

**CITY OF WARREN  
PLANNING COMMISSION  
MINUTES OF THE BOARD OF COMMISSIONERS**

Meeting held on September 22, 2025

A regular meeting of the City of Warren Planning Commission was called for Monday, September 22, 2025, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden Avenue, Warren, Michigan 48092.

**PRESENT:**

Warren Smith, *Chair*  
Merle Boniecki, *Vice Chair*  
Sultana Chowdhury, *Assistant Secretary*  
Delwar Ansar, *Commissioner*  
Andrey Duzyj, *Commissioner*  
Michael Holowaty, *Commissioner*  
Henry Newnan, *Ex-Officio*

**ALSO PRESENT:**

Ronald Wuerth, *Planning Director*  
Michelle Katopodes, *Assistant Planning Director*  
David Crabtree, *Assistant Planner*  
Amanda Mika, *Assistant Planner*  
Melissa Maisano, *Senior Administrative Secretary*  
Mary Michaels, *Assistant City Attorney*  
Christie Laabs, *Communication Department*

**1. CALL TO ORDER**

Chair Smith called the meeting to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**MOTION:**

A motion was made by Commissioner Ansar, supported by Commissioner Boniecki, to excuse Secretary Mouri and Commissioner Hoque. The motion carried unanimously by voice vote.

4. **APPROVAL OF THE AGENDA**

**MOTION:**

A motion was made by Assistant Secretary Chowdhury, supported by Commissioner Holowaty, to approve the agenda as presented. The motion carried unanimously by voice vote.

5. **APPROVAL OF MINUTES – SEPTEMBER 8, 2025**

**MOTION:**

A motion was made by Commissioner Holowaty, supported by Commissioner Ansar, to approve the above-mentioned meeting minutes. The motion carried unanimously by voice vote.

6. **PUBLIC HEARING ITEMS**

- A. **REQUEST TO VACATE PUBLIC UTILITY EASEMENT;** vacating the existing “L-shaped” twelve (12) ft. public utility easement abutting Lots 6 through 8 of Graddis Industrial Site Subdivision, located on the southwest corner of Ten Mile and Mound Roads; 24925 Mound Road along with 5800 & 5830 Ten Mile Road; Section 29; Sean Koza/10 & Mound, LLC (Hatem Hannawa/BD & E Group); PEV250002.

**PETITIONER'S PORTION:**

Petitioner Hatem Hannawa stated that they were in the process of redeveloping the site. Everything was being demolished, and they were starting with a new building. They found that there was an easement running in front of the building located at 24925 Mound Road. Petitioner Hannawa stated that after working with DTE, they decided it would be beneficial to move that easement back in line with the easement that runs along the south side of the neighboring subdivision. This was expected to help with circulation and pump placement.

Assistant Secretary Chowdhury noted the following correspondence:

**TAXES:** Current.

**AT&T:** No objection to this easement vacation.

**DTE:** Objected to the request stating that the easement must remain in place as it is the only source feed for multiple customers from Mound going west.

Director Wuerth read the Planning Department recommendations.

**PUBLIC PARTICIPATION:**

Lori Harris stated that she thought when there wasn't a full quorum that the petitioner could wait until there was a full Board present. The Board advised her that that was not the case.

**MOTION:**

A motion was made by Commissioner Duzyj, supported by Commissioner Holowaty, to approve the request to vacate public utility easement.

**ROLL CALL:**

The motion carried as follows:

- Commissioner Duzyj ..... Yes
- Commissioner Holowaty ..... Yes
- Commissioner Ansar ..... Yes
- Assistant Secretary Chowdhury ..... Yes
- Vice Chair Boniecki ..... Yes
- Chair Smith ..... Yes

**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'S PORTION:**

Petitioner Steve Dumont was present with the Samir Yaldo, the owner. Petitioner Dumont stated that Mr. Yaldo had planned to have a retail situation and display some cars on the site, but he was willing to do his sales online instead.

Assistant Secretary Chowdhury noted the following correspondence:

**TAXES:** Current.

**AT&T:** No objection to the proposal.

**COMCAST:** Has facilities within the project area, but there would not be any conflict with the requested plans.

**MCDR:** Will not allow any parking in MCDR's road Right-of-Way and asked that the existing paved area be removed and seeded.

**MCPWO:** Determined that the proposed site disturbance would not require a stormwater review.

Director Wuerth read the Planning Department recommendations.

