SITE PLAN APPLICATION

CITY OF WARREN
PLANNING COMMISSION
ONE CITY SQUARE, SUITE 315
WARREN, MICHIGAN 48093-5283

CONTACT THE PLANNING DEPARTMENT
PHONE: (586) 574-4687 FAX: (586) 574-4645

- [X] **SITE PLAN**
- [ ] **PUD (PLANNED UNIT DEVELOPMENT)**
- [ ] **DC (DOWNTOWN CENTER)**

New Construction
New Structures, Parking Lots, Access Drives, Open Storage, Outdoor Retail Sales (permanent), etc.
$1,500 up to 5,000 square feet
+ $20 per additional 1,000 square feet (fee rounds up)

Addition to Site
Building Additions, Parking Lot Additions, Open Storage, Outdoor Retail Sales (temporary & seasonal), Change of Use, etc.
$1,000 up to 5,000 square feet
+ $20 per additional 1,000 square feet (fee rounds up)

(Application effective 3-31-26) (Fees effective 3-25-25)

PLEASE TYPE OR PRINT LEGIBLY

DESCRIPTION OF PROPOSED DEVELOPMENT: Metal Storage out building for Trucks, Tractors, RV. SRT Tank Ect.

ADDRESS: 32601 Warkop Ave 32360 ZONING: _____ SQUARE FOOTAGE OF PROJECT: 15,000 - 20,000

PARCEL P.I.N.: 12-13- _____ ESTIMATED COST OF PROJECT: $900,000.00
Attach additional sheet(s) if more than one address/parcel *Estimated cost of site improvements*

LEGAL OWNER: City of Warren 586-574-4605 dmuzzarelli@cityofwarren.org
(PRINT) Company Name & Individual Name Phone Email

One City Sq Warren, MI 48093
Address City/State/Zip

PROFESSIONAL*: _____
(PRINT) Company Name & Individual Name Phone Email
**Licensed by the State of Michigan*

Address City/State/Zip

APPLICANT: Steve Campbell 586-574-4605 SCampbell@cityofwarren.org
(PRINT) Company Name & Individual Name Phone Email

One City Sq Warren, MI 48093
Address City/State/Zip

Signature of Legal Owner *(Attached AFFIDAVIT OF OWNERSHIP OF LAND shall be completed)* Date 7/2/26

Signature of Professional *(Site Plan Preparer)* Date

Signature of Applicant *(Petitioner/Representative for Development)* Date 7/2/26

In order to be considered for a place on a Planning Commission meeting agenda, ALL applications shall be submitted to the Planning Department in person. Any applications that are received via mail, without the applicant or an authorized representative present, will not be processed or placed on an agenda until the applicant or representative is present.

SITE PLAN CHECK OFF LIST

As you, the applicant, complete these items, you need to check them off. We will not accept application packets without all items checked off and completed.

☐ The completed application shall be signed and dated by the legal property owner, professional, and applicant.

☐ The completed Affidavit of Ownership of Land shall be signed by the legal property owner and applicant; both signatures shall be notarized. If there is more than one owner, a separate affidavit is required for each owner. The original affidavit(s) shall be submitted to the Planning Department.

☐ The legal property owner shall be listed on the application and Affidavit of Ownership of Land. If the owner is a business or LLC, an individual contact name is required in addition to the company name.

☐ If the legal property owner is a business or LLC, documentation shall be submitted confirming the individual signing the application packet is authorized to do so.

☐ The Additional Authorized Contact(s) form shall be completed and signed only if someone other than the owner, professional, or applicant is being authorized as an additional contact on the project.

➢ **NOTE: If there is a pending rezoning, City Council approval is required before submitting this application.**

☐ Submit a check payable to the *City of Warren* for the applicable fee as stated on the application.

☐ Submit an original signed Letter of Intent containing a detailed description of the project (what you plan to do, why it matters, etc.).

☐ Submit twenty (20) individual copies of site plans that are signed and sealed by a professional Architect, Engineer, Land Surveyor, or Landscape Architect licensed by the State of Michigan, or an AICP Planner. The professional listed on the application shall match the signature and seal on the site plans.

☐ Submit two (2) individual copies of property surveys that are signed, sealed, and certified by a professional Land Surveyor licensed by the State of Michigan.

☐ Submit, if applicable to the project, fifteen (15) individual copies of landscape plans, fifteen (15) individual copies of building elevation plans, two (2) individual copies of floor plans, and two (2) individual copies of lighting (photometric) plans.

➢ **Please provide the exact number of plans listed above. If you submit multiple sets of plans that are not needed, the Planning Department may not accept your application packet.**

☐ Submit a USB Flash Drive containing the property legal description in Microsoft Word format, along with an electronic PDF version of all submitted plans.

☐ Provide the square footage of the project (not the entire property) on the application.

☐ Provide the estimated cost of the project on the application.

☐ Provide the property legal description on the site plan.

☐ Provide a site data chart on the site plan.

☐ Provide a location map on the site plan.

➢ **NOTE: If the property has any delinquent taxes, your application packet will not be accepted.**

Signature of Applicant: _____ Date: 7/2/20

(Signature required or the application packet will not be accepted)

Employee Only *(please initial)*: _____

- ☐ Verify all items have been completed and checked off.
- ☐ Verify ownership listed on the application documents matches BS&A.
- ☐ Stamp the application and all plans as received.
- ☐ Let the applicant know the Planning Commission meeting date.
- ☐ Make a copy of the check.
- ☐ Put a brief description on the agenda.

WARREN

AFFIDAVIT OF OWNERSHIP OF LAND

I, David Muzzarelli,
Name of Individual (Owner)

THE Director Public Service OF City of Warren
Title (President, VP, Member, etc.) Name of Company (Owner)

One City Sq. Warren, MI 48093 586-574-4604
Address City/State/Zip Telephone Email

BEING DULY SWORN, DEPOSE(S) AND SAY(S) THAT City of Warren
Name of Company (Owner)

X RECORDED DEED HOLDER or ____ RECORDED LAND CONTRACT PURCHASER *(check one)* OF LAND FOR WHICH SUBMITTAL HAS BEEN/WILL BE MADE TO THE CITY OF WARREN, MACOMB COUNTY, MICHIGAN IN A:

PETITION FOR HEARING BY THE CITY OF WARREN PLANNING COMMISSION

FURTHER, THAT Steve Campbell
Name of Individual (Applicant)

THE Admn Sup Public Service OF City of Warren
Title (President, VP, Member, etc.) Name of Company (Applicant)

One City Sq Warren, MI 48093 586 574-4605
Address City/State/Zip Telephone Email

IS MY DESIGNATED REPRESENTATIVE IN THE PROCESSING OF SAID PETITION.

SIGNED _____
Signature of Owner

SIGNED _____
Signature of Applicant

STATE OF MICHIGAN
COUNTY OF Macomb

ON THIS 2 DAY OF July, 2026, BEFORE ME PERSONALLY CAME David Muzzarelli and Steve Campbell, TO ME KNOWN TO BE THE INDIVIDUAL(S) NAMED HEREIN AND WHO EXECUTED THE FOREGOING AFFIDAVIT, FOR THE PURPOSE AS STATED, AND ACKNOWLEDGED THAT HE/SHE/THEY DID SO OF HIS/HER/THEIR OWN FREE WILL AND DEED.

TAMMY MAREEL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires February 14, 2030
Acting in the County of Macomb

_____
NOTARY PUBLIC, Macomb COUNTY, MICHIGAN
MY COMMISSION EXPIRES: Feb 14, 2030
ACTING IN Macomb COUNTY, MICHIGAN

NOTICE TO OWNER

THE OWNER, APPLICANT, AND/OR PROFESSIONAL SHALL APPEAR IN FRONT OF THE PLANNING COMMISSION IN PERSON. FAILURE TO ANSWER ANY QUESTIONS FROM THE COMMISSION MAY RESULT IN YOUR REQUEST BEING POSTPONED OR DENIED. IF ANOTHER PERSON APPEARS ON YOUR BEHALF, THE APPLICANT SHALL CONTACT THE PLANNING DEPARTMENT AND PROVIDE AN EMAIL OR LETTER CONTAINING CONTACT INFORMATION FOR THE ADDITIONAL REPRESENTATIVE.

PUBLIC SERVICE
ONE CITY SQUARE, SUITE 320
WARREN, MI 48093-5283
(586) 574-4604
Fax (586) 574-4517
www.cityofwarren.org

07/02/2026

City of Warren Planning Commission
One City Square, Suite 315
Warren, MI 48063

RE: New Steel Storage Building at 32601 Warkop Ave

Dear Planning Commission Members,

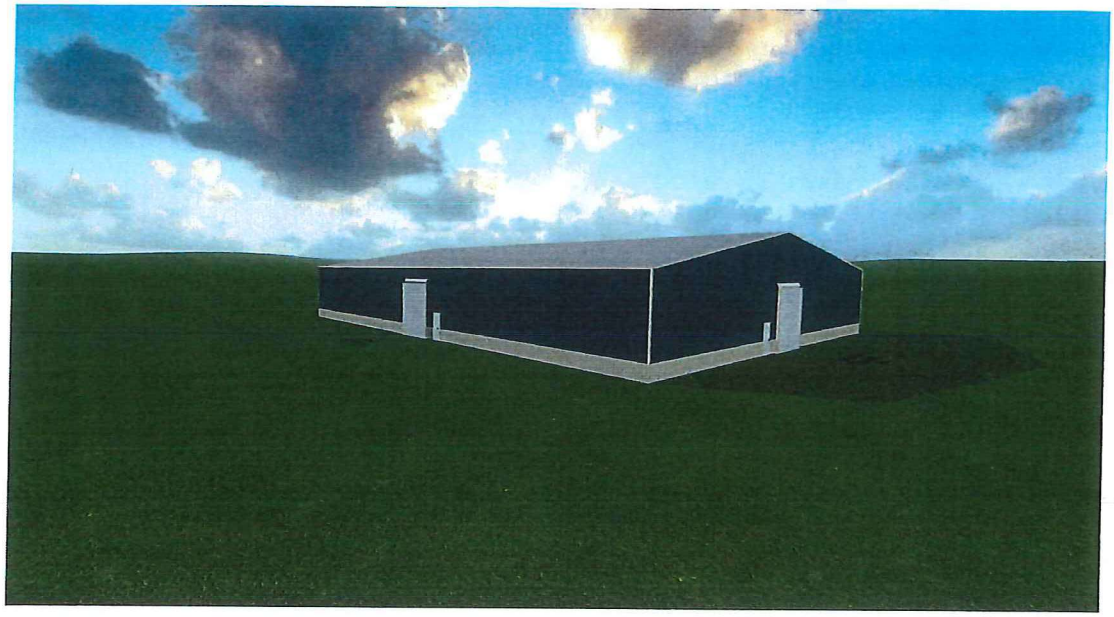
The City of Warren Public Service needs to add additional storage for equipment, as the city has run out of storage space for our equipment. We have chosen the large area owned by the City behind 32601 Warkop Ave for the new storage facility site. The building will house equipment for Warren Police Department, Water Department and Department of Property Maintenance. These departments have approved funding for this project and would like to break ground as soon as possible. It is our intent to build a storage building approximately 150' X 100' X 18' strictly for storage of vehicles and equipment.

Respectfully Submitted,

Steve Campbell
Administrative Supervisor
Public Service

Dave Muzzarelli
Director Public Service

TITAN
STEEL STRUCTURES



Building Specs
Width: 100'
Length: 150'
Height: 18'
Roof Type: Gabled
Roof Pitch: 2":12"

Colors
Roof Color: Galvalume
Wall Color: Dark Blue
Trim Color: Light Tan
Walk Doors: White
Large Doors: White
Gutters: White
Wainscot Color: Light Tan

Wainscot:
Left B: Yes
Front A: Yes
Right D: Yes
Back C: Yes
Wainscot Height: 3'

Interior

Walls
L Wall: Enclosed
R Wall: Enclosed
B Wall: Enclosed
F Wall: Enclosed

Roof Options

Lean-tos

Windows & Doors
Walk Door Solid Qty: 3
Roll Up Door Qty: 3

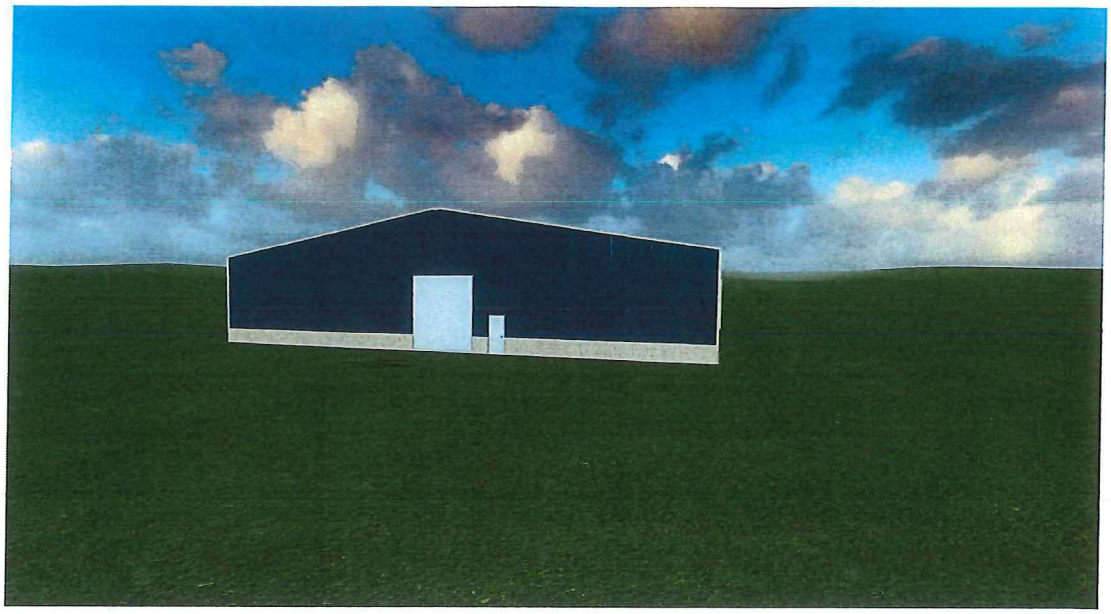
Item Sizes:
Roll Up Door: w12' x h14'
Roll Up Door: w12' x h14'
Roll Up Door: w12' x h14'
Walk Door Solid: w36' x h84'
Walk Door Solid: w36' x h84'
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[redacted]

[redacted]

RECEIVED
AUG 24 2026
CITY OF WARREN
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Lean-tos

Windows & Doors
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Roll Up Door Qty: 3

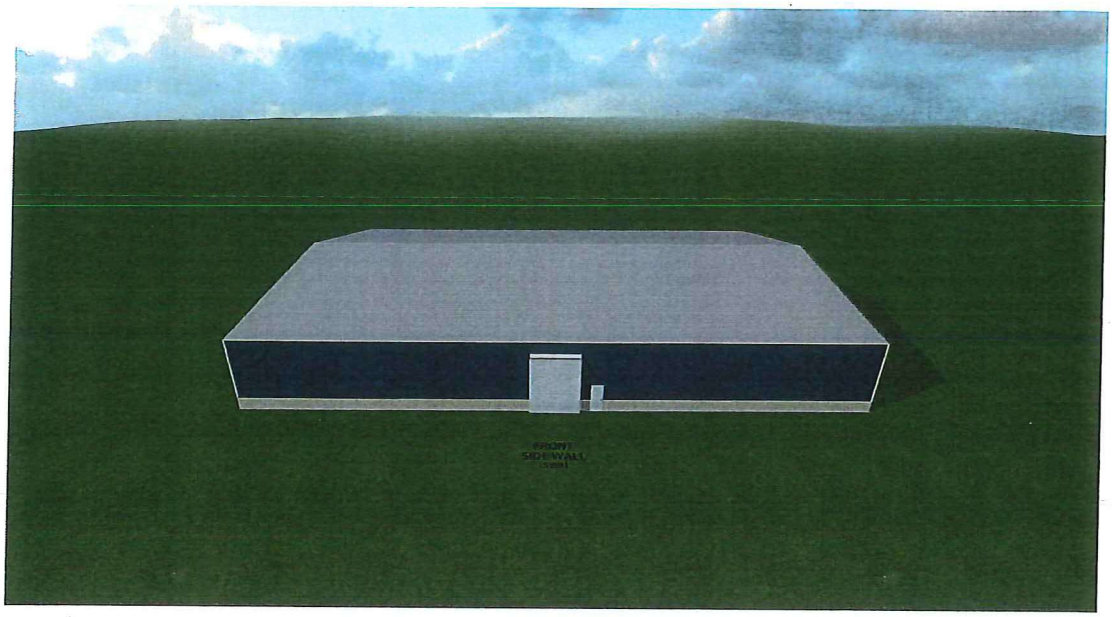
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[redacted]

