APPLICATION FOR VACATING A PUBLIC WAY, PUBLIC UTILITY EASEMENT, OR SUBDIVISION PLAT (OR PART OF)

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] ALLEY
- [ ] ROADWAY
- [ ] WALKWAY
- [ ] PUBLIC UTILITY EASEMENT
- [ ] SUBDIVISION PLAT (OR PART OF)

Fee: $600

(Application effective 3-30-26) (Fee effective 3-25-25)

PLEASE TYPE OR PRINT LEGIBLY

PURPOSE OF VACATION REQUEST: Alleys need to be Vacated for a lot Combination

DESCRIPTION AND LOCATION OF PUBLIC WAY/PUBLIC UTILITY EASEMENT/SUBDIVISION PLAT (OR PART OF) TO BE VACATED: west of 32601 Warkop Ave Adjacent to Bates Park

(Attach additional sheet(s), if needed)

David Muzzarelli

LEGAL OWNER: City of Warren 586-574-4604 dmuzzarelli@cityofwarren.org
(PRINT) Company Name & Individual Name Phone Email

One City Sq Warren, MI 46093
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 46093
Address City/State/Zip

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

_____ 7-2-26
Signature of Applicant *(Petitioner/Designated Representative)* Date

LIST EACH SUBDIVISION AND THE LOTS WITHIN IT THAT ABUT THE PROPOSED PUBLIC WAY, PUBLIC UTILITY EASEMENT, OR SUBDIVISION PLAT (OR PART OF) TO BE VACATED:

Subdivision name: Tremble ton Subdivision 13-03-110-002 / 13-03-130-001
Lot(s) affected: 754-762

Subdivision name: Tremble ton Subdivision 13-03-110-001
Lot(s) affected: 711-719

Subdivision name: _____
Lot(s) affected: _____

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.

VACATION 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 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 abutting property/lot owner(s) shall be listed on the application and Affidavit of Ownership of Land. If the abutting property/lot owner(s) is a business or LLC, an individual contact name is required in addition to the company name and 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 or applicant is being authorized as an additional contact on the project.
- ☑ 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-five (25) individual copies of the subdivision plat and highlight the area to be vacated.
- ☑ For alley, roadway, walkway, or public utility easement vacations, submit a notarized petition that has been signed by at least sixty percent (60%) of the abutting property/lot owners. Petitions with less than sixty percent (60%) signatures will not be accepted.

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

Signature of Applicant: _____ Date: 7/2/26

(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 dmuzzarelli@cityofwarren.org
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 Admin 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 scampbell@cityofwarren.org
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 AND/OR APPLICANT 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 of Warren 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. In order to accommodate the new building, we will need to vacate the first alleyway #160 between parcel #13-03-130-001 and 13-03-110-002 and after review of the parcels owned by the city it was decided that we need to vacate all of the alleyways # 18 and #50 between parcels 13-03-110-002, 13-03-110-001 and 13-03-109-004 and combine the parcels adjoining those alleyways. This will allow the assessor's office to complete the necessary documents to combine all of the Parcels owned by the City of Warren at this site.

Respectfully Submitted,

Steve Campbell
Administrative Supervisor
Public Service

Dave Muzzarelli
Director Public Service

PETITION FOR VACATING A PUBLIC WAY AND/OR PUBLIC UTILITY EASEMENT

To the City of Warren Planning Commission and the Warren City Council:

We, the undersigned **owner(s)** of the property hereinafter described and set after our respective signatures, do hereby petition that the City Council vacates the **public way** or **public utility easement** *(circle one)* abutting our property.

Signature	Printed Name	Address	Lot #	Subdivision	Date
X	David Muzzarelli	west of 32601 Warren	754-769 711-719	Trembleton Subdivision	7-2-26

Signature of the Circulator(s) X

On this 2nd day of July, 2026, before me appeared David Muzzarelli & Steve Campbell, who, first being duly sworn, stated that he/she/they circulated the above petition and obtained the signatures on the date provided, and that he/she/they knew these parties signing their names and was present during the affixing of the signature of that named party.

MELISSA Z MAISANO
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 26, 2028
Acting in the County of Macomb

Melissa Z Maisano
Notary Public, Macomb County, Michigan
My Commission Expires: 1-26-28
Acting in Macomb County, Michigan

See Record of Motion Liber 1018 Deeds pg 314

RECEIVED
5550
JUL 02 2026
CITY OF WARREN
PLANNING COMMISSION

L. 9 P. 51

"TREMBLETON SUBDIVISION"

OF PART OF THE N.W¼ OF SECTION 3

WARREN TWP. MACOMB CO. MICHIGAN

SCALE— 1"=200'

