



PLANNING COMMISSION

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

Members

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Henry Newnan, Ex-Officio

Planning Director

Ronald F. Wuerth, AICP

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

**** Agenda amended by the Planning Commission
on Monday, April 20, 2026 ****

Monday, April 20, 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 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 and March 9, 2026.**
- b) SITE PLAN FOR PARKING LOT EXPANSION AND OPEN STORAGE OF SHIPPING CONTAINERS AND MISCELLANEOUS CONSTRUCTION MATERIALS; located on the south side of Eleven Mile Road, approximately 186 ft. west of Bunert Road; 14220 and 14240 Eleven Mile Road; Section 24; William Dirkes/Dirkes Management LLC; PSP260016.
- c) SITE PLAN FOR TWO (2) BUILDING ADDITIONS, OUTDOOR DECK, RELOCATION OF DUMPSTER ENCLOSURE, AND FAÇADE IMPROVEMENTS TO EXISTING 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; PSP260015.

- 7. CORRESPONDENCE
- 8. OLD BUSINESS

MINOR AMENDMENT FOR ADDITION OF STORAGE SHED TO EXISTING PLANET OIL CHANGE BUILDING; located on the northeast corner of Van Dyke Avenue and Farnum Avenue; 27612 Van Dyke Avenue; Section 15; Anthony Rea/Fairmount Properties, LLC (Riham Sarout/Ornamics LLC); PMA250001.

- 9. BOND RELEASE

SITE PLAN FOR PARKING LOT EXPANSION; located on the north side of Ten Mile Road, approximately 191 ft. west of Bunert Road; 14219 and 14201 Ten Mile Road; Section 24; City of Warren. **Approved on December 6, 1993. Surety bond posted in the amount of \$3,500. Project never completed, a new site plan for this site was approved on April 20, 2026. 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.