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[redacted]

[redacted]

RECEIVED
AUG 24 2026
CITY OF WARREN
PLANNING COMMISSION


E 14 Mile Rd
Van Dyke Ave

Property Cross Reference List

Parcel Number	Occupant Name	Property Address	Owner Name	Owner Address
12-13-03-104-004		32900 KNAPP	MCVEY MATTHEW	[redacted]
12-13-03-104-005		32860 KNAPP	YOUSIF NINOS O	[redacted]
12-13-03-104-006		32850 KNAPP	KOSCIELSKI RONALD F & FLORENCE	[redacted]
12-13-03-104-007		KNAPP	CITY OF WARREN PART OF BATES PARK	[redacted]
12-13-03-104-008		KNAPP	CITY OF WARREN PART OF BATES PARK	[redacted]
12-13-03-104-009		32610 KNAPP	BAJREKTAREVIC ZUHDIJA & FATIMA	[redacted]
12-13-03-104-010		32911 HAFF	FOSTER SERGIO	[redacted]
12-13-03-104-011		32885 HAFF	DOWNS SANDRA L	[redacted]
12-13-03-104-012		32861 HAFF	NOWAK VICTORIA L	[redacted]
12-13-03-104-013		32839 HAFF	BRACKNELL JOHN E & DIANA L	[redacted]
12-13-03-105-001		32940 HAFF	GASIOR DONALD	[redacted]
12-13-03-105-002		32941 WINNIE	SHAMUEL MARIAM & TOMI MIAAD	[redacted]
12-13-03-105-003		32912 HAFF	NAAOUM AYMAN & MANNI HIBA	[redacted]
12-13-03-105-004		32886 HAFF	LOR YER & MEE ESTATE	[redacted]
12-13-03-105-005		32866 HAFF	SULAIMAN DAWOOD ABDULAHAD S	[redacted]
12-13-03-105-006		32840 HAFF	HADZIC AMELA	[redacted]
12-13-03-105-007		32917 WINNIE	FOSTER CARL L & HILL STACEY	[redacted]
12-13-03-105-008		32895 WINNIE	JARVIS SUZANNE	[redacted]
12-13-03-105-009		32831 WINNIE	STRONGHOLD PROTECTION TRUST	[redacted]
12-13-03-105-010		32821 WINNIE	DIEBEL JARED M & CICHON NICOLE E	[redacted]
12-13-03-109-003		32110 KNAPP	CITY OF WARREN DISPOSAL PLANT	[redacted]
12-13-03-109-004		WARKOP	CITY OF WARREN DISPOSAL PLANT	[redacted]
12-13-03-109-005		32550 KNAPP	PEOPLE'S PROPERTIES LLC	[redacted]
12-13-03-110-001		WARKOP	CITY OF WARREN DISPOSAL PLANT	[redacted]
12-13-03-110-002		WARKOP	CITY OF WARREN DISPOSAL PLANT	[redacted]
12-13-03-126-001		32934 WINNIE	MARABLE CHERYL	[redacted]
12-13-03-126-002		8534 14 MILE	HEUER MARY	[redacted]
12-13-03-126-003		8542 14 MILE	KALEUGHER KEVEN T & JOHN E	[redacted]
12-13-03-126-005		32916 WINNIE	TAILA SAADI & STEPHAN SUHAM J	[redacted]
12-13-03-126-006		32886 WINNIE	DAWSON DWAYNNA	[redacted]
12-13-03-126-007		32850 WINNIE	STEFURA LILIIA & ANDRII	[redacted]
12-13-03-126-008		32830 WINNIE	YEAGER JESSE	[redacted]

Property Cross Reference List

Parcel Number	Occupant Name	Property Address	Owner Name	Owner Address
12-13-03-126-009		KNAPP	CITY OF WARREN PART OF BATES PARK	[redacted]
12-13-03-126-011		32919 WARKOP	HARRIS TREVOR	[redacted]
12-13-03-126-012		32911 WARKOP	HOJONACKI DAVID	[redacted]
12-13-03-126-013		32903 WARKOP	CVETANOVSKI JOE	[redacted]
12-13-03-126-014		32885 WARKOP	VYAS VINOO	[redacted]
12-13-03-126-015		32867 WARKOP	ROOS ERIC	[redacted]
12-13-03-126-016		32849 WARKOP	FRANCIS TIMOTHY S & ROSEMARIE	[redacted]
12-13-03-126-017		32829 WARKOP	JENKINS STEPHEN W	[redacted]
12-13-03-126-018		32809 WARKOP	HERMAZ FREDI H & ELIA LEZA	[redacted]
12-13-03-126-020		32601 WARKOP	CITY OF WARREN DAVID MUZZARELLI	[redacted]
12-13-03-126-021		WARKOP	DTE ELECTRIC COMPANY	[redacted]
12-13-03-127-005		32920 WARKOP	ZICCARELLI LENA & KOZAK PATRICIA	[redacted]
12-13-03-127-006		32874 WARKOP	AKTHER TANJINA & HOSSAIN MD I	[redacted]
12-13-03-127-007		32850 WARKOP	BANASZEWSKI GEORGETTE K	[redacted]
12-13-03-127-008		32830 WARKOP	KICZKA CHARLES & CHARLOTTE BERRY IRENE	[redacted]
12-13-03-127-014		32867 BENNINGTON	GORGEES MOYAED S	[redacted]
12-13-03-127-015		32849 BENNINGTON	HEDGES AMANDA L & CURTIS	[redacted]
12-13-03-127-016		32829 BENNINGTON	STINSON DOUGLAS & ALICE	[redacted]
12-13-03-127-018		32810 WARKOP	AICHER SALLY J	[redacted]
12-13-03-127-019		32809 BENNINGTON	MOODY JAMES	[redacted]
12-13-03-130-001		WARKOP	CITY OF WARREN DISPOSAL PLANT	[redacted]
12-13-03-130-002		32555 WARKOP	CITY OF WARREN DISPOSAL PLANT & PARKS & REC	[redacted]
12-13-03-131-003		WARKOP	CITY OF WARREN DISPOSAL PLANT	[redacted]
12-13-03-131-004		WARKOP	CITY OF WARREN DISPOSAL PLANT	[redacted]
12-13-03-154-001		KNAPP	USA RED RUN DRAIN	[redacted]
12-13-03-154-002		HAFF	USA RED RUN DRAIN	[redacted]
12-13-03-155-001		WINNIE	USA RED RUN DRAIN	[redacted]
12-13-03-176-001		WARKOP	USA RED RUN DRAIN	[redacted]
12-13-03-177-001		WARKOP	CITY OF WARREN DISPOSAL PLANT	[redacted]
12-13-03-177-002			SEQUIN RAYMOND RED RUN DRAIN EASEMENT	[redacted]
12-13-03-178-007			GLAZA DONALD & M RED RUN	[redacted]

Property Cross Reference List

Parcel Number	Occupant Name	Property Address	Owner Name	Owner Address
			DRAIN EASEMENT	
12-13-03-178-008			VICTOR KRAJNC & LYDIA BALTAROWICH LYDIA	[redacted]
12-13-03-178-019		8888 MYSTIC LANE	NACKER SUSAN L	[redacted]
12-13-03-178-020		8890 MYSTIC LANE	GUIDUCCI JOSEPH	[redacted]
12-13-03-326-001		BEAR CREEK	DRAINAGE BOARD FOR BEAR CREEK DRAIN	[redacted]
12-13-03-326-015		RED RUN	AMURCON CORP RED RUN DRAIN EASEMENT	[redacted]
12-13-03-326-018		10969 CHICAGO	ELENBAAS KARI L	[redacted]
12-13-03-326-024		10985 CHICAGO	WILMOTH LIVING TRUST	[redacted]

Total Properties: 67

AICHER SALLY J

[redacted]

DAWSON DWAYNNA
[redacted]

DOWNS SANDRA L
[redacted]

DTE ELECTRIC COMPANY
[redacted]

ELENBAAS KARI L
[redacted]

FOSTER SERGIO
[redacted]

GASIOR DONALD
[redacted]

GORGEES MOYAED S
[redacted]

GUIDUCCI JOSEPH
[redacted]

HADZIC AMELA
[redacted]

HARRIS TREVOR

[redacted]

HEUER MARY

[redacted]

HOJONACKI DAVID
[redacted]

JARVIS SUZANNE

[redacted]

MARABLE CHERYL
[redacted]

NACKER SUSAN L

[redacted]

NOWAK VICTORIA L

[redacted]

PEOPLE'S PROPERTIES LLC
[redacted]

ROOS ERIC

[redacted]

[redacted]

STRONGHOLD PROTECTION TRUST

[redacted]

WILMOTH LIVING TRUST
[redacted]

YEAGER JESSE
[redacted]

YOUSIF NINOS O
[redacted]
[redacted]

KOSCIELSKI RONALD F & FLORENCE

[redacted]

BAJREKTAREVIC ZUHDIJA & FATIMA
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STINSON DOUGLAS & ALICE

SEQUIN RAYMOND RED RUN DRAIN EASEMENT

[redacted]

GLAZA DONALD & M RED RUN DRAIN EASEMENT

VICTOR KRAJNC & LYDIA BALTAROWICH LYDIA
[redacted]

AMURCON CORP RED RUN DRAIN EASEMENT

BANASZEWSKI GEORGETTE K
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MOODY JAMES

[redacted]

MCVEY MATTHEW

[redacted]

VYAS VINOO
[redacted]

DIEBEL JARED M & CICHON NICOLE E
[redacted]

CVETANOVSKI JOE

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STEFURA LILIIA & ANDRII
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[redacted]

NOWAK VICTORIA L
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PEOPLE'S PROPERTIES LLC
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ROOS ERIC
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STRONGHOLD PROTECTION T
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[redacted]

WILMOTH LIVING TRUST
[redacted]

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[redacted]

YOUSIF NINOS O
[redacted]

KOSCIELSKI RONALD F & FLOR
[redacted]

[redacted]

BAJREKTAREVIC ZUHDIJA & F
[redacted]

BRACKNELL JOHN E & DIANA L
[redacted]

SHAMUEL MARIAM & TOMI MIA
[redacted]

NAAOUM AYMAN & MANNI HIB
[redacted]

LOR YER & MEE ESTATE
[redacted]

ZICCARELLI LENA & KOZAK PA
[redacted]

AMURCON CORP RED RUN DR
[redacted]

SULAIMAN DAWOOD ABDULAH
[redacted]

AKTHER TANJINA & HOSSAIN
[redacted]

BANASZEWSKI GEORGETTE K
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FOSTER CARL L & HILL STACE
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KICZKA CHARLES & CHARLOT
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[redacted]

KALEUGHER KEVEN T & JOHN
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STINSON DOUGLAS & ALICE
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[redacted]

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FRANCIS TIMOTHY S & ROSEM
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GLAZA DONALD & M RED RUN
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HERMAZ FREDI H & ELIA LEZA
[redacted]

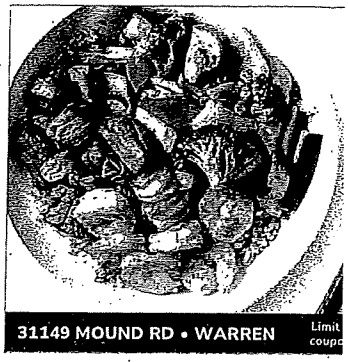
VICTOR KRAJNC & LYDIA BALT
[redacted]

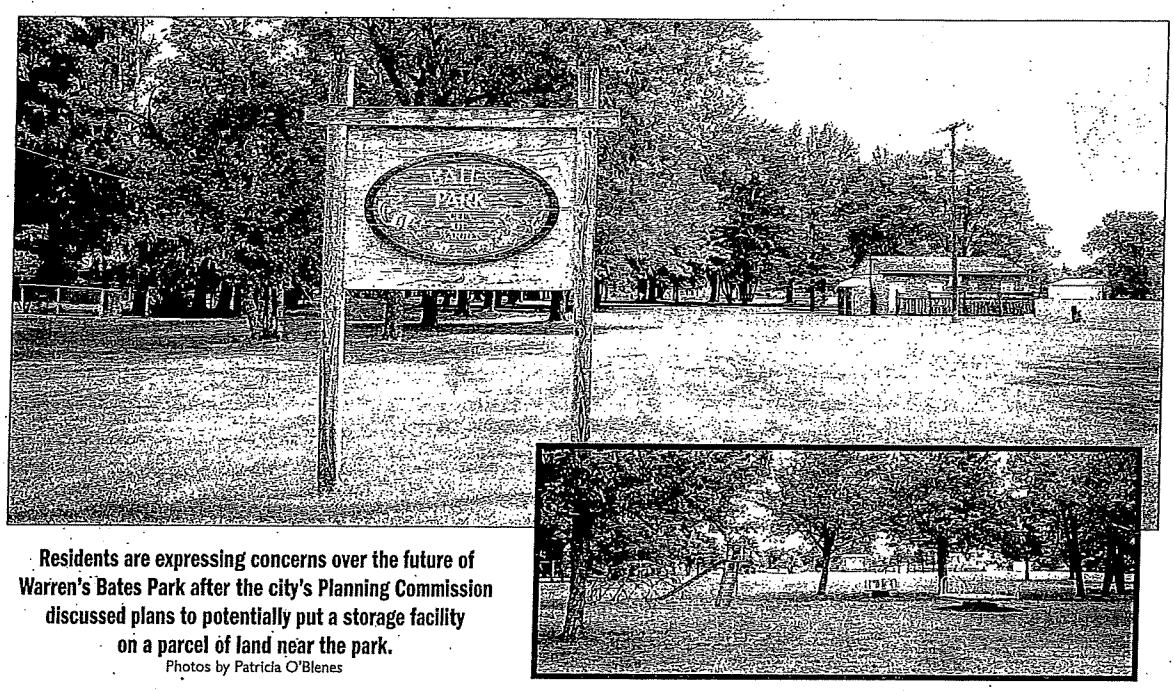
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VARREN WEEKLY

BEHIND THE WHEEL 22A





Residents are expressing concerns over the future of Warren's Bates Park after the city's Planning Commission discussed plans to potentially put a storage facility on a parcel of land near the park.
Photos by Patricia O'Blenes

Park neighbors raise concerns over proposed storage facility

BY BRIAN WELLS
bwells@candgnews.com

WARREN — Victoria Peltier, a Warren resident who lives on Haff Court, said living near Bates Park makes her feel like she's surrounded by nature, even though she lives in the city.

"Turkeys come into my yard almost every day. I get deer in my front flower beds all the time. They eat all the heads off my flowers, and I have to do more work, but I love the fact that I'm in the city, but still feel I am surrounded by nature," she said. "I love that feeling."