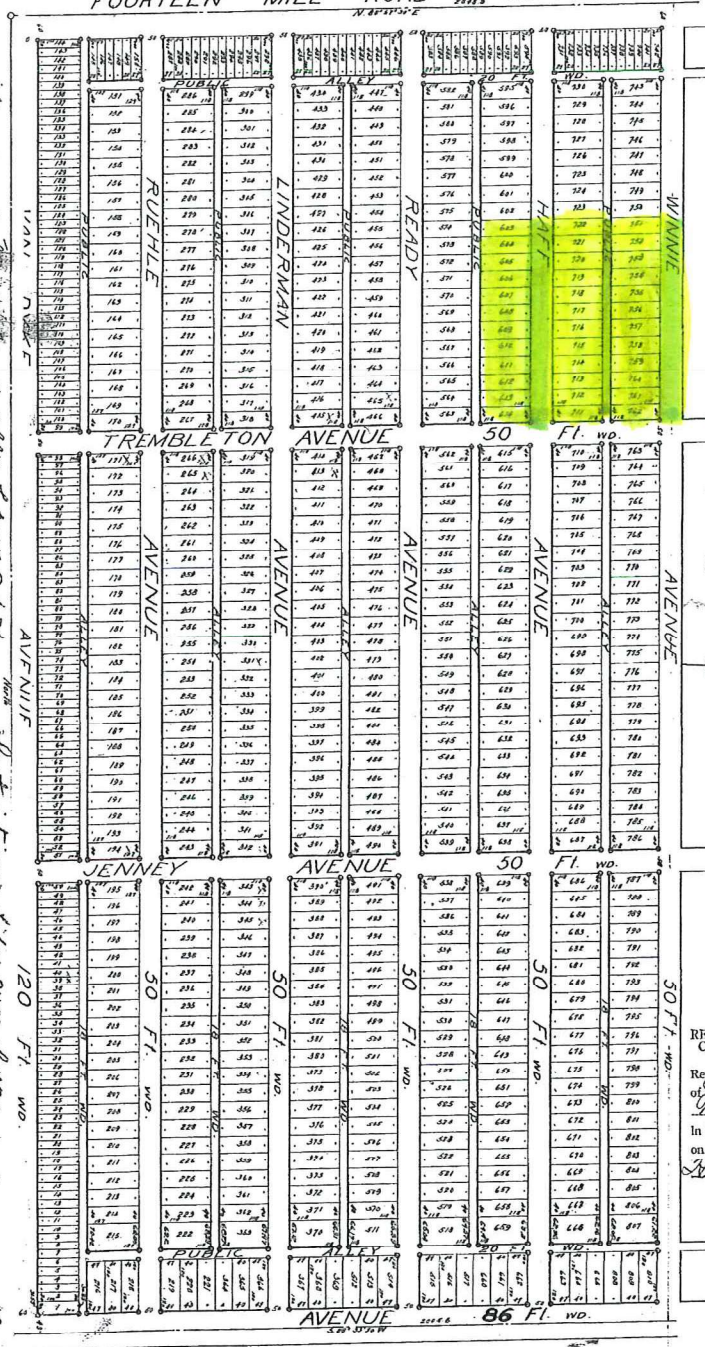
Sheet No. 1 of two sheets

July 7-1925

H.R.O'Mara

H.R.OMARA
REG. CIVIL ENGINEER
MT. CLEMENS & HALFWAY, MICH.

See Resolution L. 3197 P. 734



DESCRIPTION

The land embraced in the annexed plat of TREMBLETON SUBDIVISION of part of the N.W. ¼ of Sec. 3 Warren Twp., Macomb Co., Mich., is described as follows:

Beginning at the N.W. corner of Sec. 3 T. 1 N. R. 12E. Warren Twp., Macomb Co. Mich. Thence W. 88° 57' 30" E. a distance of 2648.3 ft; Thence S. 0° 15' 20" E. a distance of 1522.1 ft. Thence S. 88° 57' 30" W. a distance of 1644.4 ft Thence S. 0° 06' 30" W. a distance of 2005.6 ft. Thence N. a distance of 3094.66 ft. to the point of beginning

KNOW ALL MEN BY THESE PRESENTS, That we Will N. Jenney and Mabel E. Jenney his wife, proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as "TREMBLETON SUBDIVISION" a part of Sec. 3 T. 1 N. R. 12E. Warren Twp. Macomb Co. Mich. and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in the presence of

Will N. Jenney (L.S.)
Mabel E. Jenney (L.S.)
Alfred Tumbly
Edward Ready

STATE OF MICHIGAN } ss
COUNTY OF Macomb }

On this 23rd day of May 1925 before me, a Notary Public in and for said count, personally came the above named Will N. Jenney and Mabel E. Jenney, known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

Edward Ready
NOTARY PUBLIC Macomb Co. Mich.
My Commission expires Dec. 22-1928

CERTIFICATE OF WARREN TOWNSHIP BOARD

This plat was approved by the Township Board of Warren Twp., at a Special meeting held on the 26 day of May A.D., 1925.

H. Heyman
TOWNSHIP CLERK

ENGINEER'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent monuments consisting of 1" iron pipe 16" long, have been placed at all points marked (6) as shown on said plat, and at all angles, the boundaries of said platted and at all intersections of streets or streets and alleys.

