



PLANNING COMMISSION

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Planning Director

Ronald F. Wuerth, AICP

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

Monday, December 1, 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 – *November 17, 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 THE ADDITION OF A MINOR REPAIR FACILITY AND STORAGE OF INVENTORY AND SUPPLIES FOR AN EXISTING GAS STATION; located on the northwest corner of Hoover and Nine Mile Roads; 23011 Hoover Road; Section 27; Abbas Harajli/9 Mile & Hoover Property LLC; PSP250045.
- b) SITE PLAN FOR OUTDOOR STORAGE OF MISCELLANEOUS CONTRUCTION MATERIALS; located on the south side of I-696 right-of-way, approximately 188 ft. west of Bunert Road; 14230 Eleven Mile Road; Section 24; William Dirkes/Dirkes Management LLC (Kelly Jones/My Granite Company LLC); PSP250047.
- c) SITE PLAN FOR THE CONSTRUCTION OF FOUR INDUSTRIAL BUILDING ADDITIONS; located on the northwest corner of Stephens Road & Wahl Court, including Lots 1-5 of Wahlco Industrial Subdivision No. 1; 13001 Stephens Road and 24101, 24155, 24201 & 24263 Wahl Court; Section 26; David Schrage/Consulting Project Managers Inc. (Thomas R. Kemp/Kemp Building and Development); PSP250049.

- d) SITE PLAN FOR PARKING LOT; located on the west side of Blackstone Avenue, approximately 335 ft. north of Timken Avenue; 23747 Blackstone Avenue; Section 26; Mudhfr (Peter) Farance/Amber Blackstone LLC; PSP250048.

7. CORRESPONDENCE

- a) SITE PLAN FOR RELIGIOUS CENTER BUILDING ADDITION TO ADD SECOND STORY; located on the north side of Twelve Mile Road, approximately 1,137 ft. west of Mound Road; 5491 Twelve Mile Road; Section 8; Ruhul Mumen/Center for Dawah & Research Inc.; PSP250021. **Letter to Petitioner. Approved by the Planning Commission on June 2, 2025. The required variances to waive both the 8 ft. wide greenbelt and 6 ft. high concrete wall that is required along the north property line and to construct a building addition to the east property line were denied by the Zoning Board of Appeals November 12, 2025. As a result of the variance denials, the current site plan is no longer valid.**
- b) SITE PLAN FOR OPEN STORAGE FOR DISPOSAL TIRES AND RIMS; located on the southeast corner of Nine Mile Road and Heussner Avenue, approximately 848 ft. east of Groesbeck Highway; 13406 East Nine Mile Road; Section 35; Andryan Abdel Massih/J and A Collision (Milad Yousif/A to Z Tire Shop); PSP250042. **Petitioner denial letter. Denied by the Planning Commission on November 17, 2025.**

8. OLD BUSINESS

9. BOND RELEASE

- a) 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. **Approved on May 12, 2025. Cash bond posted in the amount of \$1,000. Project complete. Release the bond.**
- b) SITE PLAN FOR NEW PANERA DRIVE THRU RESTAURANT; located west of Mound Road, approximately 360 ft. north of Waterview Drive; Section 8; 30093 Mound Road; Theresa Padu (William Eisenberg); PSP190051. **Approved on November 4, 2019. Surety bond posted in the amount of \$4,500. Project complete. Release the bond.**

10. NEW BUSINESS

Discussion and review of 2026-2027 Planning Department Budget.

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.