Peltier is one of many residents who have raised con-

See PARK on page 27A

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metro Detroit str
Constitution Day
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Warren Polic
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event each year sir
"Whether th
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I think we're grov

★ THANK YOU FOR VOTING ★
JIM
SPAGNUOL
FOR CIRCUIT COURT JUDGE
Trial-Tested ★ Marine Veteran ★ Ready To Serve
Paid for by Jim Spagnuolo Jr. for Macomb Circuit Judge, 42211 Garfield Rd. #188, Clinton Twp., MI 480

PRSRT STD
U.S. POSTAGE
PAID
ROYAL OAK MI
48068
PERMIT 792

00482 1548
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RESIDENTIAL CUSTOMER
XXXECRWSSXXXC029

Park

from page 1A

cerns about plans for a new city storage facility near the park, despite assurances from city officials that the project won't take away the park itself.

Several residents spoke during the City Council's Aug. 11 meeting after a Planning Commission meeting created confusion over what the city intends to do with property near the park, south of 14 Mile Road and east of Van Dyke Avenue.

The Planning Commission meeting was held Aug. 10.

The proposed plans call for a 60-by-80-foot storage building on city-owned property adjacent to the park. The facility would be used by the Water Department, Property Maintenance Division and Police Department to store equipment closer to the northern end of the city.

City Council Secretary Mindy Moore said the item was a ways off from being discussed by the City Council, but she wanted to emphasize that the project would not be an extension of the city's Waste Water Treatment Plant, on the east side of Warkop Avenue.

"We're way far away from discussing it here," she said. "The one thing I did want to express is this is not an expansion of the Waste Water Treatment Plant. It's got nothing to do with the Waste Water Treatment Plant. It's property that's owned by the city that is contiguous to the park."

However, multiple residents used the public comment portion of the meeting to voice their concerns.

Audrey Yeager, who lives near the park, told the council the open area continues to see regular use by residents.

"There's a man that goes out and flies his model airplane in that exact spot every day, three times a day, five days a week," she said. "We have archers that come out and shoot there."

Yeager said she appreciates improvements the city has made in the area but questioned whether placing additional equipment near the park is the best option.

"I don't think taking a portion of our park is going to be beneficial to the community at large," she said. "I understand that you guys want to get large vehicles closer, but there are other options I think we need to explore."

Peltier said her family has used Bates Park for generations. Her home originally belonged to her grandparents.

"I played in that park. My kids played in that park. My grandchildren play in that park now," Peltier said. "And every single day from my sunroom I watch the neighborhood children play in that park."

Peltier added that she is particularly concerned about losing open space used by neighborhood children for activities like soccer.

"You take away that field, where are they going to do that?" she said. "We used to have tennis courts. Those were taken away. You're shrinking the parks more and more."

During the meeting, Warren Public Services Director David Muzzarelli explained that seven parcels sit between the existing storage facility and the park. The proposal would combine the parcels, with the first two being used for the storage building and the remaining property designated for park use.

"The rest of that property will now be designated solely for the park and won't be able to be used for anything else," he said.

Moore said the building would house equipment that would generally see limited use, including a large police vehicle that needs to be stored indoors. Muzzarelli added that the Water Department could also station equipment there to improve response times when problems occur in the northern part of the city.

"If there's a water main break in the northwest corner of the city, instead of having to drive a backhoe from 10 Mile and Schoenherr all the way to (14 Mile) and Van Dyke, we're going to be able to have equipment right there at 14 and Van Dyke that we'd be able to use in that corner of the city," he said.

Muzzarelli added that the city previously sought grant funding for more improvements to the park, including a nature walk through the wooded area and improvements to the bathrooms. The city did not receive the grant but is considering pursuing additional funding for a similar project.

Speaking after the council meeting, Peltier, Yeager and Yeager's husband, Jesse Yeager, said much of their frustration stems from how information about the proposal initially reached residents.

"The meeting (Aug. 10) gave us like no info at all," Jesse Yeager said. "We left the meeting and people were asking like, 'Did you understand that?'"

He said the park was one of the reasons he and his wife decided against moving away from the neighborhood last year.

"Everybody uses it," he said. "It's so hard to get a palace in a city where you see this much nature."

He added that if the city destroys the park, they can take his house.

"I'm not kidding when I say if they mess up that park, they can take my whole freaking property," he said.

CITY OF WARREN
NOTICE OF PUBLIC HEARING

The Council of the City of Warren has adopted resolutions declaring that a nuisance e property:

PARCEL NO. 13-32-426-001, also known as 5458 Toepfer, LOT 538 and 539 SUBDIVISION, according to the plat thereof as recorded in Liber 8, Page 49 of F

NUISANCE: Severely fire damaged house and shed (possible squatters living with basement. Shed 8 ft. x 10 ft. Remove 32 ft. wood privacy fencing at the fr on the property).

The City Clerk has notified the owners of the previously mentioned property that s whereas the nuisance was removed in accordance with notification.

The Director of Public Service has filed his report of the work done and the expens nuisance. The City Council has determined that expenses and administrative costs inc as a Special Assessment against the property.

Be it further resolved that the City Clerk gave notice by FIRST CLASS MAIL to the ov aforesaid charges are levied. They are given until the hearing date to make payment.

This hearing will be held as follows:

Time and Date: 7:00 p.m.,Tuesday, September 15, 2026
Place: Warren Community Center
Conference Room A
5460 Arden
Warren, Michigan 48092

If payment is not made before aforesaid date, the public hearing will be held for the p to the special assessment as prepared.

SO
CIT

Published in Warren Weekly 08/26/2026

ORDINANCE NO. 80-844

AN ORDINANCE TO AMEND CHAPTER 22 OF THE WARREN CODE OF ORDINANCI PRODUCTS

THE CITY OF WARREN ORDAINS:

SECTION 1. That Chapter 22 of the Code of Ordinances of the City of Warren VIII, Division 4 to be entitled "Kratom Products" by adding Sections 22-218 through 2

Sec. 22-218. – Purpose and Findings

(a) *Purpose.* The purpose of this division is to protect the public health, safety of this city from the threat posed by the availability of kratom and kratom p distribution, and possession with intent to distribute kratom within the city.

(b) *Findings.*
(1) The city finds that the substance known as kratom (derived from Mitrag significant public health and safety concerns, including addiction, abus
(2) The city finds that kratom is detrimental to the health, morals, or welfar to the Home Rule City Act at MCL Sec. 117.4i(d).
(3) The United States Food and Drug Administration (FDA) has issued war principal alkaloids, mitragynine and 7-hydroxymitragynine; and
(4) The city desires to protect the health, safety, and welfare of the residen the sale, distribution, and possession with intent to distribute kratom w toward actions to control kratom under the federal Controlled Substan

Sec. 22-219. – Definitions.

As used in this Division, the following phrases have the meanings indicated.

Kratom product is a product containing mitragynine or 7-hydroxymitragynine alkaloi human consumption, inhalation, or topical application.

Natural kratom product is a kratom product where the mitragynine or 7-hydroxymitr and directly from the mitragyna speciosa plant.

Sec. 22-220. – Prohibitions.

(a) Except as provided in subsection 22-220(b) below, a person shall not dist distribute a kratom product.
(b) This Section does not apply to a natural kratom product that has been ap Drug Administration for human consumption, inhalation, or topical applica

Sec. 22-221 – Penalties.

The penalty for a violation of this division shall be a misdemeanor, punishable by a f dollars ($500.00) and/or imprisonment for not more than ninety (90) days.

Sec. 22-222. – Business License Penalties

Any business or its operators found guilty of violating this Article may have the busi suspended, or denied pursuant to Chapter 18 of this Code.

Sec. 22-223. – Severability

Should any subsection, subdivision, clause or phrase of this section be declared by not affect the validity of this section as a whole or any part thereof, other than the p

SECTION 2. This Ordinance shall take effect on August 31, 2026.

I HEREBY CERTIFY that the foregoing Ordinance No. 80-844 was adopted by the meeting held on August 11, 2026.

S
C

Published in Warren Weekly 08/26/2026

Properties

12-13-03-104-004	12-13-03-126-016
12-13-03-104-005	12-13-03-126-017
12-13-03-104-006	12-13-03-126-018
12-13-03-104-007	12-13-03-126-020
12-13-03-104-008	12-13-03-126-021
12-13-03-104-009	12-13-03-127-005
12-13-03-104-010	12-13-03-127-006
12-13-03-104-011	12-13-03-127-007
12-13-03-104-012	12-13-03-127-008
12-13-03-104-013	12-13-03-127-014
12-13-03-105-001	12-13-03-127-015
12-13-03-105-002	12-13-03-127-016
12-13-03-105-003	12-13-03-127-018
12-13-03-105-004	12-13-03-127-019
12-13-03-105-005	12-13-03-130-001
12-13-03-105-006	12-13-03-130-002
12-13-03-105-007	12-13-03-131-003
12-13-03-105-008	12-13-03-131-004
12-13-03-105-009	12-13-03-154-001
12-13-03-105-010	12-13-03-154-002
12-13-03-109-003	12-13-03-155-001
12-13-03-109-004	12-13-03-176-001
12-13-03-109-005	12-13-03-177-001
12-13-03-110-001	12-13-03-177-002
12-13-03-110-002	12-13-03-178-007
12-13-03-126-001	12-13-03-178-008
12-13-03-126-002	12-13-03-178-019
12-13-03-126-003	12-13-03-178-020
12-13-03-126-005	12-13-03-326-001
12-13-03-126-006	12-13-03-326-015
12-13-03-126-007	12-13-03-326-018
12-13-03-126-008	12-13-03-326-024
12-13-03-126-009	
12-13-03-126-011	
12-13-03-126-012	
12-13-03-126-013	
12-13-03-126-014	
12-13-03-126-015	

Prior Description

REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AND HAFF), AND EASEMENTS WITHIN THEM; located four hundred and forty (440) ft. south of Fourteen Mile Road, east of Knapp Avenue within the Waste Water Treatment Plant Property; vacate the existing north/south eighteen (18) ft. wide public alley abutting Lots 711 through 722 and Lots 751 through 762 of Trembleton Subdivision; vacate the existing north/south fifty (50) ft. wide Winnie roadway abutting Lots 751 through 762 and Lots 870 through 859; vacate the existing north/south fifty (50) ft. wide Haff roadway abutting Lots 603 through 614 and Lots 722 through 711; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001.

Proposed Description

SITE PLAN FOR NEW STORAGE BUILDING ~~TO STORE~~ FOR CITY VEHICLES; located four hundred and forty (440) ft. south of and approximately 3,200 ft. west of Warkop Fourteen Mile Road, ~~east~~ west of Knapp Avenue within the ~~Waste Water Treatment Plant~~ City of Warren Property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.

<u>SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES</u>; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren Property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.





N

Warren Planning Department
One City Square, Suite 315
Warren, MI 48093
Office: 586-574-4687
CityofWarren.org

PLANNING DEPARTMENT
One City Square, Suite 315
Warren, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

NOTICE OF PUBLIC HEARING

The Warren Planning Commission will hold a public hearing in the

Warren City Hall
First Floor Conference Room
5460 Arden Avenue
Warren, Michigan 48092

on

September 14, 2026 at 7:00 p.m.

SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren Property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.

DATE MAILED: August 28, 2026

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THE NOTICES BE SENT TO THOSE PERSONS OWNING, ASSESSED FOR, OR OCCUPANTS OF PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY INVOLVED.

You are invited to attend this hearing or write and express any views you may have pertaining to this hearing.

Additional information, if desired, can be obtained from the Planning Department, (586) 574-4687.

Respectfully yours,

Mahmuda Mouri
Commission Secretary

Outlook

For City project (Warkop - New Building) - PSP260040

From Michelle Katopodes <mkatopodes@cityofwarren.org>
Date Thu 8/27/2026 3:53 PM
To Lisa Gibson <lgibson@cityofwarren.org>
Cc Ron Wuerth <rwuerth@cityofwarren.org>; Melissa Maisano <mmaisano@cityofwarren.org>

Lisa,

Engineering (Tina) said they don't want the plans sent to them for comment (per internal traffic letter). Per Engineering we can add the comment: "An address will be assigned for the new building during the permitting process."

Sincerely,

Michelle Katopodes, AICP, Assistant Planning Director
City of Warren Planning Department
One City Square, Suite 315
Warren, MI 48093-5283
(586) 574-4687 Office
(586) 574-4645 Fax
mkatopodes@cityofwarren.org

This message and its attachments are confidential. Do not copy or distribute without permission. If you have received this communication in error, please notify the City of Warren Planning Department by telephone at (586) 574-4687.

Outlook

Re: Traffic Letter for 32601 Warkop #PSP260040 - SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES

From Paul Retaskie <pretaskie@cityofwarren.org>
Date Tue 9/1/2026 2:20 PM
To Lisa Gibson <lgibson@cityofwarren.org>

Building requires submission of a Building Permit/Plan Review Application for proposed Storage Building.

Paul R. Retaskie, RA, LEED AP
Building Plan Examiner
City of Warren Building Division
(586) 574-4538 direct
(586) 574-4504 office
(586) 574-4577 fax
pretaskie@cityofwarren.org

From: Lisa Gibson <lgibson@cityofwarren.org>
Sent: Tuesday, September 1, 2026 13:35
To: La Donna Y Jackson [redacted]; WESSON, ANGELA M [redacted]; Wesley Jonik [redacted]; Fire Marshal <firemarshal@warrenfiredept.org>; Plan Review <planreview@warrenfiredept.org>; Paul Retaskie <pretaskie@cityofwarren.org>; Paul Lize <plize@cityofwarren.org>
Subject: Traffic Letter for 32601 Warkop #PSP260040 - SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES

Good Afternoon, All --

Please see the attached Traffic Letter, Site Plan, & Renderings that include Elevations; no other plans were provided for this project.

This project will be addressed at our 9/14/26 Planning Commission Meeting. Responses received on or before Wednesday, 09/09/26, would be much appreciated so that they can be typed up in time for the processing of our Planning Commission Meeting packets on Thursday, 09/10/26.

Thank you,
Lisa Gibson, Office Assistant
City of Warren Planning Department

One City Square, Ste. 315
Warren, MI 48093
T: (586) 574-4677
F: (586) 574-4645

PLANNING DEPARTMENT
One City Square, Suite 315
Warren, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

August 31, 2026
Project #PSP260040

TO: Mayor
Attorney's Office
Building Division, w/Site Plans (Email)
City Engineer, Engineering, w/Site Plans
Fire Marshal, Fire, w/Plans (Email)
Officer Darrin Laban, Patrol Support Division, Police, w/Site Plans
Water Division, w/Site Plans
Chief Zoning Inspector, Zoning, w/Site Plans
Tom Bommarito, DDA
Jason Spiller, Parks & Recreation
AT&T, w/Site Plans (Email)
Comcast, w/Site Plans
Consumers Energy
DTE, w/Site and Landscape Plans (Email)
WOW
Warren Consolidated Schools
MCDR, w/Site Plans
MCPWO, w/Site Plans (Email)

RE: SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren Property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.

The above-described project shall be presented to the Planning Commission for consideration. A public hearing has been scheduled for **September 14, 2026**.

Please advise as to whether or not the project may present any possible issues to your organization. We would appreciate receiving your comments **ten (10) days** prior to the public hearing date.

Should you have any direct questions for the petitioner, please contact them using the following information:

Petitioner: Steven Campbell at City of Warren Public Service Department
Phone #: (586) 574-4605

Sincerely,

Ronald F. Wuerth

Ronald F. Wuerth, AICP
Planning Director

RFW/LG

Enclosure

Outlook

32601 Warkop Ave

From Darrin Laban <dlaban@warrenpd.org>
Date Thu 9/3/2026 7:55 AM
To Lisa Gibson <lgibson@cityofwarren.org>

Ref Project #PSP260040 at 32601 Warkop Ave.

The Warren Police Dept. has reviewed the submitted site plan and does not foresee any issues at this time

Respectfully,
Officer D.Laban #100
Warren Police Traffic Engineer

Outlook

RE: Traffic Letter for 32601 Warkop #PSP260040 - SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES

From WESSON, ANGELA M [redacted]
Date Fri 9/4/2026 12:57 PM
To Lisa Gibson <lgibson@cityofwarren.org>

This Message Is From an External Sender
This message came from outside your organization.

