



**PLANNING COMMISSION**

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**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, March 23, 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 – *March 9, 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, January 26, 2026, February 9, 2026, and February 23, 2026.**
- b) SITE PLAN FOR NEW MAINTENANCE BUILDING, ADDITION OF GRAVEL AREA WITH BIN BLOCKS, OUTDOOR STORAGE, NEW DRIVEWAY TO SIDE STREET, & SIX-FOOT-TALL SCREEN FENCE; located on the east side of Dequindre Road, approximately 354.86 ft. north of Stephens Road; 24200 Dequindre Road; Section 30; Rawnag Shaba/Green Patio LLC (Matthew J. Caruso/MC-8 Enterprises); PSP260011.
- c) SITE PLAN FOR NEW PARKING LOT AND OPEN STORAGE FOR REPAIR VEHICLES; located on the south side of Nine Mile Road, approximately 280.84 feet. west of Hoover Road; 11510, 11514, & 13-34-226-015 9 Mile Road; Section 34; David Dawod; PSP260004.
- d) SITE PLAN FOR MODIFICATION OF EXISTING SITE TO ACCOMMODATE TRUCK DOCKS, DETACHED STORAGE BUILDING, AND EXTERIOR DOORS; located on the northwest corner of Sherwood Avenue and Eight Mile Road, 6565 Eight Mile Road; Section 33; William Turner/FNLR Straight Six LLC (Johannes P. Palm/Albert Kahn Associates, Inc); PSP260012.

7. CORRESPONDENCE

Correspondence that the City of Detroit is proposing an amendment to the Detroit Master Plan of Policies. A resolution to amend the Detroit Master Plan of Policies for the two (2) areas generally bounded by Warren Avenue, McGraw Street, 30<sup>th</sup> Street, the I-94 Expressway, and vacated Parkdale Terrace to accommodate light industrial development uses and support future retail (Master Plan Change #32).

8. OLD BUSINESS

MINOR AMENDMENT FOR PARKING LOT AND LANDSCAPING MODIFICATIONS TO EXISTING GAS STATION; located on the northeast corner of Nine Mile and Dequindre Roads; 23008 Dequindre Road; Section 30; Hassan Mohamad/Telco Investment; PMA260002.

9. BOND RELEASE

- a) SITE PLAN FOR OUTDOOR STORAGE OF TRUCKS AND TRAILERS; Located on the southeast corner of Otis Avenue and Dequindre Road; 22626 Dequindre Road; Section 31; Donald Kincheloe (Firas Elia); PSP240010. **Approved on May 20, 2024. Cash bond posted in the amount of \$500. Project complete. Release the bond.**
- b) SITE PLAN FOR UKRAINIAN BOY SCOUT YOUTH CENTER AND GRAVEL PARKING LOT; located on the south side of Chicago Road; approximately 768 ft. west of Ryan Road; 3440 Chicago Road; Section 6; Caren M. Burdi (Michael Sawicky). **Approved on February 10, 2020. Cash bond in the amount of \$100. Project complete. Release the 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



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.