**PUBLIC PARTICIPATION:**

Lori Harris stated that she had been looking at the map, and she was glad that the recommendation was to deny this as there is just no space. She believed that the petitioner changing his goal may affect his site plans.

Chair Smith recognized that Ex-Officio Councilman Newnan was present.

**MOTION:**

A motion was made by Commissioner Duzyj, supported by Commissioner Ansar, to deny the site plan due to the recommendations of the Planning Department.

**DISCUSSION:**

Commissioner Duzyj noted that there just wasn't any room, and it didn't fall within the codes of the City.

Chair Smith asked Director Wuerth if the petitioner would have to come back with another site plan showing what the property would look like after going with the other use that they mentioned. Director Wuerth responded that they would have to do that because this site plan simply doesn't work and should be denied. If they want something different, a new site plan would need to be presented to the Planning Commission.

Attorney Michaels stated that there needed to be reasons for the denial based on the site plan as presented. Commissioner Duzyj stated that the reason for the denial was simply the lack of space, it was too close to residential, and there was not enough room between the Macomb County Right-of-Way and the building in the front of it. Director Wuerth noted that it was being denied for all of the reasons stated in the recommendation and that there was not any reason to consider approving this site plan.

**ROLL CALL:**

The motion carried as follows:

- Commissioner Duzyj ..... Yes
- Commissioner Ansar ..... Yes
- Assistant Secretary Chowdhury ..... Yes
- Vice Chair Boniecki ..... Yes
- Chair Smith ..... Yes
- Commissioner Holowaty ..... Yes

- C. **SITE PLAN FOR REVISED PARKING LOT LAYOUT ADDING NEW PARKING SPACES AND LANDSCAPING BOULDERS**; located on the south side of Ten Mile Road approximately 200 ft. west of Ryan Road; 3930 East Ten Mile Road; Section 30; Mark Giannini/Hi-Tech Collision & Zouhair Kasha/A1 Parking Lot Maintenance; PSP250038. **Planning Staff recommends this item be postponed to November 17, 2025.**

The petitioner was not present.

**MOTION:**

A motion was made by Commissioner Holowaty, supported by Vice Chair Boniecki, to postpone the above-mentioned item to November 17, 2025.

**ROLL CALL:**

The motion carried as follows:

- Commissioner Holowaty ..... Yes
- Vice Chair Boniecki ..... Yes
- Commissioner Ansar ..... Yes
- Commissioner Duzyj ..... Yes
- Assistant Secretary Chowdhury ..... Yes
- Chair Smith ..... Yes

- D. **SITE PLAN FOR CONSTRUCTION OF NEW BUILDING FOR CANNABIS PROVISIONING FACILITY**; located on the southwest corner of Fourteen Mile Road and Hollingsworth Avenue; approximately 1,795.2 ft. west of Van Dyke Avenue; 6800 Fourteen Mile Road; Section 4; 6800 E. 14 Mile Road LLC/John Bartlett; PSP250037.

**PETITIONER'S PORTION:**

Petitioner John Bartlett stated that they were proposing to redevelop a site that was currently a vacant car wash. The plan was to redo the parking lot and build a 3,000 square foot building with a first floor and a basement, 28 parking spots, and an easement on Hollingsworth as well as on 14 Mile.

Assistant Secretary Chowdhury noted the following correspondence:

**TAXES:** Current.

**AT&T:** No objection to the proposal. Has facilities in this vicinity, but they should not be affected.

**COMCAST:** Has facilities within the project area, but there would not be any conflict with the requested plans.

**MCDR:** Has no objections to the proposed development at the above-mentioned site.

**MCPWO:** Determined that the proposed site disturbance is less than one acre and will not require a stormwater review.

Assistant Director Katopodes read the Planning Department recommendations.

**PUBLIC PARTICIPATION:**

Lori Harris stated that she didn't know that the City could have provisioning centers. She didn't believe that they could fit a 28-car parking lot on that site. And her personal opinion was that she would not like to see a provisioning center near the neighborhoods, across from Walmart, and next to Andiamo's. She noted that there was no ramp by the handicapped accessible spots near the front door from what she could see in the pictures that were shown.

**MOTION:**

A motion was made by Commissioner Holowaty, supported by Commissioner Duzyj, to approve the site plan with discussion.

**DISCUSSION:**

Commissioner Holowaty asked if the petitioner had any problem with the recommendations of the Planning Department. Petitioner Bartlett stated that they would be able to accomplish all of them. Commissioner Holowaty specifically noted the concrete walk and curb change. Petitioner Bartlett stated that they would be able to get that in there and it would be ADA accessible. The storm sewer they had mapped out with the contractors. And they should be able to avoid the DTE easement and the Consumers easement. The sewer easement had been recorded a long time ago and it has changed since then because the car wash was put where the easement was. The petitioner stated that he had spoken with the neighbor and was told it would not be a problem to move that sewer easement.