Hi Lisa,

AT&T does not object to the new storage building. We have facilities in the Warkop ROW, but they should not be affected. Please have the petitioner contact me if any conflicts arise.

Thank you,

Angie Wesson
Right-of-Way Manager
[redacted]

From: Lisa Gibson <lgibson@cityofwarren.org>
Sent: Tuesday, September 1, 2026 1:36 PM
To: La Donna Y Jackson [redacted]; WESSON, ANGELA M [redacted]; Wesley Jonik [redacted]; Fire Marshal <firemarshal@warrenfiredept.org>; Plan Review <planreview@warrenfiredept.org>; Paul Retaskie <pretaskie@cityofwarren.org>; Paul Lize <plize@cityofwarren.org>
Subject: Traffic Letter for 32601 Warkop #PSP260040 - SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES

Good Afternoon, All --

Please see the attached Traffic Letter, Site Plan, & Renderings that include Elevations; no other plans were provided for this project.

This project will be addressed at our 9/14/26 Planning Commission Meeting. Responses received on or before Wednesday, 09/09/26, would be much appreciated so that they can be typed up in time for the processing of our Planning Commission Meeting packets on Thursday, 09/10/26.

Thank you,
Lisa Gibson, Office Assistant
City of Warren Planning Department
One City Square, Ste. 315
Warren, MI 48093

T: (586) 574-4677
F: (586) 574-4645

Warkop Ave
Warkop Ave
Warkop Ave
Maintenance &
Forestry Garage
Bates Park

DTE

September 8, 2026

The City of Warren
Planning Department
One City Square, Suite 315
Warren, MI 48093-2393

Attn: Planning Department PROJECT# PSP260040 DTE Work Order# 79194795

Re: SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES.

To Whom It May Concern:

DTE Electric Company has reviewed the SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES.

DTE has **no objection** to this request, impacting 32601 Warkop Avenue; Section 3; per the site plan provided.

If you have any questions, please contact me at [redacted]

Sincerely,

La Donna Jackson
Right of Way Facilitator

Outlook

PSP260040 - 32601 Warkop Avenue

From CCCUtilityRequests [redacted]
Date Mon 9/14/2026 9:03 AM
To Lisa Gibson <lgibson@cityofwarren.org>
Cc CCCUtilityRequests[redacted]>; CENHRT-MI Comcast Relo[redacted]

2 attachments (5 MB)
PSP260040 - COMCAST PRINT.pdf; Comcast Mailing Address.pdf;

This Message Is From an External Sender
This message came from outside your organization.

Good morning,

After reviewing the location, we have aerial and underground facilities in the area that might be in conflict to the proposal. Please review the Comcast prints that are attached.

Thank you

SIGMA TECHNOLOGIES

ALICIA BLACK
[redacted]

PLANNING DEPARTMENT
One City Square, Suite 315
Warren, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

August 31, 2026
Project #PSP260040

TO: Mayor
Attorney's Office
Building Division, w/Site Plans (Email)
City Engineer, Engineering, w/Site Plans
Fire Marshal, Fire, w/Plans (Email)
Officer Darrin Laban, Patrol Support Division, Police, w/Site Plans
Water Division, w/Site Plans
Chief Zoning Inspector, Zoning, w/Site Plans
Tom Bommarito, DDA
Jason Spiller, Parks & Recreation
AT&T, w/Site Plans (Email)
Comcast, w/Site Plans
Consumers Energy
DTE, w/Site and Landscape Plans (Email)
WOW
Warren Consolidated Schools
MCDR, w/Site Plans
MCPWO, w/Site Plans (Email)

RE: SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren Property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.

The above-described project shall be presented to the Planning Commission for consideration. A public hearing has been scheduled for **September 14, 2026**.

Please advise as to whether or not the project may present any possible issues to your organization. We would appreciate receiving your comments **ten (10) days** prior to the public hearing date.

Should you have any direct questions for the petitioner, please contact them using the following information:

Petitioner: Steven Campbell at City of Warren Public Service Department
Phone #: (586) 574-4605

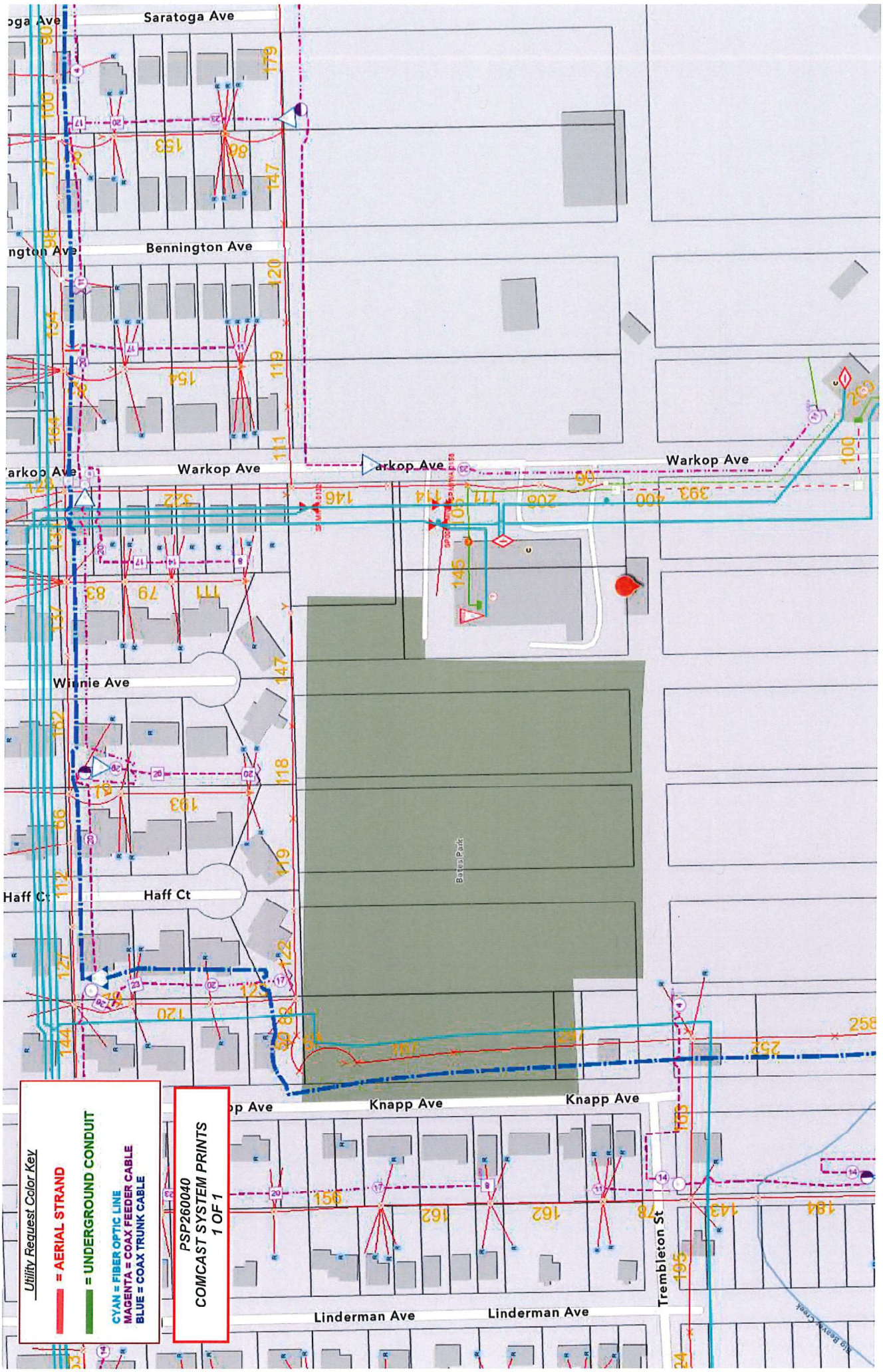
Sincerely,

Ronald F. Wuerth

Ronald F. Wuerth, AICP
Planning Director

RFW/LG

Enclosure


Saratoga Ave
Bennington Ave
Warkop Ave
Warkop Ave
Winnie Ave
Haff Ct
Haff Ct
Bates Park
Knapp Ave
Knapp Ave
Tremblieton St
Linderman Ave
Linderman Ave
Utility Request Color Key
= AERIAL STRAND
= UNDERGROUND CONDUIT
CYAN = FIBER OPTIC LINE
MAGENTA = COAX FEEDER CABLE
BLUE = COAX TRUNK CABLE
PSP260040
COMCAST SYSTEM PRINTS
1 OF 1

FINDINGS

1. The petitioner is requesting site plan approval for a new storage building for city vehicles to be located 440 ft. south of Fourteen Mile Road and approximately 300 ft. west of Warkop Avenue.

2. **CHARACTERISTICS OF THE PROPERTY IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

   a) **SIZE AND DIMENSIONS OF PROPERTY:** A semi-rectangular shaped parcel measuring approximately 370 ft. x approximately 422 ft. and containing 3.39 acres with 370 ft. of frontage along Warkop Avenue; Lots 755 through 762, Lots 859 through 866, Lots 903 through 910 and vacated Winnie Avenue abutting Lots 755 through 762 and abutting Lots 859 through 866, also vacated Trembleton Avenue abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision.

NOTE 1: The proposed boundary of this parcel includes parts of several other parcels and the proposed vacated parts of both Winnie and Trembleton Avenues. The boundary was chosen to provide a location context for the new storage building. It is believed that this parcel is part of the overall parcel for the Waste Water Treatment Plant. The City may or may not use this chosen parcel as an established parcel which would include the process of lot split, lot combination, and the addition of the proposed vacated roadways.

NOTE 2: The Parks and Recreation Department is currently in the process of updating the five (5) year (2027-2031) Parks Plan. The Parks Department has an online survey and has conducted in-person engagement sessions. At the Neighborhood Informational Meeting that was held on August 27, 2026, the citizens that attended were made aware of the August 29, 2026 engagement opportunity taking place at the Warren Birthday Bash.

It is Planning Staff's recommendation that the Park's Plan consultant review the City land east and south of the approximate boundaries of Bates Park and determine how to include this into the five (5) year plan. This information could guide future Parks planning for this area of Warren.

   b) **PRESENT USE:** Waste Water Treatment Plant Training Center, a storage shed, and a fuel tank.

c) **PRESENT ZONING:** R-1-C, One-Family Residential District

The R-1-C District has existed since the adoption of the Zoning Ordinance on July 21, 1960.

3. **CURRENT STATUS OF APPLICATION:**

a) The present hearing will be the initial formal review of this application by the Planning Commission.

b) The Planning Commission pursuant to Article XXI, City Planning Commission; Section 21.04 Site Plan Review and Article XXII, Administration; Section 22.16 Site Plan Review of the Zoning Ordinance, shall receive and review a submitted site plan in relation to pedestrian and vehicle circulation, off-street parking, structural relationships, public utilities, landscaping, accessibility and other site design elements.

NOTE: All abutting/adjacent property is owned by the City of Warren.

c) The Land Division Act provides that “permanent structures may not be erected within easement limits by the owner of the fee but the owner shall have the right to make any other use of the land not inconsistent with the rights of public utilities or the other uses as noted on the plat”.

d) On February 24, 2025, the Planning Commission APPROVED the site plan for a new incinerator and storage building at the City of Warren Waste Water Treatment Plant (32360 Warkop Avenue).

e) On April 14, 2021, the Zoning Board of Appeals GRANTED the petitioner permission to:

Allow a wireless communications facility (monopole tower) that is 146 ft. tall with a 4 ft. lightning rod (150 ft. max. overall height), within a 60 ft. x 100 ft. fenced area located in a City of Warren owned R-1-C district at least 700 ft. from any other residentially zoned property.

f) November 9, 2020, the Planning Commission APPROVED the site plan for unmanned communications facility (32375 Warkop Avenue/13-03-130-002).

g) On July 11, 2011, the Planning Commission APPROVED plans for a minor amendment for antennas mounted to the Waste Water Treatment Plant smokestack with equipment shelter.

h) On April 12, 2010, the Planning Commission APPROVED plans for a new disinfection building measuring 40 ft. x 48 ft. and containing 1,970 sq. ft.

i) On September 7, 2001, the Building Division issued Building Permit No. 143125 for a storage building measuring 72 ft. x 48 ft. and containing 3,456 sq. ft.

j) On October 10, 2000, the City Council by formal motion authorized the Mayor and Clerk to execute a lease agreement with Metricom, Inc. to install an equipment cabinet and antenna on the Waste Water Treatment Plant smokestack.

k) On August 9, 2000, the Zoning Board of Appeal GRANTED the petitioner permission to:

1) Allow the expansion of an existing non-conforming tower located in an R-1-C Zone district adjacent to a residential district.

2) Allow the expansion by co-locating sixteen (16) antennas at the centerline of 102 ft.

3) Construct a cabinet in the equipment compound on a 225 sq. ft. leased area, in addition to the existing equipment cabinet of 416 sq. ft. at the base of the chimney approved by the Zoning Board of Appeals on January 28, 1998. With the condition that a lease be presented to the Building Division before any permits are granted and that the Board is allowing an eight (8) month time period for that lease to be executed.

l) On July 10, 2000, the Planning Commission APPROVED plans for the co-location of a wireless internet access antenna attached to the Waste Water Treatment Plant smokestack.

m) On June 19, 2000, the Planning Commission held a public hearing on the site plan for the co-location of a wireless internet access antenna attached to the Waste Water Treatment Plant smokestack and made a recommendation to the City Council that the proposed use of this public property for the co-location of a wireless internet access antenna be approved by the City Council.

n) On February 23, 2000, the Planning Commission APPROVED plans for an equipment cabinet measuring 4 ft. 6 in. x 12 ft. 5 in. and nine (9) antennas mounted on the smokestack.

o) On May 12, 1998, City Council by formal motion authorized the Mayor and Clerk to execute the lease agreement with AT&T Wireless PCs, Inc. d/b/a AT&T Wireless Services.

p) On January 28, 1998, the Zoning Board of Appeals GRANTED the petitioner permission to:

1) Retain a 150 ft. high “smokestack” tower and existing equipment shelter, located in an R-1-C zoned district, adjacent to a residential district, with an existing “AMCI” antenna installed 125 ft. above grade.

2) Permission to install additional AT&T wireless antennas at 130 feet from grade with an accompanying 416 square foot equipment cabinet at the base of the chimney, thus expanding a non-conforming use, with the stipulation that a lease shall be negotiated with the City of Warren within 120 days; otherwise, the variance is null and void.

q) On April 19, 1993, the Planning Commission APPROVED plans for a cellular equipment building measuring 11.25 ft. x 26 ft. and nine (9) antennas mounted on the smokestack in groups of three at a height of 125 ft. (Ameritech Mobil Communications).

r) On March 23, 1993, the City Council, by formal motion, concurred with the recommendation and authorized the Mayor and Clerk to execute the proposed lease agreement with Ameritech Mobile Communications, Inc. for installation of a transceiver and prefabricated building.

s) On June 17, 1985, the Planning Commission APPROVED plans for an irregularly shaped addition to the treatment plant containing approximately 6,000 sq. ft.

t) On September 27, 1971, the Planning and Urban Renewal Commission APPROVED plans for aeration and final settling tanks, a filter building, and various small buildings for use with the existing facilities.

u) On August 25, 1970, the City Council, by formal motion, approved the construction of a metal building measuring approximately 24 ft. x 48 ft. and containing approximately 1,152 sq. ft. The location of the building was recommended for approval by the Planning and Urban Renewal Commission on December 1, 1969.

v) On August 11, 1970, the City Council, by formal motion, approved the construction of a metal building measuring approximately 40 ft. x 48 ft. and containing approximately 1,920 sq. ft.

w) On November 24, 1969, the Planning and Urban Renewal Commission APPROVED plans for a retention basin measuring approximately 442 ft. x 1,158 ft. and containing approximately 511,836 sq. ft. and a utility building measuring approximately 90 ft. x 130 ft. and containing approximately 11,700 sq. ft.

x) On January 29, 1963, the Building Division issued Building Permit No. 51892 for a building measuring approximately 37.4 ft. x 73.4 ft. and containing approximately 2,745 sq. ft.

y) On February 16, 1961, the Building Division issued Building Permit No. 41421 for an enclosure over sewage treatment equipment located 115 ft. west of Warkop Avenue and 65 ft. south of the Waste Water Treatment Plant Training Center.

z) On July 17, 1957, the Building Division issued Building Permit No. 27205 for a total of 19 structures to be constructed on the site.

aa) On July 8, 1925, the Macomb County Register of Deeds recorded the Trembleton Subdivision Plat in Liber 9, Page 51.

