



PLANNING COMMISSION

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Planning Director

Ronald F. Wuerth, AICP

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

Monday, November 3, 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
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – *October 20, 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) **REQUEST FOR REZONING WITH CONDITIONS**; located on the northeast corner of Dequindre Road and John B. Avenue, approximately 685.2 ft. north of Eight Mile Road; from the present zoning classifications of “C-1”, Local Business District, “R-1-P”, One-Family Residential and Parking District, and “P”, Parking District to “C-3”, Wholesale and Intensive Business District; 20900 & 20898 Dequindre Road; Section 31; Nabil Kesto/Noel Property, LLC (Samuel Surnow/Dequindre Plaza LLC); PR250002. **Postponed from October 20, 2025.**
- b) **SITE PLAN FOR GOLDEN WHEAT FACILITY EXPANSION OF PARKING LOT AND OPEN STORAGE OF PAPER PRODUCTS AND OUTDOOR FURNITURE IN SHIPPING CONTAINERS**; located on the southwest corner of Nine Mile Road and Nagel Street and between Globe Avenue and Nagel Street; 12000 Nine Mile Road and 22912 & 22920 Globe Avenue; Section 35; Matt Knio/Brown Crunch LLC (Jason Emerine/Seiber Keast Lehner, Inc.); PSP250039.

7. CORRESPONDENCE

8. OLD BUSINESS

- a) MINOR AMENDMENT FOR EV CHARGING STATIONS, AN OUTDOOR PATIO AREA, AND A CONTAINERIZED SUBSTATION; located in the southeast corner area of Thirteen Mile and Mound Roads; General Motors Global Tech Center; 30502 William Durant Boulevard (30470 Harley Earl Road); Section 9; Mike McBride/General Motors (Jason Harris/General Motors); PMA250011.
- b) REVISION TO SITE PLAN FOR ISLAMIC CENTER FOR WORSHIP; located on the south side of Thirteen Mile Road, approximately 512 ft. east of Washington Boulevard; 8360 Thirteen Mile Road and 13-10-126-002; Section 10; Khairul Amin/Tufazzul Haque Amin/Omar Faruque (Zaid Arabo/ZA Design Build); PSP250015.
- c) MINOR AMENDMENT FOR EXPANSION OF COMMERCIAL KITCHEN AREA (ANDIAMO); located on the south side of Fourteen Mile Road, approximately 823.28 ft. west of Van Dyke Avenue; 7096 Fourteen Mile Road; Section 4; Joe Vicari/Vicari Realty (Robert A. Hoida/O-X Studio, Inc.); PMA230010. Minor amendment is for expansion of commissary kitchen area. **Approved on December 18, 2023. The petitioner is withdrawing their minor amendment application.**

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

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.