

**CITY OF WARREN
PLANNING COMMISSION
MINUTES OF THE BOARD OF COMMISSIONERS**

Meeting held on March 23, 2026

A regular meeting of the City of Warren Planning Commission was called for Monday, March 23, 2026, at 7:00 p.m., in the Warren Community Center Auditorium, 5460 Arden Avenue, Warren, Michigan 48092.

COMMISSIONERS PRESENT:

Warren Smith, *Chair*
Merle Boniecki, *Vice Chair*
Andrey Duzyj, *Assistant Secretary*
Michael Holowaty, *Commissioner*
Syed Hoque, *Commissioner*
Delwar Ansar, *Commissioner*
Henry Newnan, *Ex-Officio*

ALSO PRESENT:

Ronald Wuerth, *Planning Director*
Michelle Katopodes, *Assistant Planning Director*
David Crabtree, *Assistant Planner*
Amanda Mika, *Assistant Planner*
Melissa Maisano, *Senior Administrative Secretary*
Lisa Gibson, *Office Assistant*
Mary Michaels, *Assistant City Attorney*
Christie Laabs, *Communications Department*

1. CALL TO ORDER

Chair Smith called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

MOTION:

A motion was made by Commissioner Holowaty, supported by Commissioner Ansar, to excuse Secretary Mouri who was expected to be absent. The motion carried unanimously by voice vote.

Warren, Michigan
March 23, 2026

4. **APPROVAL OF THE AGENDA**

MOTION:

A motion was made by Assistant Secretary Duzyj, supported by Commissioner Holowaty, to approve the agenda as presented. The motion carried unanimously by voice vote.

5. **APPROVAL OF MINUTES FROM MARCH 9, 2026**

MOTION:

A motion was made by Assistant Secretary Duzyj, supported by Commissioner Hoque, to approve the above-mentioned meeting minutes. The motion carried unanimously by voice vote.

6. **PUBLIC HEARING ITEMS**

- 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.**

PETITIONER'S PORTION:

Attorney Pat Lennon with Honigman Law Firm was present to represent the petitioner. Mr. Lennon stated that he recently learned that one of the Planning Commissioners was not available tonight; therefore, he wanted to request a postponement. He believed it did not give his client a fair opportunity to present the new information and receive full consideration from the Planning Commission given that a Commissioner was absent. He suggested a return date in two weeks. Chairperson Smith noted that it would be a little longer than two weeks due to the Easter holiday.

MOTION:

A motion was made by Commissioner Hoque, supported by Assistant Secretary Duzyj, to postpone item 6a to the next scheduled meeting (4/13/26).

ROLL CALL:

The motion carried as follows:

- Commissioner Hoque Yes
- Assistant Secretary Duzyj.....Yes
- Commissioner Ansar.....Yes
- Commissioner Holowaty Yes
- Vice Chairperson Boniecki.....Yes
- Chairperson Smith Yes

- 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.

PETITIONER'S PORTION:

Petitioner Matt Caruso stated that he was the applicant and, hopefully, the future owner/operator of the property at 24200 Dequindre Road. MC-8 would own the property and Decra-Scape, Mr. Caruso's business, would operate out of that property. Mr. Caruso stated that Decra-Scape has been in business since 1990 and has operated out of their current location since 1996. They have been recognized as business of the year and received a beautification award from the City of Sterling Heights. They were not only looking to operate in Warren, but to be a part of the community and take pride in the property itself. Everything proposed is related directly to how the business will function day-to-day. The outdoor storage would be critical for the intended use of the property.

Assistant Secretary Duzyj read the following correspondence:

TAXES: Current.

BUILDING: Construction of new maintenance building and screen fence will require a building permit/plan review application to be submitted to the Building Department.