4. **GENERAL DESCRIPTION OF THE SURROUNDING PROPERTIES IS AS FOLLOWS:**

a) The properties to the north and west are zoned R-1-C and contain single-family dwellings, Beaver Creek, and the City of Warren Bates Park.

b) The properties to the east and south, across the Red Run, are zoned R-1-A, R-1-B, and R-3 and contain single-family dwellings and single-family condominiums. The property to the south is zoned R-1-C and is located in Floodzone AE. Further south, along the Red Run, there is a Floodway, per FIRMette Panel No. 0317.

5. **THE SITE PLAN SUBMITTED BY THE PETITIONER INDICATES THAT:**

a) A storage building measuring 100 ft. x 150 ft. and containing 15,000 sq. ft. would be constructed on the site set back 92 ft. from the north property line, 73 ft. from the east existing Training Center and 275 ft. east from Warkop Avenue, 125 ft. from the south property line, and 40 ft. from the west property line and 135 ft. to Haff Avenue (a “paper” road).

1) The floor plan indicates an open area to be used to house vehicles, machinery, and other materials.

2) The elevation plan indicates that three (3) overhead doors and three (3) person doors would be provided on the north, east, and south sides of the building.

   The exterior of the storage building indicates that the walls will be steel, colored dark blue, and have a 3 ft. high masonry wainscot.

   The height of the storage building would be 18 ft. and provided with a gabled roof. The maximum height of a building in an R-1-C District is 35 ft.

b) No open storage area is indicated at this time.

NOTE: A note shall be provided on the site plan stating, “Open storage of materials shall not be permitted on the site”.

c) Parking spaces for fifty-one (51) passenger vehicles is provided on the site. The site plan indicates that a parking area containing forty-six (46) spaces is located north of the Training Center and five (5) spaces are located on the east side of the building.

   The minimum requirement for parking spaces on the site is 33.

d) Wall mounted light fixtures may be provided on the building’s elevations.

NOTE: A note shall be provided on the site plan stating, “All lighting on the site shall be shielded and not encroach upon abutting properties. The light fixtures, pole and base, shall be no higher than 20 ft. as measured from the top of the light fixture to the bottom of the base at ground level. All glare shall be eliminated from all light fixtures. Upward directed lighting shall not be permitted.”

e) Access would be provided via two (2) driveways to Warkop Avenue and two (2) internal driveways to the proposed storage building would be provided.

f) No landscape plan was submitted; however, additional trees are planned for planting along the west side of the building.

g) No greenbelts or masonry walls are indicated and none are required.

h) No fencing is proposed along the property lines.

i) Sidewalk and ramps exist along the west side of Warkop Avenue.

j) A trash enclosure location is indicated on the site plan located in the southeast corner of the site.

k) All other improvements on the site would remain as exists.

RECOMMENDATION

It is recommended that the site plan for a new storage building for city vehicles be APPROVED with the standard conditions of the Planning Commission and more specifically:

1. Five (5) copies of revised site plans shall be submitted indicating the following:

   a) A note shall be provided on the site plan stating, “Open storage of materials shall not be permitted on the site”.

   b) A note shall be provided on the site plan stating, “All lighting on the site shall be shielded and not encroach upon abutting properties. The light fixtures, pole and base, shall be no higher than 20 ft. as measured from the top of the light fixture to the bottom of the base at ground level. All glare shall be eliminated from all light fixtures. Upward directed lighting shall not be permitted.”

   c) Attached are three (3) pages from the “Site Plan Application” that indicate several more items to be provided on the site plan.

2. The proposed boundary of this parcel includes parts of several other parcels and the proposed vacated parts of both Winnie and Trembleton Avenues. The boundary was chosen to provide a location context for the new storage building. It is believed that this parcel is part of the overall parcel for the Waste Water Treatment Plant. The City may or may not use this chosen parcel as an established parcel which would include the process of lot split, lot combination, and the addition of the proposed vacated roadways.

3. The Parks and Recreation Department is currently in the process of updating the five (5) year (2027-2031) Parks Plan. The Parks Department has an online survey and has conducted in-person engagement sessions. At the Neighborhood Informational Meeting that was held on August 27, 2026, the citizens that attended were made aware of the August 29, 2026 engagement opportunity taking place at the Warren Birthday Bash.

   It is Planning Staff’s recommendation that the Park’s Plan consultant review the City land east and south of the approximate boundaries of Bates Park and determine how to include this into the five (5) year plan. This information could guide future Parks planning for this area of Warren.

And furthermore, recommendations were received from the following division(s) and department(s) to notify the petitioner that these items will be addressed during the Building Division permit process:

TAXES: Current

BUILDING: Building requires submission of a Building Permit/Plan Review Application for proposed Storage Building.

ENGINEERING: An address will be assigned for the new building during the permitting process.

POLICE: The Warren Police Department has reviewed the submitted site plan and does not foresee any issues at this time.

AT&T: AT&T does not object to the new storage building. We have facilities in the Warkop right-of-way, but they should not be affected. Please have the petitioner contact me at 248-877-9518 if any conflicts arise.

DTE: DTE Electric Company has reviewed the SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; per the site plan provided. If you have any questions, please contact me at 586-783-1978.

CITY OF WARREN
PLANNING COMMISSION
ONE CITY SQUARE, SUITE 315
WARREN, MICHIGAN 48093-5283
PHONE: (586) 574-4687 FAX: (586) 574-4645

Preparation of Plans by a Licensed Professional

A completed application, check off list, original Affidavit of Ownership of Land, original signed Letter of Intent, required plans (hard copy and electronic), and the applicable fee shall be submitted to the Planning Department. Please make checks payable to the *City of Warren*.

All plans necessary for site plan approval (hard copy and electronic) shall bear the seal and signature of a professional Architect, Engineer, Land Surveyor, or Landscape Architect licensed by the State of Michigan, or an AICP Planner. **A seal and signature that only appears on the cover sheet of a "site plan packet" is not acceptable. All individual sheets designated as the "site plan" shall contain the seal and signature of the professional.**

All plans shall be on a minimum 24" x 36" size paper using a minimum Engineer's scale of 1" = 10'.

The Planning Department will not accept site plans that are superimposed over an aerial image of the site.

The following prescribes the type and quantity of plans the Planning Department requires for your petition:

SITE PLAN:

Site Plans:	20 copies*
Property Surveys: MAYBE	2 copies*
Landscape Plans: *(if applicable to the project)*	15 copies*
Building Elevation Plans: *(if applicable to the project)*	15 copies*
Floor Plans: *(if applicable to the project)*	2 copies*
Lighting (Photometric) Plans: *(if applicable to the project)*	2 copies*

NOTE: Please provide the exact number of plans listed. If you submit multiple sets of plans that are not needed, the Planning Department may not accept your application packet.

* **An electronic PDF version of any/all site plans, property surveys, landscape plans, building elevation plans, floor plans, and lighting (photometric) plans, along with a Microsoft Word version of the property legal description, shall be included with all submittals.**

NOTE: The Planning Commission may require a traffic study, Phase I Environmental Assessment, or any other applicable study on the subject property if the Commission believes there may be a health, safety, and/or welfare concern.

CITY OF WARREN
PLANNING COMMISSION
ONE CITY SQUARE, SUITE 315
WARREN, MICHIGAN 48093-5283
PHONE: (586) 574-4687 FAX: (586) 574-4645

Site Plan Specifications

Please be sure to include all of the information listed below on your site plan:

A. Title Block

1. Project Name and Address
2. Designer Name and Address
3. Drawing Date
4. North Arrow with Drawing Scale
5. Embossed/Stamped and Signed Seal ON EACH SITE PLAN (FINAL FIVE SITE PLANS)

B. Property Description

✓1. Legal Description (match or update City records)
✓2. P.I.N. Number(s)
✓3. Property Lines, Bearings, and Distances
✓4. Small Location Map
5. Subdivision Platted Easement(s)
6. Cross Access Easement(s)
7. Joint Parking Agreement(s)
8. Radii Encroachment Agreement(s)
9. Joint Driveway Access Easement(s)
10. Drainage Easement(s)
✓11. 100- and 500-year Flood Plain Boundaries
12. Acreage of proposed earth disturbance

NO Storm water narrative required.

C. Zoning Ordinance Requirements

1. List all dimensional and use variances granted to the property
✓2. Provide setbacks for all structures, permeable and impermeable parking areas, storage areas, etc. (measured to the property lines)
3. Site Data Chart shall contain the following:
   ✓a. Use (both existing and proposed)
   ✓b. Zoning District(s) and setbacks (required, existing, and proposed)
   ✓c. Site area (square footage or acreage)
   ✓d. Area of existing structure(s)
   ✓e. Area of proposed structure(s)
   ✓f. Gross structure area
   ✓g. Structure height
   h. Open storage area
   i. Outdoor sales area
   ✓j. Parking requirements for use
   ✓k. Existing parking area(s)
   l. Proposed parking area(s)
   m. International Building and Fire Code
   n. Michigan Building Code (use group)
   ✓o. Acreage of proposed earth disturbance
   p. ADA Code (name)

D. Structures (dimensioned on the site plans)

1. Principal Structure(s)
2. Accessory Structure(s)
3. Trash Enclosure(s)
4. Greenbelt(s), Fence(s), Wall(s), Earthen Berm(s)
5. Utility Pole(s), Fire Hydrant(s), Manhole(s)
6. Signage
7. Flood Plain Floor Elevations
8. Storage Area(s)
9. Proposed areas for stormwater treatment and detention facilities (if applicable)
10. All trees having a minimum caliper of three (3) inches in diameter
11. All existing natural vegetation features

E. Impermeable Surface Areas (dimensioned on the site plans)

1. Parking Area(s)
2. Driveway(s) (twenty-six (26) foot minimum)
3. Concrete Curbing
4. Concrete Strips
5. Bumper Curbs
6. Public/Private Sidewalk(s)
7. Roof Area (all structures)

F. Parking Areas and Circulation (dimensioned on the site plans)

1. Parking Area(s)
2. Barrier-Free Parking Space(s)
3. Loading Zone(s)
4. Maneuvering Lane(s)
5. Vehicle Circulation Arrows

G. Abutting Properties (within fifty (50) feet)

1. Zoning District(s)
2. Structure(s) and uses of close proximity
3. Driveway(s)
4. Sidewalk(s)
5. Parking Area(s)
6. Greenbelt(s), Fence(s), Wall(s), Earthen Berm(s)

H. Public/Private Streets and Roads (dimensioned on the site plans)

1. Name and Class (thoroughfare, collector, residential)
2. Defined Centerline
3. Existing and Planned Rights-of-Way
4. Public Alley(s), Walkway(s), etc.

Outlook

Recommendation; 32601 Warkop; Site Plan; PSP260040

From Melissa Maisano <mmaisano@cityofwarren.org>
Date Thu 9/10/2026 12:08 PM
To Steven Campbell <scampbell@cityofwarren.org>
Cc David Muzzarelli <dmuzzarelli@cityofwarren.org>; Tina Gapshes <tgapshes@cityofwarren.org>; Doug Campbell <dcampbell@cityofwarren.org>; Melissa Maisano <mmaisano@cityofwarren.org>

2 attachments (2 MB)
Recommendation; 32601 Warkop; SITE PLAN.pdf; PC Agenda; 9-14-26.pdf;

Good afternoon,

Attached is the agenda and Planning Department recommendation for your site plan item at the upcoming Planning Commission meeting. The meeting is scheduled for Monday, September 14, 2026, at 7:00 p.m. in the **First Floor Conference Room at Warren City Hall, One City Square, Warren, MI 48093**.

Your item is number 6d on the agenda. A representative is required to attend and should be prepared to speak about/explain your project and answer any questions from the Planning Commission. Upon arrival, please check in with the court reporter to the right of the stage.

If the representative speaking at the Planning Commission meeting is not the applicant/petitioner (Steve Campbell), owner (David Muzzarelli), professional (Tina Gapshes), or a prior authorized contact (Doug Campbell), please send an email authorizing them as an additional contact on the file and include their full name, company name, company address, phone number, and email address.

Please respond acknowledging that you received and read this email.

Thank you!

Melissa Z. Maisano, *Senior Administrative Secretary*
City of Warren Planning Department
One City Square, Suite 315
Warren, MI 48093
Office: (586) 574-4687
Fax: (586) 574-4645
Email: mmaisano@cityofwarren.org

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

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City of Warren Planning Commission
PUBLIC HEARING AGENDA

Monday, September 14, 2026 at 7:00 p.m.

Warren City Hall
First Floor Conference Room
One City Square
Warren, Michigan 48093

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – *August 24, 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 OPEN STORAGE OF VEHICLES; located on the northeast corner of Schoenherr Road and Toepfer Road; 21718 Schoenherr Road; Section 36; Kyle Turcotte/Turcotte Landscaping LLC; PSP260030. **Rescheduled from July 13, 2026 and postponed from July 27, 2026.**

b) REQUEST FOR STANDARD REZONING FROM R-1-P, ONE-FAMILY RESIDENTIAL AND PARKING DISTRICT (THE NORTH 310 FEET) TO M-2, MEDIUM LIGHT INDUSTRIAL DISTRICT; located on the north side of Eight Mile Road, approximately 540 feet east of Fairfield Avenue; 13195 Eight Mile Road; Section 35; Andriy Slonskyy/West UA Transport Inc.; PR260003. **Postponed from August 24, 2026.**

c) REQUEST FOR STANDARD REZONING FROM R-1-P, ONE-FAMILY RESIDENTIAL AND PARKING DISTRICT (THE NORTH 60 FT.) AND "P", PARKING DISTRICT (THE SOUTH 40 FT. AND THE EAST 39.77 FT. EXCEPT THE NORTH 60 FT.) TO M-1, LIGHT INDUSTRIAL DISTRICT; located on the east side of Schoenherr Road, approximately 137.71 ft. south of Sherman Avenue; Parcel No. 12-13-36-351-005/Schoenherr Road; Section 36; Len DiGrande/DiGrande Investments, LLC; PR260004.

d) SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.

e) REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM; located 440 ft. south of Fourteen Mile Road, east of Knapp Avenue, within the Waste Water Treatment Plant property; vacate the existing north/south 18 ft. wide public alley abutting Lots 711 through 722 and Lots 751 through 762 of Trembleton Subdivision; vacate the existing north/south 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 870 through 859; vacate the existing north/south 50 ft. wide Haff Avenue roadway abutting Lots 603 through 614 and Lots 722 through 711; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001. **Postponed from August 10, 2026.**

7. CORRESPONDENCE

a) SITE PLAN FOR OPEN STORAGE OF EQUIPMENT, TRUCK/TRAILER PARKING AND SCRAPPING; located on the north side of Eight Mile Road; approximately 387.57 ft. west of Mullin Avenue; Section 34; 11177 Eight Mile Road; Dominic Atisha (A-L-I 8 Mile LLC); PSP220023. **Approved on September 12, 2022. First extension request approved to September 12, 2024. Second extension request approved to September 12, 2025. Third and final extension request approved to September 12, 2026. Never finished, expired.**

b) REQUEST FOR REZONING; located on the east side of Schoenherr Road, approximately 362 ft. south of Sherman Avenue; from R-1-P, One-Family Residential and Parking District to M-1, Light Industrial District; 21042 Schoenherr; Section 36; Len DiGrande; PR190003. **Recommended for approval on June 17, 2019. Never finished, expired.**

c) REQUEST TO VACATE PUBLIC ALLEY AND UTILITY EASEMENT; vacate the existing north/south fourteen (14) ft. wide public alley and utility easement abutting Lots 72 through 96 and Lots 206 through 232 of Frank C. Nall's Sunset Hills Subdivision located between Prospect Avenue and Toepfer Road; 21311 Groesbeck Highway; Section 35; Brays Investments, LLC & Edom Properties, LLC (Kalven Hermiz); Selman Transportation, Inc. (Gerald Selman); PAV240002. **Letter to City Council regarding expiration.**

d) REQUEST TO VACATE PUBLIC ALLEY AND UTILITY EASEMENT; vacate the existing north/south seven (7) ft. wide public alley and utility easement abutting Lots 55 through 67 of Frank C. Nall's Sunset Hills Subdivision located on the north side of Prospect Avenue and west of Groesbeck Highway; 21311 Groesbeck Highway; Section 35; Brays Investments, LLC & Edom Properties, LLC (Kalven Hermiz); Selman Transportation, Inc. (Gerald Selman); R & S Grant Investment Company, LLC (Robert Grant); PAV240003. **Letter to City Council regarding expiration.**

e) REQUEST TO VACATE PUBLIC UTILITY EASEMENT; vacate the existing north/south ten (10) ft. wide public utility easement abutting Lots 97 through 101 and Lots 202 through 205 of Frank C. Nall's Sunset Hills Subdivision located between Prospect Avenue and Groesbeck Highway; 21311 Groesbeck Highway; Section 35; Brays Investments, LLC (Kalven Hermiz); Victor Pirrami (Pirrami Land Holding LLC); PEV240004. **Letter to City Council regarding expiration.**

f) Email from Mayor Stone responding to a resident's concerns regarding the Planning Commission.

