

**Officers**

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

**Members**

Delwar Ansar  
Michael Holowaty  
Syed Hoque  
  
Melody Magee, Ex-Officio  
Henry Newnan, Ex-Officio

**Planning Director**

Ronald F. Wuerth, AICP



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

Monday, February 9, 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 26, 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 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, January 12, 2026, and January 26, 2026. The petitioner requests further postponement to February 23, 2026.**
- b) SITE PLAN FOR OPEN STORAGE OF VEHICLES AND STORAGE PODS; 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. **Postponed from January 26, 2026.**
- c) SITE PLAN FOR A NEW FITNESS TRAINING CENTER; located on the south side of Jarvis Avenue, approximately 177 feet west of Ryan Road; 3878 Jarvis Avenue; Section 31; Mojgan (Megan) Refaeishomali/MRE Home LLC; PSP260003.

d) SITE PLAN FOR THE ADDITION OF OPEN STORAGE OF SEMI-TRAILERS AND CRATED MECHANICAL EQUIPMENT; located on the southeast corner of Nine Mile Road and Becker Avenue; 12350 Nine Mile Road; Section 35; Anthony Vallan/IX Mile Road LLC (Ron Vander Meulen/Young Supply); PSP260005.

7. CORRESPONDENCE  
8. OLD BUSINESS

MINOR AMENDMENT TO THE SITE PLAN FOR THE ADDITION OF THREE (3) DONATION BINS AT THE MOSQUE; located on the east side of Ryan Road, approximately 333.98 ft. north of Parent Avenue; 28630 Ryan Road; Section 17; Steve Mustapha Elturk/IONA; PMA260001. **The Minor Amendment is for the addition of three donation bins.**

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) Discussion regarding the Open Government Ordinances
- b) Planning Director's Report
- 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.