David Sophiea, Chairman
Jon Green, Vice-Chairman
Garry Watts, Secretary
Shaun Lindsey, Asst. Secretary
Michael Assessor
William Clift
Paul Jerzy
Roman Nestorowicz
Charles Perry
Kayla Porvaznick
Sean Bell

Zoning Board of Appeals
Office of the City Council
5460 Arden, Ste. 505
Warren, MI 48092
Ph. (586)258-2060
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A Regular Meeting of the Zoning Board of Appeals
Wednesday, September 23, 2026 at 7:00 p.m. in the Warren Community Center Cafeteria, 5460 Arden, Warren, Michigan 48092.

Site plans are available for viewing in the Building Department of City Hall at 1 City Square, 3rd Floor, Warren, 48093.
Please call: (586) 574 - 4504

AGENDA

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. ADOPTION OF THE AGENDA
5. APPROVAL OF THE MINUTES of the **Regular Meetings of May 13, 2026, August 12, 2026, August 26, 2026 and September 9, 2026.**

6. PUBLIC HEARING: **APPLICANT: REWORLD SOLUTIONS, LLC**
PAUL STAUDER

REPRESENTATIVE:	Ken Moreland
COMMON DESCRIPTION:	21750 Hoover
LEGAL DESCRIPTION:	13-35-151-007
ZONE:	M-3

VARIANCES REQUESTED: Permission to

1) Construct a 25’ x 60’ (1,500 square ft.) storage structure to within 53’ 2” of the north side property line.
2) Retain an 18’ 6” side setback for the principal structure along the north property line.
3) Retain a 49” 2” front setback for the principal structure along the west property line.
4) Install approximately 374 linear feet of 6’ high fencing along the property lines of Toepfer and Nagel streets.
5) Retain the hard-surface parking area in the southeast corner of the property located within the 60’ setback, as indicated on the site plan.

ORDINANCES and REQUIREMENTS:

Section 17.02 (b) – Industrial Standards: In M-3 zoning districts 60' side yard setbacks are required.
Section 17.02 (a) – Industrial Standards: In M-3 zoning districts a 150' front yard setback is required.

7. PUBLIC HEARING: **APPLICANT: DELON SHABO**
REPRESENTATIVE: Same as above.
COMMON DESCRIPTION: 6500 Fourteen Mile
LEGAL DESCRIPTION: 13-04-126-022
ZONE: M-2

VARIANCES REQUESTED: Permission to

1) Allow 313,659 square ft. of open storage of truck and trailers, starting 283.8 feet north of the southernmost property line and extending north 609.8 feet, with a building gross floor area of 300 square ft.
2) Allow open storage on gravel in the area listed in item 1.

ORDINANCES and REQUIREMENTS:
Section 17.02 (s) - Industrial standards - Open storage other than junk: All open storage shall be located in a designated area approved by the Planning Commission as a part of site plan approval. The area shall be enclosed on three (3) sides by chain link fencing with metal/plastic slats used for screening as deemed necessary by the Planning Commission. In M-3 and M-4 zones the Planning Commission shall determine whether screening of the outside storage is necessary based on the relationship of the storage to properties zoned residential as identified in Section 3.01(1—7) of the Zoning Ordinance.
The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. The designated areas shall not be located in any area required for parking space and is necessary to meet the minimum requirements of Section 4.32 of this ordinance. Further, the designated area may not exceed fifty (50) percent of the gross floor area of the primary structure on the site except in M-3 and M-4 zones where the amount of outside storage area is not limited based on the size of the primary structure. In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lot is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line. In M-3 and M-4 zones outside storage may not be closer than one hundred fifty (150) feet from any street right-of-way line.
Lumber, including wood pallets or other combustible material, shall not be stored less than twenty (20) feet from any interior lot line. An open driveway shall be provided that has a graded roadway, is hard surfaced and maintained from the street to the storage area in order to permit clear access for fire trucks at any time to the open storage areas.

8. PUBLIC HEARING: **APPLICANT: RONALD GERST**
REPRESENTATIVE: Tim Storey
COMMON DESCRIPTION: 6732 Maxwell
LEGAL DESCRIPTION: 13-33-203-029
ZONE: M-1

VARIANCES REQUESTED: Permission to

1) Allow 9,058 square ft. of open storage on gravel tow thin 13' of the north (front) property line along Maxwell.
2) Retain the 6' chain link fence with slats to within 8.9' of the north (front) property line along Maxwell.
3) Retain the 6' chain link fence with slats to within 9.3' of the east (side) property line that abuts a R-1-P lot and waive the required greenbelt/wall.

Zoning staff requests that the following variances, previously granted on 8/14/2026, be re-scinded if the above-requested variances are approved, as they will conflict with each other.
Item 1) Allow 3,240 square ft. of outdoor storage on gravel, which granted as written.
Item 3) Allow a 6-foot-high chain-link fence with plastic slats and waive the required greenbelt or wall, which was granted with the condition that it be placed 10 feet west of the east property line.
Item 4) Allow a 6' chain link fence in the front yard, which was granted with the condition it be placed east of the driveway to the east property line, 10' back from the north property line.

ORDINANCES and REQUIREMENTS:

Section 17.02 (s) – Industrial Standards – Open storage other than junk: … The designated area shall always be hard surfaced and screened from the public street and any residentially zoned areas. …Further, the designated are may not exceed fifty (50) percent of the gross floor area of the primary structure on the site. In M-1 and M-2 zones the designated area shall not be located any closer than seventy-five (75) feet to the front property line unless the size of the lost is less than one hundred fifty (150) feet in depth in which case the Planning Commission may allow the designated area to be located no closer than twenty-five (25) feet from the front property line.

Section 17.02 (c) – Industrial Standards – Greenbelt: None, except when a side or rear yard abuts a zoning district other than industrial then eight (8) feet wide as per Section 2.26.

(b) … A decorative masonry wall, not more than six (6) feet in height and not less than eight (8) inches in thickness may be substituted for either of the above greenbelts, upon approval of the Planning Director, and shall be maintained in an attractive condition and structurally sound.

Section 4D.07 – Setback Required: Walls, fences and landscape screens shall conform to the setback requirements for the zoning district, unless otherwise provided in this article.

Section 4D.08 – Fences, Walls and Landscape Screens in Front Yard Between Building Line and Front Property Line: No fence, wall or landscape screen shall be constructed between the established building line and the front property line…

10. NEW BUSINESS
11. ADJOURNMENT

Garry Watts
Secretary of the Board

Any person with a disability who needs accommodation for participation in this meeting should contact the Warren City Council Office at (586) 258-2052 – 48 hours in advance of the meeting to request assistance.