ENGINEERING: Preliminary review of this site yielded the following comments from the Engineering Division:

1. Show and identify the location of all underground utilities in the vicinity of the project including their sizes and connections.
2. Show how you intend to drain the parcel.
3. Site shall comply with the current City of Warren Storm Water Ordinance. Detention and pretreatment shall be required.
4. Proposed drive approach shall meet the current City of Warren standards.
5. The outside perimeter of all paved/parking spaces shall be minimum 6-inch concrete curb and gutter.
6. The proposed outdoor storage and gravel area shall require variances.
7. Any construction within the Dequindre ROW shall require a permit from Macomb County Department of Roads prior to construction.

POLICE: The Warren Police Department has reviewed the submitted site plan and does not foresee any issues at this time.

AT&T: AT&T does not object to this proposal. We do have facilities on the property, but we do not expect them to be affected. Please ask the petitioner to contact me if any conflicts arise.

RECOMMENDATION:

Director Wuerth reads the recommendations of the Staff.

PUBLIC COMMENT:

None at this time.

MOTION:

A motion was made by Commissioner Holowaty, supported by Commissioner Hoque, to approve the above-mentioned item with discussion.

DISCUSSION:

Commissioner Holowaty asked if the petitioner had any problems with the recommendations set forward by the Planning Director. Mr. Caruso stated that over 80% of them have already been corrected, but he had questions regarding three of the issues that were stated. The first one had to do with the parking spaces. When Mr. Caruso had measured there was 17 feet between the curb and the back of the existing parking lot. The spaces had been in place and functioning for quite some time, but the recommendation would remove those spaces. Mr. Caruso planned to grow his business and would like to keep those spaces. He asked if there was any flexibility there or if there was a way to address the intent of the requirement without losing those spaces. The second issue was regarding the Dequindre Road entrance. Relocating that entrance introduces cost and disruption, so they wanted to know if there was any flexibility to keep it as is. The third issue was regarding the entryway off of Centerwood Drive. The proposed shift will impact how they move their trucks and materials through the yard, which is important for efficiency and safety of the operation. So, similar to the other request, Mr. Caruso was asking if they could talk it through before committing to a change.

Commissioner Holowaty asked Director Wuerth if these could be addressed tonight or if the petitioner would have to make changes. Director Wuerth responded that with regard to the parking spaces, the Planning Department would prefer that they be removed. They could request a variance to keep them. He was unsure why there would be a need for 70 parking spaces for a landscaping company. The reason why there were so many spaces already were because it had been a bar and grille that required more parking. He added that trees and shrubs had been removed and did not understand why a landscaper would remove those. Mr. Caruso stated that he did not own the property yet, so he had nothing to do with the removal of any trees or shrubs. He also noted that he was expecting to have 60 to 70 employees by 2028, so those spaces would be needed. Director Wuerth advised the petitioner to get a variance from the Zoning Board of Appeals.

Direct Wuerth addressed the driveway on Centerwood. He stated that they have always worked with the Engineering Department regarding traffic and safety issues. They always try to line up the driveways and put them across from each other to create a safer area. The petitioner stated that it would impact maneuverability and asked what the specific safety concern was. Director Wuerth stated that when the driveways are directly across from each other, it creates an intersection, allowing the drivers to observe the rules of any intersection. When the driveways are offset, it creates a safety issue. Director Wuerth noted that the entrance from Dequindre Road uses the language "should", so that means that one doesn't need to be moved.

Assistant Secretary Duzyj asked what the hours of operation would be. The petitioner stated that the hours were typically 7:00 a.m. to 5:00 p.m. The residents in the area will not have to deal with noise from the business late at night.

Chairperson Smith stated that he had a problem with the drawing because there were not enough dimensions on it. That was part of the recommendation to submit drawings that show the dimensions. The drawing showed the size of the bins on the end, but did not state what kind of materials were being stored in the bins. The petitioner stated that those adjustments had been made and that information was included in the revised drawings.

