CONVENIENCE STORE WITH SIX DISPENSER AUTO CANOPY; located on the southwest corner of Fourteen Mile Road and Ryan Road; 32983 Ryan Road; Section 6; Jordan Jonna/RAC Ryan LLC (Josh Bratton/Agree Development, LLC); PSP250006. **Postponed from March 10, 2025.**
- b) SITE PLAN FOR OUTDOOR STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT; located on the south side of Ten Mile Road, approximately 159.1 feet west of Groesbeck Highway; 14000 & 13970 Ten Mile Road; Section 25; Mark Cicchini (Mark Cicchini/Rayco Utility & Rental Inc.); PSP250013. **Postponed from April 28, 2025. The petitioner requests and the Planning Department recommends that this item remain postponed to July 28, 2025.**
- c) SITE PLAN FOR BUILDING ADDITION; located on the northwest corner of Twelve Mile Road and Longview Avenue; 8425 Twelve Mile Road; Section 10; Cindy Lamb/CSI Office Building LLC (Melvin Hudson/CSI Office Building LLC); PSP250020.
- d) SITE PLAN FOR RELIGIOUS CENTER BUILDING ADDITION TO ADD SECOND STORY; located on the north side of Twelve Mile Road, approximately 1,137 feet west of Mound Road; 5491 Twelve Mile Road; Section 8; Ruhul Mumen/Center for Dawah & Research Inc.; PSP250021.

7. CORRESPONDENCE

SITE PLAN FOR MACHINE SHOP BUILDING ADDITION; located on the northeast corner of Miller Drive and Hollingsworth Avenue; 6855 Miller Drive; Section 4; 6855 Miller Road LLC/Daniel Blake (Dedicated Machine/Daniel Blake); PSP230011. **Approved on May 8, 2023. Conditions never completed. Expired on May 8, 2025.**

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 feet west of Schoenherr Road; Section 23; 13041 Ten Mile Road; Lorenzo Cavaliere (Warren 10 Mile Residential LLC); PSP220018. **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. Postponed from May 12, 2025.**
- b) SITE PLAN FOR BUILDING ADDITION AND RELOCATION OF EXISTING FUEL CANOPY; located on the east side of Dequindre Road; approximately 699 feet south of Fourteen Mile Road; 32600 Dequindre Road; Section 6; Penske Truck Leasing Co./Mike Barnes (Justin Miller); PSP230017. **Approved on June 12, 2023. Petitioner is requesting a one-year extension to June 12, 2026.**
- c) REVISED SITE PLAN FOR DRIVE-THRU WINDOW FOR PHARMACY; located on the northeast corner of Twelve Mile and Dequindre Roads; 2003 Twelve Mile Road; Section 7; City of Warren. **Approved on April 22, 1996. This site is a former Rite Aid. A new development (Sheetz Gas Station and Convenience Store with Outdoor Seating) is applying for site plan approval for this site. The original \$7,500 surety bond was released on May 12, 2025. Close-out the file.**

9. BOND RELEASE

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

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.