



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315

WARREN, MI 48093-5283

(586) 574-4687

Fax (586) 574-4645

www.cityofwarren.org

Officers

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

Members

Delwar Ansar
Andrey Duzyj
Michael Holowaty
Syed Hoque

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

Planning Director

Ronald F. Wuerth, AICP

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

Monday, March 10, 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 – *February 24, 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) **REVISED SITE PLAN FOR SELF-STORAGE FACILITY**; two properties located on the north and south sides of Ten Mile Road, approximately 326.85 ft. east of Mound Road; 6014 and 6015 Ten Mile Road (formerly DeCarlo’s Banquet and Convention Center); Sections 21 and 28; Frank Jarbou/SEH Warren, LLC; PSP230038. **Originally approved December 18, 2023. Rescheduled from the February 24, 2025 Planning Commission meeting due to an error on the Public Notices.**
- b) **SITE PLAN FOR NEW SPEEDWAY GAS STATION 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.

- c) SITE PLAN FOR REDEVELOPMENT INCLUDING NEW LOGISTICS BUILDING, OFFICE SPACE, WAREHOUSE, AND TRUCK/TRAILER STORAGE; located on the east side of Groesbeck Highway, approximately 510 ft. north of Frazho Road; 26160 Groesbeck Highway; Section 24; Andrew Moiseev (Penx Logistics LLC); PSP250003.
- d) SITE PLAN FOR MIXED USE DEVELOPMENT FOR MYHEALTH URGENT CARE MEDICAL FACILITY AND MULTI-FAMILY DEVELOPMENT; located on the southwest corner of Van Dyke and Continental Avenues; 23157-23151-23145-23131 Van Dyke Avenue and 7608-7600-7592 Continental Avenue; Section 28; Tom Bommarito/City of Warren-TIFA (Neil McGrath/Pro Contracting Group); PSP250007.

7. CORRESPONDENCE
8. OLD BUSINESS

- a) 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 is to change the original development of Component E from a fourplex to a triplex condominium development.
- b) MINOR AMENDMENT TO SITE PLAN FOR PARKING LOT ADDITION; located on the west side of Mound Road, approximately 367 ft. north of Eight Mile Road; 20787 Mound Road & 20780 Albany Avenue; Section 32; Mazin Marogi/Marogi Investments LLC; PMA250002. The Minor Amendment is for the modification of the parking lot, eliminating the parking lot islands along the public alley.

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.