Chairperson Smith asked the petitioner if he would have an issue moving the driveway. The petitioner stated that he did not think there was enough traffic on Centerwood for the driveway to be a safety concern. The petitioner noted that they planned to beautify the property because they want a presentable place of business for their clients to come to. Assistant Secretary Duzyj stated that he did not see a problem with leaving the driveway where it is.

Chairperson Smith added to the motion that the petitioner would leave the driveway where it shows on the drawing and go for a variance to keep the parking spaces and allow for expansion. The other driveway on Dequindre Road may not need to be moved, but he suggested that the petitioner obtain a variance on that driveway as well to see what Zoning says about that.

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty	Yes
Commissioner Hoque	Yes
Commissioner Ansar	Yes
Assistant Secretary Duzyj	Yes
Vice Chairperson Boniecki	Yes
Chairperson Smith	Yes

- 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.

PETITIONER'S PORTION:

Mr. Dawood stated that they had been taking time to redesign the site plan based on feedback about space and vehicle flow. Back on January 13, 2025, the site plan was denied due to not having enough space in the property. A few months after that, they ended up purchasing the next-door parcel of land of 13-34-226-015. This gave them plenty of room for smooth circulation, organized parking, and safe entry and exit. They plan to operate during standard business hours and keep the property clean and professional at all times. This will be an auto repair business that will not impact surrounding properties.

Assistant Secretary Duzyj read the following correspondence:

TAXES: Current

BUILDING: Building has no issues.

ENGINEERING: Preliminary review of this site indicates that Planning Commission approval should be contingent upon the petitioner's compliance with the following conditions:

1. Make the drive approach width at property line to be 30 feet back-of-curb to back-of-curb.
2. Drive radii must be minimum 20 feet.
3. Damaged existing sidewalk must be removed and replaced with new concrete sidewalk.
4. Lot combination conforming to the site plan must be done.

AT&T: AT&T does not object to this proposal. We do have facilities in the area, but they should not be affected.

COMCAST: We have aerial facilities in the area, but we have no conflicts with the proposal.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding the same. If a no-objection letter is required, please forward your request to Wesley.Jonik@macombgov.org.

RECOMMENDATION:

Assistant Director Katopodes reads the recommendations of the Staff.

Assistant Director Katopodes noted that there was a change to the minimum bond, and a minimum bond in the amount of \$1,000 shall be posted.

MOTION:

A motion was made by Commissioner Holowaty, supported by Commissioner Ansar, to approve the above-mentioned item with discussion.

DISCUSSION:

Commissioner Holowaty stated that he was happy that the petitioner was able to purchase the additional property. He asked if the petitioner had any problems with the recommendations, especially the raising of the bond. The petitioner stated that purchasing the land next door gave him approximately 10,000 square feet. Everything will be organized with a dumpster enclosure and customer parking.

Commissioner Ansar asked if the petitioner had a chance to review the recommendation. Mr. Marogi, who was working with the petitioner, stated that he had reviewed everything and he was good with everything. Commissioner Ansar asked what the hours of operation would be. Mr. Dawood stated that they would be from around 8:30 a.m. to 5:30 or 6:00 p.m. Monday through Friday, and Saturdays would only be until 3:00 p.m. Commissioner Ansar asked about the parking. Mr. Dawood stated that on the right side was the customer parking, but everything would be done by appointment, so there wouldn't be a lot of walk-in customers.

Assistant Secretary Duzyj stated that he believed those were homes south of the alley. He asked if it was possible to move the trash enclosure north of the tree or bush. Mr. Marogi stated that usually the dumpster is at the end, not in the front. Assistant Secretary Duzyj clarified that he did not want it in the front. He was suggesting it be put on the north side of the cutout because he did not want the neighbors complaining about smells or odors. Mr. Marogi agreed and added that there would be no food in the dumpster. Mr. Marogi suggested putting the dumpster on the green area in the parking lot. Assistant Director Katopodes stated that would be fine. The way the trash enclosure was discussed was giving the petitioner to use some of the concrete wall along the back for the enclosure, but she could see the reason for putting it in the green area in the corner as well. Assistant Secretary Duzyj asked that they move the trash enclosure just a little bit away.

