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Planning Director

Ronald F. Wuerth, AICP



PLANNING COMMISSION

ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

City of Warren Planning Commission PUBLIC HEARING AGENDA

Monday, November 17, 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 3, 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 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. **Postponed from September 22, 2025. The petitioner requests that this item be further postponed to December 15, 2025.**
- 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. **Postponed from October 6, 2025.**
- c) 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. **Postponed from October 20, 2025.**

- d) SUBDIVISION LOT SPLIT AND COMBINATION REQUEST; located on the west side of Blackmar Avenue, approximately 100 ft. south of Eleven Mile Road; the south 30.02 ft. of Parcel #13-20-226-038 (Lot 39) to be split and combined with Parcel #13-20-226-022 (Lot 40) of Moundale Subdivision; Section 20; 26871 & 26759 Blackmar Avenue; Michael Kempton (Wade and Kristine Kempton); PSLS250003.
- e) SUBDIVISION LOT SPLIT REQUEST; located on the east side of Panama Avenue, approximately 400 ft. north of Toepfer Road; one (1) parcel (Lot 31) to be split into two (2) parcels; Supervisor's Plat No. 5; Section 32; 21916 Panama Avenue; Tom Bommarito/City of Warren; PSLS250004.

7. CORRESPONDENCE

Email from The Greenway Collaborative containing a summary of the proposed updates to the Active Mobility Plan. These revisions reflect public input from recent meetings and staff discussions to improve accuracy and clarity while maintaining the plan's original intent.

8. OLD BUSINESS

SITE PLAN FOR LANDSCAPING FACILITY WITH OPEN STORAGE; located on the east side of Groesbeck Highway, approximately 756.81 ft. north of Frazho Road; 26190 Groesbeck Highway; Section 24; Robert Kluck (Zachary Matouka/The Yard Men); PSP230036. **Approved on November 6, 2023. The petitioner is requesting a one-year extension to November 6, 2026.**

9. BOND RELEASE

- a) SITE PLAN FOR TWO SECURITY GUARD BOOTHS AND PARKING AREA EXPANSION; located on the south side of Twelve Mile Road, approximately 1,151.63 ft. east of Mound Road; 6400 Twelve Mile Road; Section 16; Tom LaCross, PE/HRC (Greg Combs/General Motors, LLC); PSP220027. **Approved on August 8, 2022. Surety bond posted in the amount of \$23,250. Project complete. Release the bond.**
- b) MINOR AMENDMENT TO SITE PLAN FOR EXISTING AUTOMOBILE INDUSTRIAL PLANT; Northeast corner of Mound and Nine Mile Roads; 23500 Mound Road; Section 28; General Motors, LLC (Robert Grant); regarding minor amendment for three new truck docks and new cooling towers. **Approved on June 25, 2012. Surety bond posted in the amount of \$4,000. A new development (NP Mound Road Industrial LLC) received site plan approval for this site on November 8, 2021 and a surety bond in amount of \$3,045,000 was posted on June 6, 2023. Release the original \$4,000 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

A handwritten signature in black ink, appearing to read 'Mahmuda Mouri', is written over a horizontal line.

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.