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Merle Boniecki, Vice Chair  
Mahmuda Mouri, Secretary  
Andrey Duzyj, Assistant Secretary

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Syed Hoque

Melody Magee, Ex-Officio  
Henry Newnan, Ex-Officio

### **Planning Director**

Ronald F. Wuerth, AICP



### **PLANNING COMMISSION**

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

Monday, January 26, 2026 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 – *January 12, 2026*
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. **Postponed from December 1, 2025. Planning Staff recommends this item be further postponed to February 23, 2026.**
- b) 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. **Postponed from December 15, 2025 and January 12, 2026. Planning Staff recommends this item be further postponed to February 9, 2026.**
- c) REQUEST TO VACATE PUBLIC ALLEY; the existing east/west 20 ft. wide public alley abutting Lots 8-21, 58, and 59 of Heath's Fairview Subdivision; located 100 ft. north of Eight Mile Road between Wellington and Elroy Avenues; 14049 Eight Mile Road (also known as 14017, 14019, and 14033 Eight Mile Road), 20751 Elroy Avenue, and 20740 Wellington Avenue; Section 36; Fred Beghdadi/Fred's Unique Furniture (Anna Maria Roediger/ Fred's Unique Furniture); PAV250001.
- d) SITE PLAN FOR A BUILDING ADDITION AND ADDITIONAL PARKING; located on the northwest corner of Mound Road and Murthum Avenue; 32211 & 32251 Mound Road; Section 5; Charles Tamou/Gabtam Properties 2 LLC; PSP250053.

- e) SITE PLAN FOR OUTDOOR STORAGE OF FERROUS AND NON-FERROUS METALS; located on the east side of Hoover Road, approximately 765 ft. south of Nine Mile Road; 21950, 22510, 22522, & 22728 Hoover Road and 22679 Nagel Street; Section 35; Scott Krall/BES Group (Scott Krall/Blue Star Inc.); PSP260001.
- f) SITE PLAN FOR OPEN STORAGE; located on the southeast corner of Schoenherr Road and Ida Avenue; 21730 Schoenherr Road; Section 36; Rande Polis/Safaro Properties LLC (Jeffrey Graham/Kem-tec & Associates); PSP250052.

## 7. CORRESPONDENCE

Notice from the City of Warren FOIA Committee determining that home addresses of Planning Commissioners on their applications must be released.

## 8. OLD BUSINESS

SITE PLAN FOR BUILDING ADDITIONS (NORTH AND SOUTH ELEVATIONS) TO AND RECONFIGURING PARKING OF BUDDHIST TEMPLE; located on the southwest corner of Ten Mile Road and Warner Avenue; 2690 Ten Mile Road; Section 30; Nhung Huynh/Vietnamese Buddhist Association of Detroit; PSP230040. **Approved on January 8, 2024. The petitioner is requesting a one-year extension to January 8, 2027.**

## 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) Discussion with City Attorney regarding ADA reasonable accommodations
- c) Planning Commission Discussion and Concerns
- d) Resolution Presentation for Planning Commissioner Sultana Chowdhury

## 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](mailto: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.