Commissioner Duzyj stated that he was happy to see that this was not in a flood plain, but he did notice that it was less than 200 feet away from a flood plain. He asked if they had any plans on how they would get rid of water on the property. Petitioner Bartlett stated that the storm sewer currently on the property was rather large, and they had a number of areas that they had planned to have drainage for and they were noted with black dots in the drawing.

Chair Smith stated that he had a couple problems with the drawing. It had the square footage listed as 3,022 square feet, but measurements listed on the drawing came out to be 3,248 square feet. Petitioner Bartlett claimed that there were bump outs that added square footage. Chair Smith did not believe the bump outs would cause that much extra square footage.

The other issue Chair Smith had with the drawing was that there was not a basement shown. He asked what would be stored in the basement. Petitioner Bartlett stated that they planned to use the basement as a vault storage room to house some of the products. He would update the floor plan drawing and re-submit it. Chair Smith stated that the other concern he had about the basement was with protecting the basement from a flood because it was so close to a flood zone. Petitioner Bartlett stated that they could add a sump pump to the basement and that he would do everything he possibly could to keep the basement from flooding.

**ROLL CALL:**

The motion carried as follows:

- Commissioner Holowaty ..... Yes
- Commissioner Duzyj ..... Yes
- Commissioner Ansar ..... Yes
- Assistant Secretary Chowdhury ..... Yes
- Vice Chair Boniecki ..... Yes
- Chair Smith ..... Yes

**7. CORRESPONDENCE**

**SITE PLAN FOR ADDITION OF MINARETS TO EXISTING MOSQUE;** located on the west side of Schoenherr Road, approximately 1,575 ft. north of Eleven Mile Road; 27643 Schoenherr Road; Section 14; Sejad Melkic/Masjid Al-Furqaan (Mirsad Zecevic/Masjid Al-Furqaan); PSP250035. **Petitioner Letter. Approved by the Planning Commission on September 8, 2025. The required variance to allow construction of the minarets within the front setback was denied by the Zoning Board of Appeals on September 10, 2025. As a result of the variance denial, the current site plan is no longer valid.**

Director Wuerth read the letter to Petitioner Zecevic from the Planning Commission.

**MOTION:**

A motion was made by Commissioner Holowaty, supported by Assistant Secretary Chowdhury, to receive and file.

**ROLL CALL:**

The motion carried as follows:

- Commissioner Holowaty ..... Yes
- Assistant Secretary Chowdhury ..... Yes
- Commissioner Ansar ..... Yes
- Commissioner Duzyj ..... Yes
- Vice Chair Boniecki ..... Yes
- Chair Smith ..... Yes

**8. OLD BUSINESS:**

- A. SITE PLAN FOR EXPANSION OF ATHLETIC FACILITIES FOR REGINA HIGH SCHOOL;** located on the south side of Masonic Boulevard, approximately 652 ft. east of Schoenherr Road; 13900 Masonic Boulevard; Section 1; Anna Buszewicz/Regina High School (John Dell'Isola/Nowak & Fraus); PSP230034. **Approved on October 16, 2023. Petitioner is requesting a one-year extension to October 16, 2026.**

**PETITIONER'S PORTION:**

Petitioner Dell'Isola stated that this was a request to extend the approval of the site plan that was approved a couple years back. They did move forward with a portion of the site improvements. Tennis courts were built. They're in the process of raising funds to move into the next phase of that same site plan. No changes had been proposed since the initial submittal.

**MOTION:**

A motion was made by Commissioner Duzyj, supported by Commissioner Ansar, to approve extending the site plan approval for another year, from October 16, 2025, to October 16, 2026. The motion carried unanimously by voice vote.

- B. MINOR AMENDMENT TO EXISTING CHURCH SOCIAL HALL;** located on the east side of Ryan Road, approximately 562.35 ft. north of Frazho Road; 26244 Ryan; Section 20; Reverend Hoang Lam/Our Lady of Grace Catholic Church (Mary McCormick/CM Partners Architects LLC). Minor amendment is for two additions to the church social hall; PMA230007. **Approved on September 25, 2023. Petitioner is withdrawing their site plan application.**

**MOTION:**

A motion was made by Commissioner Duzyj, supported by Vice Chair Boniecki, to withdraw the first site plan that was submitted. The motion carried unanimously by voice vote.

