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Planning Director

Ronald F. Wuerth, AICP



PLANNING COMMISSION

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

**** Agenda amended by the Planning Commission
on Monday, October 6, 2025 ****

Monday, October 6, 2025 at 7:00 p.m.

Warren Community Center Auditorium
5460 Arden Avenue
Warren, Michigan 48092

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
- 4a. APPROVAL OF AGENDA
- 4b. APPROVAL OF MINUTES – *September 22, 2025*
5. ADMINISTRATIVE HEARING

ACTIVE MOBILITY PLAN

The Greenway Collaborative, Inc. will provide a presentation of the draft Active Mobility Plan. The draft plan can be accessed online at <https://walkbike.info/warren/> and on the Planning Department website at <https://www.cityofwarren.org/departments/planning-department/>.

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 ACCESSORY BUILDING AND OPEN STORAGE OF MATERIALS AND VEHICLES; located on the north side of Nine Mile Road, approximately 270 ft. west of Schoenherr Road; 13465 Nine Mile Road; Section 26; Joseph Rea/AJS Investment Company, LLC (Lawrence Holman/Holman Management, Inc.); PSP250040.

- b) SITE PLAN FOR OPEN STORAGE OF FENCING MATERIALS; located on the east side of Ryan Road, approximately 1,044.5 ft. south of Nine Mile Road; 22586 Ryan Road; Section 32; Mark Royer/National Construction Rentals (James Mooneyham/3901 E. 10th Avenue LLC); PSP250041.

7. CORRESPONDENCE

- a) SITE PLAN FOR NEW WAREHOUSE; located on the west side of Schoenherr Road, approximately 641.07 ft. south of Stephens Road; 23445 Schoenherr Road; Section 26; Salvatore DiMercurio/Visa Development (Andrew Andre); PSP210043. **Approved on January 10, 2022. Conditions never completed, expired on January 10, 2024.**
- b) SPECIAL LAND USE AND SITE PLAN FOR A USED AUTOMOBILE DEALERSHIP; located on the east side of Dequindre Road, approximately 40 ft. south of Goulson Avenue; 22760 Dequindre Road; Section 31; Samir Yaldo/22760 Dequindre LLC (Steve Dumont/Designstruct, Inc.); PSPSL250001. **Petitioner denial letter. Denied by the Planning Commission on September 22, 2025.**
- c) SITE PLAN FOR COMMUNITY CENTER (A MULTI-USE FACILITY TO INCLUDE COMMUNITY, SOCIAL, AND RELIGIOUS ACTIVITIES); located on the south side of Fourteen Mile Road, 128 feet west of Dowland Street; 2870 Fourteen Mile Road; Section 6; Mohammad Fokhrul Islam/Darul Huda Inc.; PSP250025. **Letter to Petitioner. Postponed indefinitely by the Planning Commission on July 14, 2025 due to the number of variances that required approval from the Zoning Board of Appeals. On September 24, 2025, the Zoning Board of Appeals denied all of the requested variances. As a result of the denial, the current site plan is no longer valid.**
- d) 2026 Planning Commission meeting schedule. Approved on September 22, 2025.
- e) Letter to the Zoning Board of Appeals requesting an annual joint meeting with the Planning Commission.

8. OLD BUSINESS

9. BOND RELEASE

- a) SITE PLAN FOR NEW RETAIL CENTER AND RESTAURANT; located on the northwest corner of Thirteen Mile and Mound Roads; 5843 Thirteen Mile Road; Section 5; Nicholas Shango; PSP210025. **Approved on July 12, 2021. Surety bond posted in the amount of \$66,000. Project complete. Release the bond.**
- b) SITE PLAN FOR NEW WAREHOUSE; located on the west side of Schoenherr Road, approximately 641.07 ft. south of Stephens Road; 23445 Schoenherr Road; Section 26; Salvatore DiMercurio/Visa Development (Andrew Andre); PSP210043. **Approved on January 10, 2022. Surety Bond posted in the amount of \$10,500. Conditions never completed. Expired on January 10, 2024. 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

Discussion regarding motions for additions, deletions, and/or modifications to the Planning Department recommendation by the Planning Commission. Who makes the motion and at what time is the motion made?

13. CALENDAR OF PENDING MATTERS

14. ADJOURNMENT



Mahmuda Mouri
Commission Secretary

Anyone with a disability wishing to request an accommodation for participation in this meeting may do so by contacting the City of Warren Planning Department Office at (586) 574-4687, or by sending an email to warrenplanning@cityofwarren.org, by 5:00 pm 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.