



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315

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**Officers**

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

**Members**

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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, June 1, 2026 at 7:00 p.m.

Warren Community Center Cafeteria  
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 – *May 11, 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 and will have three (3) minutes to speak.*

- a) 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. **Postponed from April 13, 2026. The petitioner has withdrawn the site plan application.**
- b) REQUEST FOR REZONING WITH CONDITIONS; located on the south side of Frazho Road, approximately 316.45 ft. east of Schoenherr Road; from the present zoning classification of R-1-C, One-Family Residential District to M-2, Medium Light Industrial District; 13800 Frazho Road; Section 24; Adrian Lupu-Leica (Mark S. Demorest/Demorest Law Firm, PLLC); PR260002.
- c) REQUEST FOR STANDARD REZONING; located on the west side of Burg Road, approximately 819.7 ft. south of Eleven Mile Road; from the present zoning classification of R-1-C, One-Family Residential District to R-3, Multiple-Family Dwelling District; 26523 Burg Road/13-22-204-008, Parcel 13-22-204-003 (the south 221.7 feet), 11200 Eleven Mile Road/13-22-204-012 (the south 221.7 feet); Section 22; Muhammad Abdul Wahab Waheed/Michigan Institute of Sacred Knowledge (Jamal Khan/Graviton Ventures LLC); PR260001.
- d) SITE PLAN FOR EXPANDED OUTDOOR STORAGE; located on the south side of Maxwell Avenue, approximately 118 ft. east of Sherwood Avenue; 6732 Maxwell Avenue; Section 33; Ronald Scott Gerst/Sherwood Warren LLC; PSP260022.
- e) SITE PLAN FOR OPEN STORAGE OF TIRES; located on the northwest corner of Eight Mile Road and Eastwood Boulevard; 14731 Eight Mile Road; Section 36; Bashar Hamo/Bee Tires LLC; PSP260020.

- f) SITE PLAN FOR CONVERSION OF VACANT SCHOOL INTO SENIOR LIVING COMMUNITY; located on the east side of Masch Avenue, approximately 517.4 ft. north of Ten Mile Road; 25310 Masch Avenue; Section 36; Charlie Roddis/Center Line Public Schools (T. Van Fox/MHT Housing, Inc.); PSP260023.

7. CORRESPONDENCE

8. OLD BUSINESS

- a) SITE PLAN FOR NEW MULTI-FAMILY DEVELOPMENT AS PART OF APPROVED PUD; located on the north side of Ten Mile Road, approximately 759.1 ft. west of Schoenherr Road; Section 23; 13041 Ten Mile Road; Lorenzo Cavaliere (Warren 10 Mile Residential LLC); PSP220018. **Approved on June 13, 2022. First extension request approved to June 13, 2025. Second extension request approved to June 13, 2026. The petitioner is requesting a third extension to June 13, 2027.**
- b) SITE PLAN FOR OPEN STORAGE OF STACKED STEEL PLATES; located on the Northwest corner of Audrey and East Nine Mile Road; 4965 East Nine Mile Road; Section 29; Derrick Kempainen/DJP Leasing, LLC (Caren M. Burdi); PSP240005. **Approved on July 8, 2024. The petitioner is requesting a one (1) year extension to July 8, 2027.**
- c) SITE PLAN FOR BUILDING ADDITION, NEW ACCESSORY BUILDING, AND OPEN STORAGE OF VEHICLES; located on the west side of Groesbeck Highway in the area of Prospect Avenue and Toepfer Road; 21311 Groesbeck Highway and parcels north of Prospect Avenue (13-35-326-001 through 13-35-326-009, 13-35-327-001 through 13-35-327-018, 13-35-327-020 through 13-35-327-026, and the north 523.67 feet of parcel 13-35-352-015) along with parcels south of Prospect Avenue (13-35-331-001, 13-35-331-002, and 13-35-331-006); Section 35; Kalven Hermiz/Brays Investments LLC & Edom Properties LLC (Caren Burdi); PSP240006. **Approved on July 8, 2024. The petitioner is requesting a one (1) year extension to July 8, 2027.**

9. BOND RELEASE

10. NEW BUSINESS

11. CITIZEN PARTICIPATION

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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

If you require disability-related accommodations in order to participate in this meeting, please contact the ADA Coordinator by email - [adawarren@cityofwarren.org](mailto:adawarren@cityofwarren.org) or telephone - (586) 353-0565 at least 48 hours before the meeting starts.

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.