Chairperson Smith asked if Commissioner Holowaty agreed with the change in the plans by swapping the locations of the green space and the dumpster. Commissioner Holowaty agreed with that change, and Commissioner Ansar supported it as well.

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty Yes
 Commissioner Ansar Yes
 Commissioner Hoque Yes
 Vice Chairperson Boniecki..... Yes
 Assistant Secretary Duzyj..... Yes
 Chairperson Smith Yes

- 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.

Director Wuerth stated that there was a letter in the packet from him to the Planning Commission requesting that the item be postponed for the following reasons:

1. The Planning Department does not accept site plans with lines drawn and superimposed over an aerial view image of the property in question.
2. The scale of the overall site plan is 1" = 200'. It is impossible to review this vague example of a site plan. The Planning Staff attended two meetings where many details were discussed and none were addressed on the site plan.
3. The required parking areas for the site are located across Sherwood Avenue to the east. There are not property descriptions for parking lots 1 through 3. The amount of parking spaces are only close estimates of what their true counts are. The parking lot properties shall be identified on the site plan with individual property descriptions. The submitted site plan cannot be used to determine their locations.
4. The buildings, truck/trailer parking areas, open storage areas, driveways, etc., cannot be reviewed because of the hazy background image.
5. Specific discussions focused on the crosswalks from the parking areas to the facility. Safety issues were identified. These locations on Sherwood Avenue are not able to be identified.

These issues stand out as serious ones that cannot be overlooked. The site shall be postponed to a date in which the petitioner can provide appropriate plans for the public presentation before the Planning Commission.

Director Wuerth stated that he had spoken with Ms. Valerie Knoll (phonetic), who is a representative for this group. She agreed that this be postponed to the April 13th meeting. There will be a meeting on Thursday, and this will be the third meeting with their representatives and full staff to discuss these issues.

MOTION:

A motion was made by Assistant Secretary Duzyj, supported by Commissioner Ansar, to postpone the above-mentioned item until April 13, 2026.

ROLL CALL:

The motion carried as follows:

- Assistant Secretary Duzyj..... Yes
- Commissioner Ansar..... Yes
- Commissioner Holowaty..... Yes
- Commissioner Hoque..... Yes
- Vice Chairperson Boniecki..... Yes
- Chairperson Smith..... Yes

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, 30th Street, the I-94 Expressway, and vacated Parkdale Terrace to accommodate light industrial development uses and support future retail (Master Plan Change #32).

MOTION:

A motion was made by Commissioner Ansar, supported by Commissioner Holowaty, to receive and file the above-mentioned item. The motion carried unanimously by voice vote.

8. OLD BUSINESS

- A. **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.

PETITIONER'S PORTION:

Mr. Mohamad stated that he had to fix some things because there was no safety, so he would be correcting that by putting in two feet of cement.

Assistant Secretary Duzyj read the following correspondence:

TAXES: Current

BUILDING: Building has no issues providing scope of work is limited to parking lot and landscaping modifications.

ENGINEERING: Preliminary review of this site yielded the following comments from the Engineering Division:

1. Show and identify the location of all City of Warren underground utilities in the vicinity of the project.
2. All text must be legible. Use the proper text size.
3. Properly dimension the 2-foot concrete slab.
4. Any construction within the Dequindre ROW shall require a permit from Macomb County Department of Roads.

FIRE: With regard to the project PMA260002, the Fire Department doesn't see any issues that may affect our operations.

AT&T: AT&T does not object to the proposal.

COMCAST: We have no conflicts with this proposal, but we have aerial and underground facilities in the area.