8. OLD BUSINESS

   a) SITE PLAN FOR EXPANSION OF ATHLETIC FACILITIES FOR REGINA HIGH SCHOOL; located on the south side of Masonic Boulevard, approximately 652 ft. east of Schoenherr Road; 13900 Masonic Boulevard; Section 1; Anna Buszewicz/Regina High School (John Dell'Isola/Nowak & Fraus); PSP230034. **Approved on October 16, 2023. First extension approved to October 16, 2026. The petitioner is requesting a second one (1) year extension to October 16, 2027.**

   b) SITE PLAN FOR PARKING LOT ADDITION FOR MARIHUANA TESTING LAB; located on the west side of Mound Road, approximately 32.27 ft. south of Hayden Street; 20829 Mound Road & 20946-20840 Albany Avenue; Section 32; Seth Parker (Joseph Gumma); PSP220035. **Approved on September 26, 2022. First extension approved to September 26, 2025. The petitioner is requesting a two (2) year extension to September 26, 2027.**

9. BOND RELEASE

   a) SITE PLAN FOR MISTER CAR WASH NEW BUILDING; located on the south side of Twelve Mile Road; 311 ft. east of Grobbel Drive; 5580 Twelve Mile Road; Section 17; 12 Mound Development LLC/Frank Jarbou (Symmetry Property Management); PSP230002. **Approved on February 27, 2023. Cash bond posted in the amount of $48,000. Site plan expired. Release the bond.**

   b) SITE PLAN FOR THE OPEN STORAGE OF FERROUS AND NON-FERROUS METALS AND EQUIPMENT; located on the north side of Eight Mile Road, approximately 304 ft. east of Mac Arthur Boulevard; 8701 Eight Mile Road; Section 34; Tony Levin/Eight Mile/Warren Properties L.L.C. (Scott Brinkmann/Butzel Long); PSP260008. **Approved on February 23, 2026. Cash bond posted in the amount of $1,000. Project complete. Release the bond.**

10. NEW BUSINESS

    Approval of the 2027 Planning Commission meeting schedule.

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 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

If you require disability-related accommodations in order to participate in this meeting, please contact the ADA Coordinator by email - 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.

RECOMMENDATION

It is recommended that the site plan for a new storage building for city vehicles be APPROVED with the standard conditions of the Planning Commission and more specifically:

1. Five (5) copies of revised site plans shall be submitted indicating the following:

   a) A note shall be provided on the site plan stating, “Open storage of materials shall not be permitted on the site”.

   b) A note shall be provided on the site plan stating, “All lighting on the site shall be shielded and not encroach upon abutting properties. The light fixtures, pole and base, shall be no higher than 20 ft. as measured from the top of the light fixture to the bottom of the base at ground level. All glare shall be eliminated from all light fixtures. Upward directed lighting shall not be permitted.”

   c) Attached are three (3) pages from the “Site Plan Application” that indicate several more items to be provided on the site plan.

2. The proposed boundary of this parcel includes parts of several other parcels and the vacated parts of both Winnie and Trembleton Avenues. The boundary was chosen to provide a location context for the new storage building. It is believed that this parcel is part of the overall parcel for the Waste Water Treatment Plant. The City may or may not use this chosen parcel as an established parcel which would include the process of lot split, lot combination, and the addition of the vacated roadways.

3. The Parks and Recreation Department is currently in the process of updating the five (5) year (2027-2031) Parks Plan. The Parks Department has an online survey and has conducted in-person engagement sessions. At the Neighborhood Informational Meeting that was held on August 27, 2026, the citizens that attended were made aware of the August 29, 2026 engagement opportunity taking place at the Warren Birthday Bash.

   It is Planning’s recommendation that the Park’s Plan consultant review the City land east and south of the approximate boundaries of Bates Park and determine how to include this into the five (5) year plan. This information could guide future Parks planning for this area of Warren.

And furthermore, recommendations were received from the following division(s) and department(s) to notify the petitioner that these items will be addressed during the Building Division permit process:

TAXES: Current

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ENGINEERING: An address will be assigned for the new building during the permitting process.

POLICE: The Warren Police Department has reviewed the submitted site plan and does not foresee any issues at this time.

AT&T: AT&T does not object to the new storage building. We have facilities in the Warkop right-of-way, but they should not be affected. Please have the petitioner contact me at 248-877-9518 if any conflicts arise.

CITY OF WARREN
PLANNING COMMISSION
ONE CITY SQUARE, SUITE 315
WARREN, MICHIGAN 48093-5283
PHONE: (586) 574-4687 FAX: (586) 574-4645

Preparation of Plans by a Licensed Professional

A completed application, check off list, original Affidavit of Ownership of Land, original signed Letter of Intent, required plans (hard copy and electronic), and the applicable fee shall be submitted to the Planning Department. Please make checks payable to the *City of Warren*.

All plans necessary for site plan approval (hard copy and electronic) shall bear the seal and signature of a professional Architect, Engineer, Land Surveyor, or Landscape Architect licensed by the State of Michigan, or an AICP Planner. **A seal and signature that only appears on the cover sheet of a "site plan packet" is not acceptable. All individual sheets designated as the "site plan" shall contain the seal and signature of the professional.**

All plans shall be on a minimum 24" x 36" size paper using a minimum Engineer's scale of 1" = 10'.

The Planning Department will not accept site plans that are superimposed over an aerial image of the site.

The following prescribes the type and quantity of plans the Planning Department requires for your petition:

SITE PLAN:

Site Plans:	20 copies*
Property Surveys: MAYBE	2 copies*
Landscape Plans: *(if applicable to the project)*	15 copies*
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Lighting (Photometric) Plans: *(if applicable to the project)*	2 copies*

NOTE: Please provide the exact number of plans listed. If you submit multiple sets of plans that are not needed, the Planning Department may not accept your application packet.

* **An electronic PDF version of any/all site plans, property surveys, landscape plans, building elevation plans, floor plans, and lighting (photometric) plans, along with a Microsoft Word version of the property legal description, shall be included with all submittals.**

NOTE: The Planning Commission may require a traffic study, Phase I Environmental Assessment, or any other applicable study on the subject property if the Commission believes there may be a health, safety, and/or welfare concern.

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Site Plan Specifications

Please be sure to include all of the information listed below on your site plan:

A. Title Block

1. Project Name and Address
2. Designer Name and Address
3. Drawing Date
4. North Arrow with Drawing Scale
5. Embossed/Stamped and Signed Seal ON EACH SITE PLAN (FINAL FIVE SITE PLANS)

B. Property Description

✓1. Legal Description (match or update City records)
✓2. P.I.N. Number(s)
✓3. Property Lines, Bearings, and Distances
✓4. Small Location Map
5. Subdivision Platted Easement(s)
6. Cross Access Easement(s)
7. Joint Parking Agreement(s)
8. Radii Encroachment Agreement(s)
9. Joint Driveway Access Easement(s)
10. Drainage Easement(s)
✓11. 100- and 500-year Flood Plain Boundaries
12. Acreage of proposed earth disturbance

NO Storm water narrative required.

C. Zoning Ordinance Requirements

1. List all dimensional and use variances granted to the property
✓2. Provide setbacks for all structures, permeable and impermeable parking areas, storage areas, etc. (measured to the property lines)
3. Site Data Chart shall contain the following:
   ✓a. Use (both existing and proposed)
   ✓b. Zoning District(s) and setbacks (required, existing, and proposed)
   ✓c. Site area (square footage or acreage)
   ✓d. Area of existing structure(s)
   ✓e. Area of proposed structure(s)
   ✓f. Gross structure area
   ✓g. Structure height
   h. Open storage area
   i. Outdoor sales area
   ✓j. Parking requirements for use
   ✓k. Existing parking area(s)
   l. Proposed parking area(s)
   m. International Building and Fire Code
   n. Michigan Building Code (use group)
   ✓o. Acreage of proposed earth disturbance
   p. ADA Code (name)

D. Structures (dimensioned on the site plans)

1. Principal Structure(s)
2. Accessory Structure(s)
3. Trash Enclosure(s)
4. Greenbelt(s), Fence(s), Wall(s), Earthen Berm(s)
5. Utility Pole(s), Fire Hydrant(s), Manhole(s)
6. Signage
7. Flood Plain Floor Elevations
8. Storage Area(s)
9. Proposed areas for stormwater treatment and detention facilities (if applicable)
10. All trees having a minimum caliper of three (3) inches in diameter
11. All existing natural vegetation features

E. Impermeable Surface Areas (dimensioned on the site plans)

1. Parking Area(s)
2. Driveway(s) (twenty-six (26) foot minimum)
3. Concrete Curbing
4. Concrete Strips
5. Bumper Curbs
6. Public/Private Sidewalk(s)
7. Roof Area (all structures)

F. Parking Areas and Circulation (dimensioned on the site plans)

1. Parking Area(s)
2. Barrier-Free Parking Space(s)
3. Loading Zone(s)
4. Maneuvering Lane(s)
5. Vehicle Circulation Arrows

G. Abutting Properties (within fifty (50) feet)

1. Zoning District(s)
2. Structure(s) and uses of close proximity
3. Driveway(s)
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H. Public/Private Streets and Roads (dimensioned on the site plans)

1. Name and Class (thoroughfare, collector, residential)
2. Defined Centerline
3. Existing and Planned Rights-of-Way
4. Public Alley(s), Walkway(s), etc.

ITEM NO. 6d

SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.

NAME	MOTION	SUPPORT	AYE	NAY	MINOR AMENDMENT/ SPECIAL LAND USE				POSTPONE	TABLE	REMOVE FROM TABLE			
					Motion to recognize	Support	Aye	Nay			Motion	Support	Aye	Nay
Ansar	✓		✓						✓					
Heide			✓											
Holowaty		✓	✓						✓					
Hoque			✓											
Duzyj			✓											
Mouri			✓											
Boniecki														
Smith			✓											

Public comments

CORRESPONDENCE

TAXES: Current

BUILDING: Building requires submission of a Building Permit/Plan Review Application for proposed Storage Building.

ENGINEERING: An address will be assigned for the new building during the permitting process.

POLICE: The Warren Police Department has reviewed the submitted site plan and does not foresee any issues at this time.

AT&T: AT&T does not object to the new storage building. We have facilities in the Warkop right-of-way, but they should not be affected. Please have the petitioner contact me at 248-877-9518 if any conflicts arise.

DTE: DTE Electric Company has reviewed the SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; per the site plan provided. If you have any questions, please contact me at 586-783-1978.

Mahmuda Mouri, Commission Secretary

APPROVED **DENIED** **POSTPONED/TABLED** **RECEIVE & FILE**

September 14, 2026

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

September 15, 2026

Steven Campbell
City of Warren
Public Service Department
One City Square, Suite 320
Warren, MI 48093

RE: SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.

Dear Mr. Campbell:

At its meeting of September 14, 2026, the Planning Commission voted to **POSTPONE** the above-captioned item to **October 5, 2026**.

The Planning Commission postponed the above-mentioned item due to an error on the public notices.

Attached you will find the recommendation from the Planning Department. It is suggested you make every effort to address these issues before your next scheduled Planning Commission meeting and provide us with twenty (20) copies of revised site plans.

The October 5, 2026 public hearing will be held at 7:00 p.m. in the Warren Community Center Cafeteria, 5460 Arden Ave., Warren, MI 48092. You and/or your representative must attend in order to answer any questions the Planning Commission may have.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Mahmuda Mouri
Commission Secretary

MM/mzm

Attachment

cc: Ronald F. Wuerth, Planning Director
Mary Michaels, Acting City Attorney
Everett Murphy, Chief Zoning Inspector
David Muzzarelli, Public Service Director
Tina Gapshes, City Engineer
Doug Campbell, Code Enforcement Director

RECOMMENDATION

It is recommended that the site plan for a new storage building for city vehicles be APPROVED with the standard conditions of the Planning Commission and more specifically:

1. Five (5) copies of revised site plans shall be submitted indicating the following:

   a) A note shall be provided on the site plan stating, "Open storage of materials shall not be permitted on the site".

   b) A note shall be provided on the site plan stating, "All lighting on the site shall be shielded and not encroach upon abutting properties. The light fixtures, pole and base, shall be no higher than 20 ft. as measured from the top of the light fixture to the bottom of the base at ground level. All glare shall be eliminated from all light fixtures. Upward directed lighting shall not be permitted."

   c) Attached are three (3) pages from the "Site Plan Application" that indicate several more items to be provided on the site plan.

2. The proposed boundary of this parcel includes parts of several other parcels and the proposed vacated parts of both Winnie and Trembleton Avenues. The boundary was chosen to provide a location context for the new storage building. It is believed that this parcel is part of the overall parcel for the Waste Water Treatment Plant. The City may or may not use this chosen parcel as an established parcel which would include the process of lot split, lot combination, and the addition of the proposed vacated roadways.

3. The Parks and Recreation Department is currently in the process of updating the five (5) year (2027-2031) Parks Plan. The Parks Department has an online survey and has conducted in-person engagement sessions. At the Neighborhood Informational Meeting that was held on August 27, 2026, the citizens that attended were made aware of the August 29, 2026 engagement opportunity taking place at the Warren Birthday Bash.

   It is Planning Staff's recommendation that the Park's Plan consultant review the City land east and south of the approximate boundaries of Bates Park and determine how to include this into the five (5) year plan. This information could guide future Parks planning for this area of Warren.

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✓1. Legal Description (match or update City records)
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12. Acreage of proposed earth disturbance

NO Storm water narrative required.

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PLANNING DEPARTMENT
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NOTICE OF PUBLIC HEARING

The Warren Planning Commission will hold a public hearing in the

Warren Community Center Cafeteria
5460 Arden Avenue
Warren, Michigan 48092

on

October 5, 2026 at 7:00 p.m.

SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.

DATE MAILED: September 15, 2026

PLEASE NOTE: WARREN'S ZONING ORDINANCE PROVIDES THAT THE NOTICES BE SENT TO THOSE PERSONS OWNING, ASSESSED FOR, OR OCCUPANTS OF PROPERTY LOCATED WITHIN 300 FEET OF THE PROPERTY INVOLVED.

You are invited to attend this hearing or write and express any views you may have pertaining to this hearing.

