



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315

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Merle Boniecki, Vice Chair  
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Andrey Duzyj, Assistant Secretary

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Henry Newnan, Ex-Officio

**Planning Director**

Ronald F. Wuerth, AICP

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

Monday, March 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 – *February 23, 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 OPEN STORAGE OF PALLETS AND TWO (2) SHIPPING CONTAINERS TO STORE SHEET METAL PARTS AND METAL TUBING; located on the north side of Ten Mile Road, approximately 191 ft. west of Bunert Road; 14219 and 14201 Ten Mile Road; Section 24; Nancy Morrow/American Fan & Blower (Tom Joysey/American Blower Supply Inc.); PSP260006. **Postponed from February 23, 2026. The petitioner requests that this item remain postponed to April 20, 2026.**
- b) SPECIAL LAND USE FOR A SAUNA AND COLD PLUNGE FACILITY; located in the northeast corner area of Van Dyke Avenue and Twelve Mile Road; 8333 Twelve Mile Road; Section 10; Thomas Petzold, Sr./Tech Plaza LLC (Thomas Petzold, Jr./Fire & Ice Spa LLC); PSPSL260001.
- c) SITE PLAN FOR OPEN STORAGE OF VEHICLES; located on the north side of Eight Mile Road, approximately 540 ft. east of Fairfield Avenue; 13195 Eight Mile; Section 35; Andriy Slonskyy/West UA Transport Inc. (Andriy Slonskyy/West UA Transport Inc.); PSP260007.
- d) SITE PLAN FOR PARKING LOT REDEVELOPMENT AND EXPANSION, NEW DRIVEWAY APPROACHES TO PINWOOD STREET, AND STORAGE OF TWO (2) TRAILERS WITH TIRE SCRAP MATERIAL; located on the east side of Pinewood Street, approximately 1,050 ft. north of Nine Mile Road; 23500 & 23420 Pinewood Street; Section 29; Anthony Grace/Motor City Rubber Company (Joe Grace/Alma Tire Companies); PSP260010.

7. CORRESPONDENCE

- a) REVISION TO SITE PLAN FOR ISLAMIC CENTER FOR WORSHIP; located on the south side of Thirteen Mile Road, approximately 512 ft. east of Washington Boulevard; 8360 Thirteen Mile Road and 13-10-126-002; Section 10; Khairul Amin/Tufazzul Haque Amin/Omar Faruque (Zaid Arabo/ZA Design Build); PSP250015. **Letter to Petitioner. Approved by the Planning Commission on April 25, 2025. Revised site plan approved by the Planning Commission on November 3, 2025. The required variance to retain the existing building within the front setback was denied by the Zoning Board of Appeals on February 11, 2026. As a result of the variance denial, the current site plan is no longer valid.**
- 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. **Letter to Petitioner. Approved by the Planning Commission on November 17, 2025. The required variances to install a temporary 12 ft. high wire fence windscreen and to allow open storage in the east 125 ft. of the property which is zoned R-1-P and R-1-C on a non-hard surface were denied by the Zoning Board of Appeals on February 11, 2026. As a result of the variance denials, the current site plan is no longer valid.**

8. OLD BUSINESS

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 Planning Commission's process/procedures after the Zoning Board of Appeals denies a variance request.
- 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.