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**Planning Director**

Ronald F. Wuerth, AICP



**PLANNING COMMISSION**

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

Monday, May 12, 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 – April 28, 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 BUILDING ADDITION TO EXISTING GAS STATION WITH CONVENIENCE STORE AND CARRY-OUT RESTAURANT; located on the southeast corner of Thirteen Mile Road and Hoover Road; 11610 Thirteen Mile Road; Section 11; Nameer Kastaw/13 & Hoover BP LLC; PSP250016.
- b) 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.
- c) SITE PLAN FOR AUTO REPAIR SHOP, PARKING LOT EXPANSION, AND OPEN STORAGE OF REPAIR VEHICLES; located on the southwest corner of Groesbeck Highway and Nine Mile Road; 22755 Groesbeck Highway; Section 35; Joseph Tringale/JNT Investments; PSP250017.

- d) SITE PLAN FOR OPEN STORAGE OF TRUCKS AND TRAILERS; located on the east side of Schoenherr Road, approximately 600 ft. north of Nine Mile Road; 23170 Schoenherr Road; Section 25; Terraval LLC/Ramona Cean; PSP250014.
- e) SITE PLAN FOR OPEN STORAGE OF SEMI-TRUCKS, EMPLOYEE PARKING, AND NEW PARKING LOT; located on the west side of Ryan Road, approximately 108 ft. south of Otis Avenue; 22323 Ryan Road; Section 31; Tomas Zuniga/Zuniga Cement Construction (Michael Malone/Partners in Architecture); PSP250018.

7. CORRESPONDENCE

8. OLD BUSINESS

- a) THE MINOR MODIFICATION OF THE HERITAGE VILLAGE PUD AGREEMENT; located at 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; PPUDMA240001. The Minor Modification to the Heritage Village Planned Unit Development Agreement is to change the original development of Component E from a fourplex to a triplex condominium development. **Approved by the Planned Unit Development Committee on January 23, 2025. Petitioner is withdrawing their minor modification application to the PUD agreement.**
- b) 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. **Postponed from March 10, 2025.**
- c) MINOR AMENDMENT FOR OUTDOOR PATIO (TABLE 53 PIZZERIA); located on the southeast corner of Van Dyke and Jenny Avenues; 32270 Van Dyke Avenue; Section 3; Assaad Sobh/4Ward Development LLC; PMA250005. The Minor Amendment is for the addition of an 18 ft. x 20 ft. outdoor patio.
- d) 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. First extension request approved to June 13, 2025. Petitioner is requesting a second extension to June 13, 2026.**
- e) SPECIAL LAND USE FOR BANQUET HALL; located on the east side of Dequindre Road, approximately 255 ft. south of Eleven Mile Road; 26768 Dequindre Road (26800 Dequindre); Section 19; Tamara Owens (Tuan Dang/Saigon Center, LLC); PSLU240002. **Recommended for approval by the Planning Commission on September 23, 2024. Petitioner is withdrawing their application for Special Land Use.**

9. BOND RELEASE

- a) MINOR AMENDMENT TO SITE PLAN FOR KITCHEN ADDITION, TWO BARBEQUE COOKING AREAS, AND OUTDOOR DINING AREA FOR THE VICTORY INN; located on the southeast corner of Twelve Mile and Mound Roads; 28950 Mound Road; Section 16; Beverly Suida (James Schneider); PMA160010. The minor amendment is for changes to the building addition and outdoor seating area. **Approved on September 12, 2016. Cash bond posted in the amount of \$6,000. A new development (Sheetz Gas Station and Convenience Store) received site plan approval for this site on August 19, 2024 and a surety bond in amount of \$240,000 was posted on December 12, 2024. Release the original \$6,000 cash bond.**
  
- b) 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. Surety bond posted in the amount of \$7,500. 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. Release the original \$7,500 surety 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

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.