Additional information, if desired, can be obtained from the Planning Department, (586) 574-4687.

Respectfully yours,

Mahmuda Mouri
Commission Secretary

Section 3 – 32601 Warkop

East





Section 3 – 32601 Warkop

Southeast



Northeast



Section 3 – 32601 Warkop

West



6.c) SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES
32601 Warkop Avenue
Process No. PSP260040
Section 3
David Muzzarelli/City of Warren (Steven Campbell/City of Warren)
October 5, 2026

FINDINGS

1. The petitioner is requesting site plan approval for a new storage building for city vehicles to be located 440 ft. south of Fourteen Mile Road and approximately 300 ft. west of Warkop Avenue.

2. **CHARACTERISTICS OF THE PROPERTY IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

   a) **SIZE AND DIMENSIONS OF PROPERTY:** A semi-rectangular shaped parcel measuring approximately 370 ft. x approximately 422 ft. and containing 3.39 acres with 370 ft. of frontage along Warkop Avenue; Lots 755 through 762, Lots 859 through 866, Lots 903 through 910, and vacated Winnie Avenue abutting Lots 755 through 762 and abutting Lots 859 through 866, also vacated Trembleton Avenue abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision.

NOTE 1: The proposed boundary of this property includes parts of several other parcels and the proposed vacated parts of both Winnie and Trembleton Avenues. The boundary was chosen to provide a location context for the new storage building. It is believed that this parcel is part of the overall parcel for the Waste Water Treatment Plant. The City may or may not use this chosen parcel as an established parcel which would include the process of lot split, lot combination, and the addition of the proposed vacated roadways.

NOTE 2: The Parks and Recreation Department is currently in the process of updating the five (5) year (2027-2031) Parks Plan. The Parks Department has an online survey and has conducted in-person engagement sessions. At the Neighborhood Informational Meeting that was held on August 27, 2026, the citizens that attended were made aware of the August 29, 2026 engagement opportunity taking place at the Warren Birthday Bash.

It is Planning Staff's recommendation that the Park's Plan consultant review the City land east and south of the approximate boundaries of Bates Park and determine how to include this into the five (5) year plan. This information could guide future Parks planning for this area of Warren.

   b) **PRESENT USE:** Waste Water Treatment Plant Training Center, a storage shed, and a fuel tank.

c) **PRESENT ZONING:** R-1-C, One-Family Residential District

The R-1-C District has existed since the adoption of the Zoning Ordinance on July 21, 1960.

3. **CURRENT STATUS OF APPLICATION:**

a) The Planning Commission pursuant to Article XXI, City Planning Commission; Section 21.04 Site Plan Review and Article XXII, Administration; Section 22.16 Site Plan Review of the Zoning Ordinance, shall receive and review a submitted site plan in relation to pedestrian and vehicle circulation, off-street parking, structural relationships, public utilities, landscaping, accessibility and other site design elements.

NOTE: All abutting/adjacent property is owned by the City of Warren.

b) The Land Division Act provides that “permanent structures may not be erected within easement limits by the owner of the fee but the owner shall have the right to make any other use of the land not inconsistent with the rights of public utilities or the other uses as noted on the plat”.

c) **On September 14, 2026, the Planning Commission voted to POSTPONE the above-captioned item to October 5, 2026. The Planning Commission postponed the above-mentioned item due to an error on the public notices.**

d) On February 24, 2025, the Planning Commission APPROVED the site plan for a new incinerator and storage building at the City of Warren Waste Water Treatment Plant (32360 Warkop Avenue).

e) On April 14, 2021, the Zoning Board of Appeals GRANTED the petitioner permission to:

Allow a wireless communications facility (monopole tower) that is 146 ft. tall with a 4 ft. lightning rod (150 ft. max. overall height), within a 60 ft. x 100 ft. fenced area located in a City of Warren owned R-1-C district at least 700 ft. from any other residentially zoned property.

f) November 9, 2020, the Planning Commission APPROVED the site plan for unmanned communications facility (32375 Warkop Avenue/13-03-130-002).

g) On July 11, 2011, the Planning Commission APPROVED plans for a minor amendment for antennas mounted to the Waste Water Treatment Plant smokestack with equipment shelter.

h) On April 12, 2010, the Planning Commission APPROVED plans for a new disinfection building measuring 40 ft. x 48 ft. and containing 1,970 sq. ft.

i) On September 7, 2001, the Building Division issued Building Permit No. 143125 for a storage building measuring 72 ft. x 48 ft. and containing 3,456 sq. ft.

j) On October 10, 2000, the City Council by formal motion authorized the Mayor and Clerk to execute a lease agreement with Metricom, Inc. to install an equipment cabinet and antenna on the Waste Water Treatment Plant smokestack.

k) On August 9, 2000, the Zoning Board of Appeal GRANTED the petitioner permission to:

   1) Allow the expansion of an existing non-conforming tower located in an R-1-C Zone district adjacent to a residential district.

   2) Allow the expansion by co-locating sixteen (16) antennas at the centerline of 102 ft.

   3) Construct a cabinet in the equipment compound on a 225 sq. ft. leased area, in addition to the existing equipment cabinet of 416 sq. ft. at the base of the chimney approved by the Zoning Board of Appeals on January 28, 1998. With the condition that a lease be presented to the Building Division before any permits are granted and that the Board is allowing an eight (8) month time period for that lease to be executed.

l) On July 10, 2000, the Planning Commission APPROVED plans for the co-location of a wireless internet access antenna attached to the Waste Water Treatment Plant smokestack.

m) On June 19, 2000, the Planning Commission held a public hearing on the site plan for the co-location of a wireless internet access antenna attached to the Waste Water Treatment Plant smokestack and made a recommendation to the City Council that the proposed use of this public property for the co-location of a wireless internet access antenna be approved by the City Council.

n) On February 23, 2000, the Planning Commission APPROVED plans for an equipment cabinet measuring 4 ft. 6 in. x 12 ft. 5 in. and nine (9) antennas mounted on the smokestack.

o) On May 12, 1998, City Council by formal motion authorized the Mayor and Clerk to execute the lease agreement with AT&T Wireless PCs, Inc. d/b/a AT&T Wireless Services.

p) On January 28, 1998, the Zoning Board of Appeals GRANTED the petitioner permission to:

1) Retain a 150 ft. high “smokestack” tower and existing equipment shelter, located in an R-1-C zoned district, adjacent to a residential district, with an existing “AMCI” antenna installed 125 ft. above grade.

2) Permission to install additional AT&T wireless antennas at 130 feet from grade with an accompanying 416 square foot equipment cabinet at the base of the chimney, thus expanding a non-conforming use, with the stipulation that a lease shall be negotiated with the City of Warren within 120 days; otherwise, the variance is null and void.

q) On April 19, 1993, the Planning Commission APPROVED plans for a cellular equipment building measuring 11.25 ft. x 26 ft. and nine (9) antennas mounted on the smokestack in groups of three at a height of 125 ft. (Ameritech Mobile Communications).

r) On March 23, 1993, the City Council, by formal motion, concurred with the recommendation and authorized the Mayor and Clerk to execute the proposed lease agreement with Ameritech Mobile Communications, Inc. for installation of a transceiver and prefabricated building.

s) On June 17, 1985, the Planning Commission APPROVED plans for an irregularly shaped addition to the treatment plant containing approximately 6,000 sq. ft.

t) On September 27, 1971, the Planning and Urban Renewal Commission APPROVED plans for aeration and final settling tanks, a filter building, and various small buildings for use with the existing facilities.

u) On August 25, 1970, the City Council, by formal motion, approved the construction of a metal building measuring approximately 24 ft. x 48 ft. and containing approximately 1,152 sq. ft. The location of the building was recommended for approval by the Planning and Urban Renewal Commission on December 1, 1969.

v) On August 11, 1970, the City Council, by formal motion, approved the construction of a metal building measuring approximately 40 ft. x 48 ft. and containing approximately 1,920 sq. ft.

w) On November 24, 1969, the Planning and Urban Renewal Commission APPROVED plans for a retention basin measuring approximately 442 ft. x 1,158 ft. and containing approximately 511,836 sq. ft. and a utility building measuring approximately 90 ft. x 130 ft. and containing approximately 11,700 sq. ft.

x) On January 29, 1963, the Building Division issued Building Permit No. 51892 for a building measuring approximately 37.4 ft. x 73.4 ft. and containing approximately 2,745 sq. ft.

y) On February 16, 1961, the Building Division issued Building Permit No. 41421 for an enclosure over sewage treatment equipment located 115 ft. west of Warkop Avenue and 65 ft. south of the Waste Water Treatment Plant Training Center.

z) On July 17, 1957, the Building Division issued Building Permit No. 27205 for a total of 19 structures to be constructed on the site.

aa) On July 8, 1925, the Macomb County Register of Deeds recorded the Trembleton Subdivision Plat in Liber 9, Page 51.

4. **GENERAL DESCRIPTION OF THE SURROUNDING PROPERTIES IS AS FOLLOWS:**

a) The properties to the north and west are zoned R-1-C and contain single-family dwellings, Beaver Creek, and the City of Warren Bates Park.

b) The properties to the east and south, across the Red Run, are zoned R-1-A, R-1-B, and R-3 and contain single-family dwellings and single-family condominiums. The property to the south is zoned R-1-C and is located in Floodzone AE. Further south, along the Red Run, there is a Floodway, per FIRMette Panel No. 0317.

5. **THE SITE PLAN SUBMITTED BY THE PETITIONER INDICATES THAT:**

a) A storage building measuring 100 ft. x 150 ft. and containing 15,000 sq. ft. would be constructed on the site setback 92 ft. from the north property line, 73 ft. from the east existing Training Center and 275 ft. east from Warkop Avenue, 125 ft. from the south property line, and 40 ft. from the west property line and 135 ft. to Haff Avenue (a “paper” road).

1) The floor plan indicates an open area to be used to house vehicles, machinery, and other materials.

2) The elevation plan indicates that three (3) overhead doors and three (3) person doors would be provided on the north, east, and south sides of the building.

   The exterior of the storage building indicates that the walls will be steel, colored dark blue, and have a 3 ft. high masonry wainscot.

   The height of the storage building would be 18 ft. and provided with a gabled roof. The maximum height of a building in an R-1-C District is 35 ft.

b) No open storage area is indicated at this time.

NOTE: A note shall be provided on the site plan stating, “Open storage of materials shall not be permitted on the site”.

c) Parking spaces for fifty-one (51) passenger vehicles is provided on the site. The site plan indicates that a parking area containing forty-six (46) spaces is located north of the Training Center and five (5) spaces are located on the east side of the building.

   The minimum requirement for parking spaces on the site is 33.

d) Wall mounted light fixtures may be provided on the building’s elevations.

NOTE: A note shall be provided on the site plan stating, “All lighting on the site shall be shielded and not encroach upon abutting properties. The light fixtures, pole and base, shall be no higher than 20 ft. as measured from the top of the light fixture to the bottom of the base at ground level. All glare shall be eliminated from all light fixtures. Upward directed lighting shall not be permitted.”

e) Access would be provided via two (2) driveways to Warkop Avenue and two (2) internal driveways to the proposed storage building would be provided.

f) No landscape plan was submitted; however, additional trees are planned for planting along the west side of the building.

g) No greenbelts or masonry walls are indicated and none are required.

h) No fencing is proposed along the property lines.

i) Sidewalk and ramps exist along the west side of Warkop Avenue.

j) A trash enclosure location is indicated on the site plan located in the southeast corner of the site.

k) All other improvements on the site would remain as exists.

RECOMMENDATION

It is recommended that the site plan for a new storage building for city vehicles be APPROVED with the standard conditions of the Planning Commission and more specifically:

1. Five (5) copies of revised site plans shall be submitted indicating the following:

   a) A note shall be provided on the site plan stating, “Open storage of materials shall not be permitted on the site”.

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   c) Attached are three (3) pages from the “Site Plan Application” that indicate several more items to be provided on the site plan.

2. The proposed boundary of this property includes parts of several other parcels and the proposed vacated parts of both Winnie and Trembleton Avenues. The boundary was chosen to provide a location context for the new storage building. It is believed that this parcel is part of the overall parcel for the Waste Water Treatment Plant. The City may or may not use this chosen parcel as an established parcel which would include the process of lot split, lot combination, and the addition of the proposed vacated roadways.

3. The Parks and Recreation Department is currently in the process of updating the five (5) year (2027-2031) Parks Plan. The Parks Department has an online survey and has conducted in-person engagement sessions. At the Neighborhood Informational Meeting that was held on August 27, 2026, the citizens that attended were made aware of the August 29, 2026 engagement opportunity taking place at the Warren Birthday Bash.

   It is Planning Staff’s recommendation that the Park’s Plan consultant review the City land east and south of the approximate boundaries of Bates Park and determine how to include this into the five (5) year plan. This information could guide future Parks planning for this area of Warren.

And furthermore, recommendations were received from the following division(s) and department(s) to notify the petitioner that these items will be addressed during the Building Division permit process:

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BUILDING: Building requires submission of a Building Permit/Plan Review Application for proposed Storage Building.

ENGINEERING: An address will be assigned for the new building during the permitting process.

POLICE: The Warren Police Department has reviewed the submitted site plan and does not foresee any issues at this time.

AT&T: AT&T does not object to the new storage building. We have facilities in the Warkop right-of-way, but they should not be affected. Please have the petitioner contact me at 248-877-9518 if any conflicts arise.

COMCAST: After reviewing the location, we have aerial and underground facilities in the area that might be in conflict to the proposal. Please contact Comcast via Sigma Technologies at 419-874-9262 to resolve any conflicts.

DTE: DTE Electric Company has reviewed the SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; per the site plan provided. If you have any questions, please contact me at 586-783-1978.

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Preparation of Plans by a Licensed Professional

A completed application, check off list, original Affidavit of Ownership of Land, original signed Letter of Intent, required plans (hard copy and electronic), and the applicable fee shall be submitted to the Planning Department. Please make checks payable to the *City of Warren*.

All plans necessary for site plan approval (hard copy and electronic) shall bear the seal and signature of a professional Architect, Engineer, Land Surveyor, or Landscape Architect licensed by the State of Michigan, or an AICP Planner. **A seal and signature that only appears on the cover sheet of a "site plan packet" is not acceptable. All individual sheets designated as the "site plan" shall contain the seal and signature of the professional.**

All plans shall be on a minimum 24" x 36" size paper using a minimum Engineer's scale of 1" = 10'.

The Planning Department will not accept site plans that are superimposed over an aerial image of the site.

The following prescribes the type and quantity of plans the Planning Department requires for your petition:

SITE PLAN:

Site Plans:	20 copies*
Property Surveys: MAYBE	2 copies*
Landscape Plans: *(if applicable to the project)*	15 copies*
Building Elevation Plans: *(if applicable to the project)*	15 copies*
Floor Plans: *(if applicable to the project)*	2 copies*
Lighting (Photometric) Plans: *(if applicable to the project)*	2 copies*

NOTE: Please provide the exact number of plans listed. If you submit multiple sets of plans that are not needed, the Planning Department may not accept your application packet.

* **An electronic PDF version of any/all site plans, property surveys, landscape plans, building elevation plans, floor plans, and lighting (photometric) plans, along with a Microsoft Word version of the property legal description, shall be included with all submittals.**

NOTE: The Planning Commission may require a traffic study, Phase I Environmental Assessment, or any other applicable study on the subject property if the Commission believes there may be a health, safety, and/or welfare concern.

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Site Plan Specifications

Please be sure to include all of the information listed below on your site plan:

A. Title Block

1. Project Name and Address
2. Designer Name and Address
3. Drawing Date
4. North Arrow with Drawing Scale
5. Embossed/Stamped and Signed Seal ON EACH SITE PLAN (FINAL FIVE SITE PLANS)

B. Property Description

✓1. Legal Description (match or update City records)
✓2. P.I.N. Number(s)
✓3. Property Lines, Bearings, and Distances
✓4. Small Location Map
5. Subdivision Platted Easement(s)
6. Cross Access Easement(s)
7. Joint Parking Agreement(s)
8. Radii Encroachment Agreement(s)
9. Joint Driveway Access Easement(s)
10. Drainage Easement(s)
✓11. 100- and 500-year Flood Plain Boundaries
12. Acreage of proposed earth disturbance

NO Storm water narrative required.