**9. BOND RELEASE**

None at this time.

**10. NEW BUSINESS**

**Approval of the 2026 Planning Commission meeting schedule.**

Director Wuerth stated that the office staff had worked on this, and it had his approval.

**MOTION:**

A motion was made by Commissioner Holowaty, supported by Commissioner Duzyj, to approve the 2026 meeting schedule as presented. The motion carried unanimously by voice vote.

**11. CITIZEN PARTICIPATION**

None at this time.

**12. PLANNING COMMISSION BUSINESS****A. Planning Director's Report:**

Director Wuerth stated that this was the time period two weeks as usual from the last Planning Commission meeting to this one. It's a usual thing attending a couple meetings with the Mayor and the Mayor's staff.

On September 8th, there was a meeting to combine up to four buildings on Wahl Court just north of Stephens. Director Wuerth was sure that they were preparing their documents for site plan approval. This was a pretty big win because of the type of industry that that is.

On September 9th, there was a second meeting with regard to 3878 Jarvis. This was going to be a recreational building. Director Wuerth expected to see that proposal quite soon.

On September 11th, Director Wuerth spoke with Petitioner Joe Paluzzi with regard to a site on Van Dyke next to the Circle K. Petitioner Paluzzi was looking to turn that site into a car wash. Director Wuerth indicated to him that it might be possible if he went through a conditional rezoning with many conditions that will make that fit the location. There are plenty of uses there that are similar, but it's tight and has to be worked out.

On September 12th, the Zoning ordinance was reviewed internally. Director Wuerth stated that they were gathering thoughts and planned to continue this internal review until they were satisfied to bring it on to the Planning Commission and then on to City Council.

Also on September 12th, Director Wuerth attended the Oversight Committee meeting for the downtown area. He noted that Councilwoman Mindy Moore and Councilman Lafferty were on that committee, working hard to put this together.

There was a meeting on September 19th with regard to the very small car sales place located on the northeast corner of Dequindre and 12 Mile Road. That area is where a Sheetz Gasoline station was approved. The discussion was from the person who owns the used car sales business and how it could be realigned so that he could continue his business there. It would be very small. Director Wuerth wasn't sure if a site plan there could make it, but we'll see what the future holds on that one.

Today, the Planning Department had spoken with Fred from Fred's Unique Furniture and Antiques. Fred had some concerns and he also needs to provide the Planning Department with a site plan to clean up his outdoor retail sales and outdoor storage on one of his sites. Director Wuerth noted that they had worked on that one for quite a while.

**B. Planning Commission Discussion and Concerns:**

Proposed letter to the Zoning Board of Appeals requesting an annual joint meeting with the Planning Commission.

Assistant Secretary Chowdhury read the letter into the record.

Commissioner Duzyj stated that he thought this was a terrific idea. He did not think an annual meeting would be enough, but felt that having an annual meeting would be a good start.

Director Wuerth stated that he agreed with Commissioner Duzyj. There would probably need to be two meetings a year at the minimum to stay in contact and discuss the issues of the day so to speak. This way the Zoning Board of Appeals will get to know the Planning Commission and the Planning Commission can get to know them. He noted that Chair Smith would be the one to sign this letter.

**MOTION:**

A motion was made by Commissioner Duzy, supported by Commissioner Ansar, to approve the above-mentioned letter and forward it to the Zoning Board of Appeals to arrange a joint meeting between the two departments. The motion carried unanimously by voice vote.

Assistant Director Katopodes wanted to make an announcement about the draft mobility plan. It has been released for public review. The plan outlines strategies to improve both daily transportation and recreational opportunities with the goal of creating a safer, healthier, and better-connected community. Residents were being encouraged to review the draft plan and share their input through a brief online survey available now through the end of September on the website, [www.walkbike.info/Warren](http://www.walkbike.info/Warren). And the draft plan will be presented at the Planning Commission meeting on October 6th at 7:00 p.m. at the Warren Community Center. So, at the next meeting the consultants will be giving a presentation.

**13. CALENDAR OF PENDING MATTERS**

None at this time.

**14. ADJOURNMENT**

**MOTION:**

A motion was made by Commissioner Duzyj, supported by Assistant Secretary Chowdhury, to adjourn the meeting. The motion carried unanimously by voice vote.

The meeting adjourned at 8:07 p.m.

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Warren Smith, Chair

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Mahmuda Mouri, Secretary

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