

**Officers**

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

**Members**

Delwar Ansar  
Herbert Heide  
Michael Holowaty  
Syed Hoque

Melody Magee, Ex-Officio  
Henry Newnan, Ex-Officio

**Planning Director**

Ronald F. Wuerth, AICP



**PLANNING COMMISSION**

ONE CITY SQUARE, SUITE 315  
WARREN, MI 48093-5283  
(586) 574-4687  
Fax (586) 574-4645  
www.cityofwarren.org

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

Monday, May 11, 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 – *April 13, 2026 and April 20, 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) AN ORDINANCE TO AMEND THE CODE OF ZONING ORDINANCES, APPENDIX A, TO ADD ARTICLE IV-H PERTAINING TO OVERLAY DISTRICTS; the proposed amendment to Article IV of Appendix A of the City of Warren Code of Ordinances to add Article IV-H will create special public purpose overlay districts on certain specific areas of land, and to adapt the development and use standards to shifting housing, economic and demographic trends; PANAP260001.
- b) SITE PLAN FOR NEW MARIHUANA ADULT-USE RETAIL ESTABLISHMENT; located on the east side of Dequindre Road, approximately 977.37 ft. south of Eleven Mile Road; 26620 Dequindre Road; Section 19; Mazin Samona/Dequindre 26620, LLC; PSP260017.
- c) SITE PLAN FOR OPEN STORAGE OF COMMERCIAL VEHICLES; located on the south side of Fourteen Mile Road, approximately 1,250.4 ft. east of Mound Road; 6500 Fourteen Mile Road; Section 4; Ian Quint/14 Mack LP (Delon Shabo/AA Parking); PSP260021.
- d) SITE PLAN FOR ADDITION OF COVERED PATIO; located on the southwest corner of 12 Mile Road and Bunert Road; 14300 Twelve Mile Road; Section 13; Kastriot Pergjoni/Chris & Frank Properties LLC (Roan Isaku); PSP260019.

- e) SITE PLAN FOR COMMUNITY CENTER AND K-12 RELIGIOUS EDUCATION CENTER; located on the east side of Ryan Road and the south side of Eleven Mile Road; 26688 Ryan Road; Section 20; Moni Ruzzaman Khan/Pervin-Monir Khan Islamic Center (Hisham Turk/Turk Architects); PSP260018.

## 7. CORRESPONDENCE

- a) Letter from the Planning Director to the Members of the Zoning Board of Appeals. The letter is a response and clarification of facts regarding public comments made by the ZBA in reference to the Planning Department's Impact Statement for Agenda Item 6 (22755 Groesbeck Avenue) at the April 8, 2026 ZBA Meeting.
- b) 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. **Letter to Petitioner. Denied by the Planning Commission on April 13, 2026.**
- c) SITE PLAN FOR AUTO REPAIR SHOP, PARKING LOT EXPANSION, AND OPEN STORAGE OF REPAIR VEHICLES; located on the southwest corner of Groesbeck Highway and Nine Mile Road; 22755 Groesbeck Highway; Section 35; Joseph Tringale/JNT Investments; PSP250017. **Letter to Petitioner. Approved with conditions by the Planning Commission on May 12, 2025. The required variances were denied by the Zoning Board of Appeals on April 22, 2026. As a result of the variance denials, the current site plan is no longer valid.**
- d) REQUEST TO VACATE EASEMENTS; vacate the existing north/south eight (8) ft. wide utility easement located on the rear of lots 1065, 1066 and the north 17 ft. of lot 1067 and vacate the existing east/west five (5) ft. wide utility easement (east 8.5 ft.) of Piper's Van Dyke Subdivision No. 5; located on the southwest corner of Van Dyke Avenue and Toepfer Road; 21647 Van Dyke Avenue; Section 33; Valentino Holata; PEV230002. **Letter to City Council regarding expiration.**

## 8. OLD BUSINESS

- a) MINOR AMENDMENT TO THE SITE PLAN FOR PARKING LOT AND SITE REHABILITATION; located on the north side of Ten Mile Road, approximately 355.46 ft. east of Ryan Road; 4225 Ten Mile Road; Section 20; Cherie Messina/Comerica Bank (Sonia Brania/Atwell, LLC); PMA260003.
- b) MINOR AMENDMENT TO SITE PLAN FOR INDUSTRIAL BUILDING FOR MODIFICATION OF TRUCK WELLS; located on the southwest corner of Tank Avenue and George Merrelli Drive; Section 16; 27767 George Merrelli Drive; Cari Easterday/Warren Industrial Investors, LLC (Dan LeBlanc/Android Assembly); PMA240001. The Minor Amendment is to modernize the current truck wells. **Approved on April 22, 2024. The Petitioner is requesting a one-year extension to April 22, 2027.**

- c) MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION; located on the west side of Hoover Road, between Hupp Avenue and Toepfer Road; 22105 Hoover Road; Section 34; Daniel Morrell/Ajax Metal Processing Inc.; PMA250003. The Minor Amendment is for a building addition, relocation of a storage tank, and pavement replacement. **Approved on March 24, 2025. The petitioner is withdrawing their minor amendment application.**

9. BOND RELEASE

MINOR AMENDMENT TO SITE PLAN FOR BUILDING ADDITION; located on the west side of Hoover Road, between Hupp Avenue and Toepfer Road; 22105 Hoover Road; Section 34; Daniel Morrell/Ajax Metal Processing Inc.; PMA250003. The Minor Amendment is for a building addition, relocation of a storage tank, and pavement replacement. **Approved on March 24, 2025. Cash bond posted in the amount of \$28,500. Minor amendment withdrawn. 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

RECONSIDERATION OF EXCUSED ABSENCE FOR COMMISSIONER ANSAR; On April 20, 2026, the Planning Commission unanimously excused Commissioner Delwar Ansar's absence from that evening's Planning Commission meeting. On April 21, 2026, Chairman Warren Smith contacted the Planning Department to request a reconsideration of his vote to excuse the absence of Commissioner Ansar at the April 20, 2026 Planning Commission Meeting. Chairman Smith has rescinded his vote to excuse Commissioner Ansar due to not receiving proper notification ahead of the scheduled meeting.

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](mailto: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.