C. Zoning Ordinance Requirements

1. List all dimensional and use variances granted to the property
✓2. Provide setbacks for all structures, permeable and impermeable parking areas, storage areas, etc. (measured to the property lines)
3. Site Data Chart shall contain the following:
   ✓a. Use (both existing and proposed)
   ✓b. Zoning District(s) and setbacks (required, existing, and proposed)
   ✓c. Site area (square footage or acreage)
   ✓d. Area of existing structure(s)
   ✓e. Area of proposed structure(s)
   ✓f. Gross structure area
   ✓g. Structure height
   h. Open storage area
   i. Outdoor sales area
   ✓j. Parking requirements for use
   ✓k. Existing parking area(s)
   l. Proposed parking area(s)
   m. International Building and Fire Code
   n. Michigan Building Code (use group)
   ✓o. Acreage of proposed earth disturbance
   p. ADA Code (name)

D. Structures (dimensioned on the site plans)

1. Principal Structure(s)
2. Accessory Structure(s)
3. Trash Enclosure(s)
4. Greenbelt(s), Fence(s), Wall(s), Earthen Berm(s)
5. Utility Pole(s), Fire Hydrant(s), Manhole(s)
6. Signage
7. Flood Plain Floor Elevations
8. Storage Area(s)
9. Proposed areas for stormwater treatment and detention facilities (if applicable)
10. All trees having a minimum caliper of three (3) inches in diameter
11. All existing natural vegetation features

E. Impermeable Surface Areas (dimensioned on the site plans)

1. Parking Area(s)
2. Driveway(s) (twenty-six (26) foot minimum)
3. Concrete Curbing
4. Concrete Strips
5. Bumper Curbs
6. Public/Private Sidewalk(s)
7. Roof Area (all structures)

F. Parking Areas and Circulation (dimensioned on the site plans)

1. Parking Area(s)
2. Barrier-Free Parking Space(s)
3. Loading Zone(s)
4. Maneuvering Lane(s)
5. Vehicle Circulation Arrows

G. Abutting Properties (within fifty (50) feet)

1. Zoning District(s)
2. Structure(s) and uses of close proximity
3. Driveway(s)
4. Sidewalk(s)
5. Parking Area(s)
6. Greenbelt(s), Fence(s), Wall(s), Earthen Berm(s)

H. Public/Private Streets and Roads (dimensioned on the site plans)

1. Name and Class (thoroughfare, collector, residential)
2. Defined Centerline
3. Existing and Planned Rights-of-Way
4. Public Alley(s), Walkway(s), etc.

Outlook

Recommendation; 32601 Warkop (Site Plan); PSP260040

From Melissa Maisano <mmaisano@cityofwarren.org>
Date Thu 10/1/2026 11:24 AM
To Steven Campbell <scampbell@cityofwarren.org>
Cc David Muzzarelli <dmuzzarelli@cityofwarren.org>; Tina Gapshes <tgapshes@cityofwarren.org>; Doug Campbell <dcampbell@cityofwarren.org>; Melissa Maisano <mmaisano@cityofwarren.org>

3 attachments (2 MB)
Recommendation; 32601 Warkop (Site Plan).pdf; WCC Building Guide.pdf; PC Agenda; 10-5-26.pdf;

Good morning,

Attached is the agenda and Planning Department recommendation for your item at the upcoming Planning Commission meeting. The meeting is scheduled for Monday, October 5, 2026, at 7:00 p.m. in the Warren Community Center **Cafeteria**, 5460 Arden Avenue, Warren, MI 48092 **(map attached)**.

Your item is number 6c on the agenda. A representative is required to attend and should be prepared to speak about/explain your project and answer any questions from the Planning Commission. Upon arrival, please check in with the court reporter to the right of the stage.

If the representative speaking at the Planning Commission meeting is not the applicant/petitioner (Steve Campbell), owner (Dave Muzzarelli), professional (Tina Gapshes), or a prior authorized contact (Doug Campbell), please send an email authorizing them as an additional contact on the file and include their full name, company name, company address, phone number, and email address.

Please respond acknowledging that you received and read this email.

Thank you!

Melissa Z. Maisano, *Senior Administrative Secretary*
City of Warren Planning Department
One City Square, Suite 315
Warren, MI 48093
Office: (586) 574-4687
Fax: (586) 574-4645
Email: mmaisano@cityofwarren.org

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

Members
Vince Berdy
Herbert Heide
Michael Holowaty
Syed Hoque

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

Planning Director
Ronald F. Wuerth, AICP

PLANNING COMMISSION
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City of Warren Planning Commission
PUBLIC HEARING AGENDA

Monday, October 5, 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 – *September 14, 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 OPEN STORAGE OF VEHICLES AND TRAILERS, BUILDING MODIFICATIONS, PARKING UPDATES, AND ADDITION OF CANOPY STRUCTURE; located on the southeast corner of Ten Mile Road and Dequindre Road; 2000 Ten Mile Road; Section 30; Matt Braccia/AREC 42, LLC (Jeff Steffani/U-Haul); PSP260029. **Postponed from June 15, 2026 and August 10, 2026.**

b) REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM; located 440 ft. south of Fourteen Mile Road, east of Knapp Avenue, within the Waste Water Treatment Plant property; vacate the existing north/south 18 ft. wide public alley abutting Lots 711 through 722 and Lots 751 through 762 of Trembleton Subdivision; vacate the existing north/south 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 870 through 859; vacate the existing north/south 50 ft. wide Haff Avenue roadway abutting Lots 603 through 614 and Lots 722 through 711; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001. **Postponed from August 10, 2026 and September 14, 2026.**

c) SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040. **Postponed from September 14, 2026.**

d) SITE PLAN FOR ADDITIONAL PARKING, PAVEMENT, AND LANDSCAPING; located on the northwest corner of Mound Road and Murthum Avenue; 32211 & 32251 Mound Road; Section 5; Charles Tamou/Gabtam Properties 2 LLC (Bret Hart/Priority Engineering LLC); PSP260043.

e) SITE PLAN FOR FENCED IN PLAY AREA AT CHILDCARE CENTER; located on the west side of Hoover Road, approximately 681.98 ft. south of Twelve Mile Road; 28651 Hoover Road; Section 15; Adam Ali/The Ali Group LLC (Arutha Cubb/Hands on Horizons); PSP260041. **Planning Staff recommends this item be postponed to October 19, 2026.**

f) SITE PLAN FOR NEW SIDEWALK AND RESTRIPING OF EXISTING PARKING; located on the east side of Van Dyke Avenue, approximately 139.09 ft. south of Fourteen Mile Road; 32912 Van Dyke Avenue; Section 3; Thomas Poullath/IGWT 13 LLC (John Perry/Krieger Klatt Architects); PSP260044.

g) SITE PLAN FOR THE ADDITION OF A PRIVATE SCHOOL, GYM, AND BANQUET HALL, AND EXPANSION OF EXISTING PRAYER HALL AND PARKING LOT; located on the west side of Ryan Road, approximately 565.12 ft. south of Ten Mile Road; 24703 & 24815 Ryan Road and 24736 & 24688 Romano Street; Section 30; Mohammad Islam/Islamic Center of Warren; PSP260042.

7. CORRESPONDENCE

a) 2027 Planning Commission meeting schedule. Approved on September 14, 2026.

b) Planning Director's letter to the Zoning Board of Appeals regarding the site plan for 8525 Cole Drive, which received site plan approval with conditions for a new three-story 144-unit apartment complex on September 13, 2019. This letter provides an update to the ZBA that following the Board's variance request denial of six (6) required variances, the petitioner filed an appeal with the Macomb County Circuit Court, and on September 21, 2021, a consent judgment was entered between the plaintiff and the City of Warren for the approval of a revised final site plan for an apartment complex of up to 138 units, including the approval of all variances required to construct the project. On September 21, 2026, per the authority of the consent judgment, the Planning Director reviewed and approved a revised final site plan for a new apartment complex, consisting of four (4), three-story buildings with 138 units, as it met all requirements of the consent judgment.

c) 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. **Letter to Petitioner. Approved with conditions by the Planning Commission on August 10, 2026. The required variances were denied by the Zoning Board of Appeals on September 23, 2026. As a result of the variance denials, the current site plan is no longer valid.**

d) City of Center Line Notice of Intent to Update the Master Plan. In accordance with the Michigan Planning Enabling Act (PA 33 of 2008 as amended), the City of Center Line is providing notification that the City's Master Plan will be updated. At the time the update is ready for review, a second notice and directions on where to send comments and timelines for doing so will be provided. A digital format of the draft Master Plan will be provided. Hard copies (paper) may be provided upon request.

8. OLD BUSINESS

MINOR AMENDMENT FOR SITE PLAN FOR TWO (2) NEW DUMPSTERS WITH ENCLOSURES; located on the north side of Ford Avenue, approximately 106.44 ft. east of Sherwood Avenue; 6735 & 6789 Ford Avenue; Section 33; Josh Sterling/Ford Row LLC (Travis Sonberger/Epic Property Management); PMA260007.

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 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.

RECOMMENDATION

It is recommended that the site plan for a new storage building for city vehicles be APPROVED with the standard conditions of the Planning Commission and more specifically:

1. Five (5) copies of revised site plans shall be submitted indicating the following:

   a) A note shall be provided on the site plan stating, “Open storage of materials shall not be permitted on the site”.

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12. Acreage of proposed earth disturbance

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1. Parking Area(s)
2. Barrier-Free Parking Space(s)
3. Loading Zone(s)
4. Maneuvering Lane(s)
5. Vehicle Circulation Arrows

G. Abutting Properties (within fifty (50) feet)

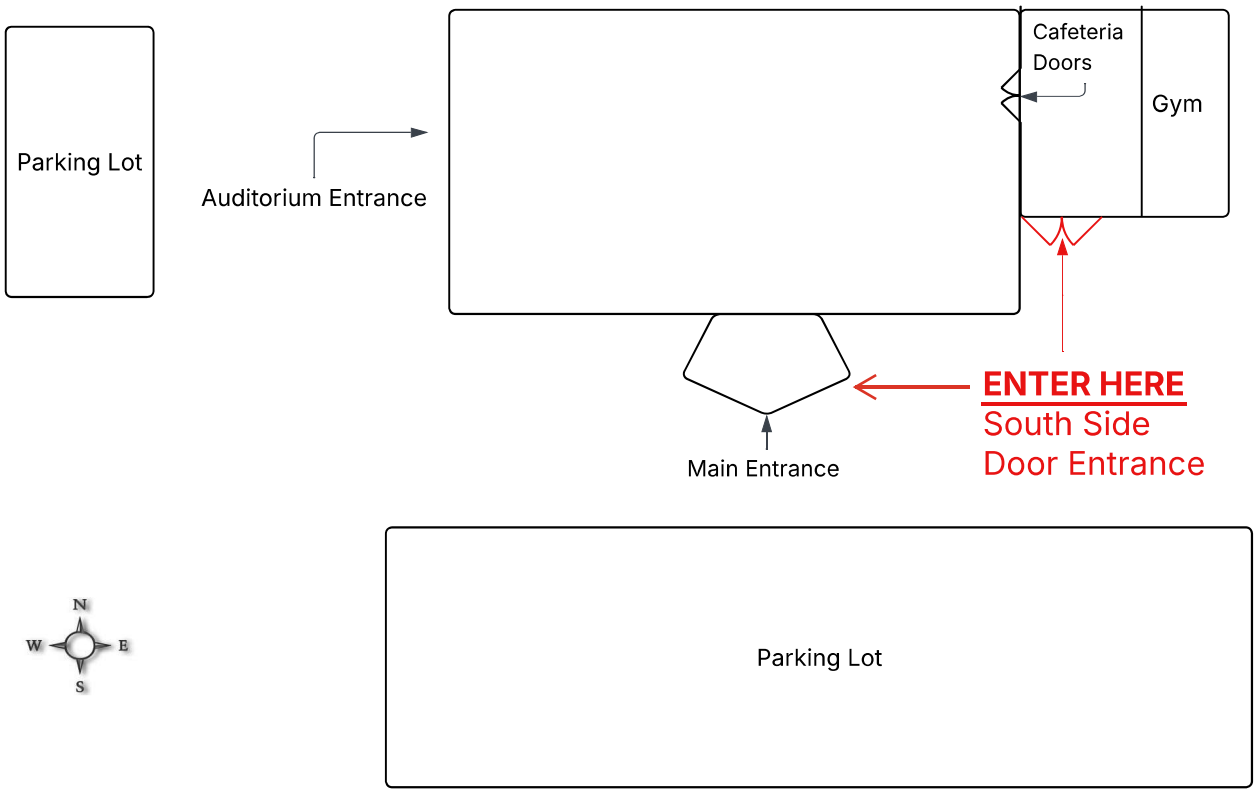
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1. Name and Class (thoroughfare, collector, residential)
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WARREN COMMUNITY CENTER GUIDE

Arden Avenue



ITEM NO. 6c

SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040. **Postponed from September 14, 2026.**

NAME	MOTION	SUPPORT	AYE	NAY	MINOR AMENDMENT/ SPECIAL LAND USE				POSTPONE	TABLE	REMOVE FROM TABLE			
					Motion to recognize	Support	Aye	Nay			Motion	Support	Aye	Nay
Berdy			✓							✓				
Heide	✓		✓							✓				
Holowaty			✓							✓				
Hoque			✓							✓				
Duzyj		✓	✓							✓				
Mouri				✓					✓	✓				
Boniecki									✓	✓				
Smith														

CORRESPONDENCE

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BUILDING: Building requires submission of a Building Permit/Plan Review Application for proposed Storage Building.

ENGINEERING: An address will be assigned for the new building during the permitting process.

POLICE: The Warren Police Department has reviewed the submitted site plan and does not foresee any issues at this time.

AT&T: AT&T does not object to the new storage building. We have facilities in the Warkop right-of-way, but they should not be affected. Please have the petitioner contact me at 248-877-9518 if any conflicts arise.

COMCAST: After reviewing the location, we have aerial and underground facilities in the area that might be in conflict to the proposal. Please contact Comcast via Sigma Technologies at 419-874-9262 to resolve any conflicts.

DTE: DTE Electric Company has reviewed the SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; per the site plan provided. If you have any questions, please contact me at 586-783-1978.

Mahmuda Mouri, Commission Secretary

APPROVED **DENIED** **POSTPONED/TABLED** **RECEIVE & FILE**

~~October 5, 2026~~

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

October 6, 2026

Steven Campbell
City of Warren
Public Service Administrative Supervisor
One City Square, Suite 320
Warren, MI 48093

RE: SITE PLAN FOR NEW STORAGE BUILDING FOR CITY VEHICLES; located 440 ft. south of Fourteen Mile Road, approximately 300 ft. west of Warkop Avenue, within City of Warren property; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PSP260040.

Dear Mr. Campbell:

At its meeting of October 5, 2026, the Planning Commission voted to **POSTPONE** the above-captioned item to **November 2, 2026.**

The Planning Commission postponed the above-mentioned item so that you could further investigate the location of the proposed storage building.

The November 2, 2026 public hearing will be held at 7:00 p.m. in the Warren Community Center Auditorium, 5460 Arden Ave., Warren, MI 48092. You and/or your representative must attend in order to answer any questions the Planning Commission may have.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Mahmuda Mouri
Commission Secretary

MM/mzm

Attachment

cc: Ronald F. Wuerth, Planning Director
Mary Michaels, Acting City Attorney
Everett Murphy, Chief Zoning Inspector
David Muzzarelli, Public Service Director
Tina Gapshes, City Engineer
Doug Campbell, Code Enforcement Director