DTE: DTE Electric Company has reviewed the site plan for MINOR AMENDMENT FOR PARKING LOT AND LANDSCAPING MODIFICATIONS TO EXISTING GAS STATION. DTE has no objection to this request impacting 23008 Dequindre Road; Section 30; per the site plan provided. If you have any questions, please do not hesitate to contact me at 586-783-1978.

MCDR: Macomb County Department of Roads (MCDR) has received and reviewed the enclosed preliminary plan for the above-mentioned site. MCDR has no objections to proposed development at the above-mentioned site. If you have any questions, please feel free to contact me at 586-463-8671.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same. If a no-objection letter is required, please forward your request to Wesley.Jonik@macombgov.org.

RECOMMENDATION:

Assistant Director Katopodes read the following recommendation:

Assistant Director Katopodes noted that the bond was to be amended to \$1,000 due to the additional concrete curbing and landscaping being part of the improvements.

MOTION:

A motion was made by Commissioner Holowaty, supported by Commissioner Hoque, to recognize this as a minor amendment.

ROLL CALL:

The motion carried as follows:

Commissioner Holowaty	Yes
Commissioner Hoque	Yes
Commissioner Ansar	Yes
Assistant Secretary Duzyj.....	Yes
Vice Chairperson Boniecki.....	Yes
Chairperson Smith	Yes

MOTION:

A motion was made by Assistant Secretary Duzyj, supported by Commissioner Hoque, to approve the above-mentioned item.

DISCUSSION:

Mr. Mohamad stated that he would not have any problems completing the recommended changes. Chairperson Smith stated that there would be up to two years allowed to complete the changes.

Assistant Director Katopodes pointed out that the dimension the petitioner said two feet. It shows a measurement of five feet, but two feet would be enough to be the barrier between their property and the sidewalk. The plan will have to be updated to two feet.

ROLL CALL:

The motion carried as follows:

Assistant Secretary Duzyj.....	Yes
Commissioner Hoque	Yes
Commissioner Ansar	Yes
Commissioner Holowaty	Yes
Vice Chairperson Boniecki.....	Yes
Chairperson Smith	Yes

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.**

MOTION:

A motion was made by Commissioner Hoque, supported by Commissioner Holowaty, to release the bond of \$500. The motion carried unanimously by voice vote.

- 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.**

MOTION:

A motion was made by Assistant Secretary Duzyj, supported by Commissioner Hoque, to release the bond of \$100. The motion carried unanimously by voice vote.

10. NEW BUSINESS

None at this time.

11. CITIZEN PARTICIPATION

None at this time.

12. PLANNING COMMISSION BUSINESS**A. Planning Director's Report:**

Director Wuerth discussed the various meetings he has attended. He noted that one of the meetings was a City Council meeting with Commissioner Holowaty. The City Council decided to hold off on the vote, but they confirmed that he should be in his position. Another meeting was regarding SMART Bus drop-off sites, how they could be improved or moved. There was a virtual meeting with Speedway regarding their sites at Groesbeck and Frazho, and at 14 Mile and Ryan. They were having trouble getting their site plans completed the way they were improved with the conditions. Those have been completed and signed off on now. There had also been a meeting with the Mayor regarding the budget hearing process, and there was nothing to comment on because it was a quick meeting. The budget will be presented to City Council on a Saturday afternoon in April.

B. Planning Commission Discussion and Concerns:

Chairperson Smith congratulated Commissioner Holowaty on his approval from City Council. Chairperson Smith also wanted to thank the police officer in the back of the room for attending the meeting.

13. CALENDAR OF PENDING MATTERS

None at this time.

14. ADJOURNMENT**MOTION:**

A motion was made by Assistant Secretary Duzyj, supported by Commissioner Holowaty, to adjourn the meeting. The motion carried unanimously by voice vote.

The meeting adjourned at 8:28 p.m.

Warren Smith, Chair

Mahmuda Mouri, Secretary

MEETING RECORDED AND MINUTES PREPARED BY:
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