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**Planning Director**

Ronald F. Wuerth, AICP



**PLANNING COMMISSION**

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

Monday, April 13, 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 (to be approved at a future meeting)*
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, February 23, 2026, and March 23, 2026.**
- b) 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 and 21555 Sherwood Avenue; Section 33; William Turner/FNLR Straight Six LLC (Johannes P. Palm/Albert Kahn Associates, Inc.); PSP260012. **Postponed from March 23, 2026.**
- c) SPECIAL LAND USE AND SITE PLAN FOR CHANGE OF USE FROM CAR WASH TO USED CAR DEALERSHIP; located on the east side of Dequindre Road, approximately 2,355.8 ft. south of Fourteen Mile Road; 32150 Dequindre Road; Section 6; Eddie Hano/Eddie & Steve Inc. (Alex Hano); PSPSL250002.
- d) SITE PLAN FOR NEW AUTOMATIC CONVEYOR CAR WASH; located on the west side of Schoenherr Road, approximately 156.17 ft. south of Twelve Mile Road; 28877 Schoenherr Road; Section 14; Joseph Paluzzi/JPTH Properties - Warren LLC (Samei Pataq/Clean Hub Car Wash); PSPSL260002.

- e) SITE PLAN FOR TIRE SERVICE AND MINOR AUTO REPAIR FACILITY; located on the east side of Dequindre Road, approximately 40 ft. south of Goulson Avenue; 22760 Dequindre Road; Section 31; Samir Yaldo/22760 Dequindre, LLC (Steve Dumont/Designstruct); PSP260013.
- f) SITE PLAN FOR THREE (3) NEW EIGHTEEN (18) UNIT MULTI-FAMILY APARTMENT BUILDINGS; located on the south side of Twelve Mile Road, approximately 120 ft. west of Van Dyke Avenue; 7602 Twelve Mile Road (13-16-226-019, -020, -022, -026, -044, -045, -046, -047, -061, -063); Section 16; Assaad Sobh/4Ward Development Inc.; PSP260014.

- 7. CORRESPONDENCE
- 8. OLD BUSINESS

SITE PLAN FOR TWO (2) NEW STORAGE CONTAINERS; located on the east site of Gloede Drive, approximately 328.8 ft. north of 11 Mile Road; Section 13; 27050 Gloede Drive; Angelo Jadan/27050 Gloede Investments LLC (Pietro D'Aleo/Serra Marko & Associates Inc.); PSP230025. **The Petitioner was required to obtain a use variance for this project prior to being scheduled for a Planning Commission public hearing. The use variance was denied by the Zoning Board of Appeals on December 13, 2023; therefore, the site plan application process could not proceed. The Planning Department is requesting a close-out of the site plan project as it was never heard by the Planning Commission.**

- 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) 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.