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PLANNING COMMISSION

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

Monday, December 15, 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 – *December 1, 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 feet 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 and November 17, 2025.**
- b) SITE PLAN FOR OPEN STORAGE OF TRUCKS, TRAILERS, AND A ROCK SALT BIN; located on the south side of Eleven Mile Road (I-696 Service Drive), approximately 520 feet west of Bunert Road; 14156 Eleven Mile Road; Section 24; Serihy Dukhnytskyy/E 11 Mile LLC (Jacqueline Snyder/E 11 Mile LLC); PSP250023.
- c) SITE PLAN FOR A GAS STATION WITH CONVENIENCE STORE; located on the northeast corner of Mound and Thirteen Mile Roads; 31104 Mound Road; Section 4; Michael Weigand/Gazebo Real Estate (Josh Bratton/Agree Convenience No. 1, LLC); PSP250050.

7. CORRESPONDENCE

4TH MINOR AMENDMENT TO THE APPROVED SITE PLAN FOR HOME DEPOT; located on the northwest corner of Hoover Road and Engleman Avenue; Section 22; 25879 Hoover Road; John Chescavage/HD Development of Maryland, Inc. (Katie Fitzjarrald/Kimley-Horn and Associates. Inc.); PMA230009. Minor Amendment is to allocate space for outdoor storage, outdoor sales, and parking spaces. **Approved on December 4, 2023. Conditions never completed, expired on December 4, 2025.**

8. OLD BUSINESS

SPECIAL LAND USE AND SITE PLAN FOR A USED AUTOMOBILE DEALERSHIP; located on the east side of Dequindre Road, approximately 40 feet south of Goulson Avenue; 22760 Dequindre Road; Section 31; Samir Yaldo/22760 Dequindre LLC (Steve Dumont/Designstruct, Inc.); PSPSL250001. **Recommended for denial by the Planning Commission on September 22, 2025. The petitioner is withdrawing their application for Special Land Use and Site Plan.**

9. BOND RELEASE

10. NEW BUSINESS

Planning Commission approval of the 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) Discussion regarding the appointment of a new Commission Assistant Secretary.
- c) 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.