H.R.O'Mara
REGISTERED CIVIL ENGINEER

STATE OF } ss
COUNTY OF }

On this ____ day of ____ A. D. 19____, before me ____ a Notary Public in and for said county appeared ____ to me personally known, who being each by me duly sworn did say that they are the President and Secretary respectively of the ____ corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said ____ acknowledged said instrument to be the free act and deed of said corporation.

NOTARY PUBLIC ____ CO.

My commission expires ____

REGISTER'S OFFICE } ss.
County of Macomb }

Received for Record this 8th day of July A.D., 1925 at 10:00 o'clock A.M. and Recorded in Liber 9 of Plats on Page 51

Hugh C. Whitney Register.

This plat was approved by the County Clerk for Macomb County, Michigan, at a session of said Board held June 5 1925

Charles N. Wyandt Judge of Probate.
Walter Steffens County Clerk.
James C. Gillett County Treasurer.

COUNTY TREASURER'S CERTIFICATE

This is to Certify, That there are no Tax Liens or Titles held by the State or any individual against the within Plat except Taxes not yet due and those specified in the annexed Certificate, and that there are NO UNPAID TAXES prior to the date thereof, according to the records of this Office.

June 8 1925 James C. Gillett
Treasurer, Macomb County, Michigan

Easement L. 3873 P. 492
See Rec. of Easement (Lot 67) L. 3789 P. 494
See Resolution to Vacate Alley - Liber 2146 Page 175
See Resolution L. 2357 P. 336
See Resolution to Vacate alleys L. 2101 P. 929

SHEET No. 2 OF TWO SHEETS

TREMBLETON SUBDIVISION

OF PART OF THE N.W.¼ OF SECTION 3

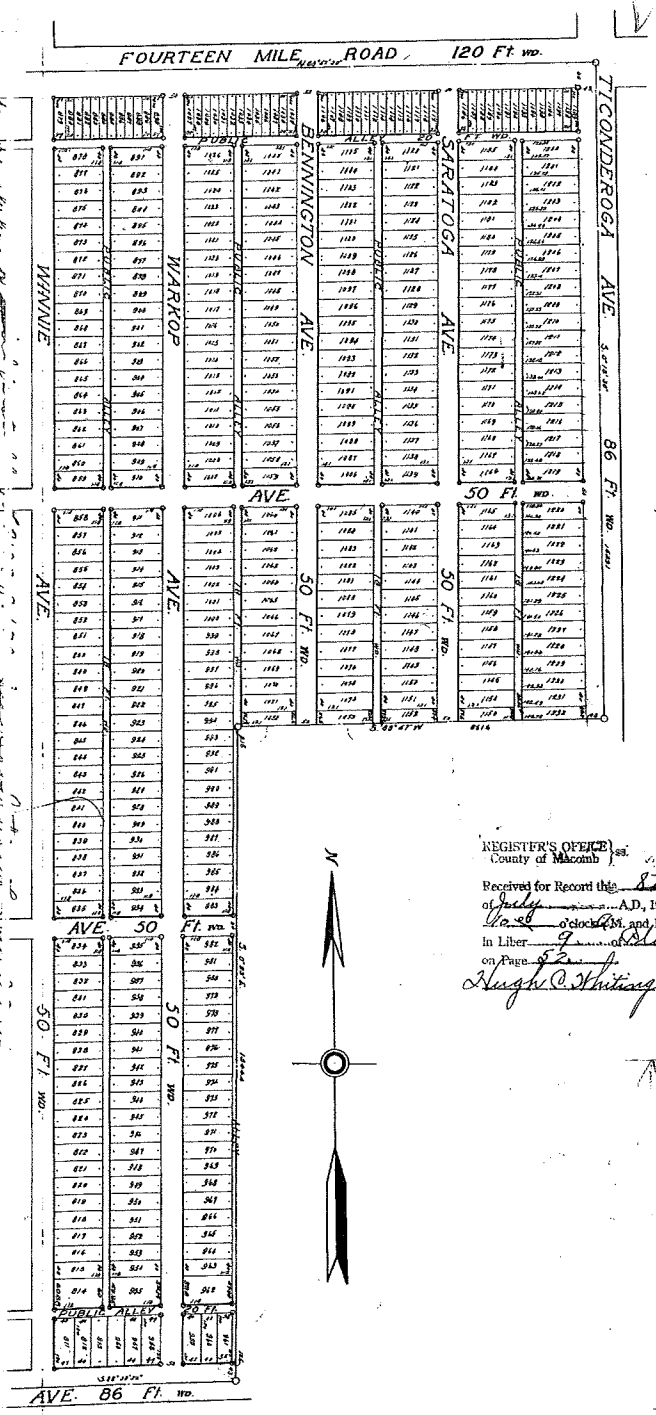
WARREN TWP. MACOMB CO. MICHIGAN

SCALE - 1"=200'

5551

L. 9 P. 52

H.R. O'MARA
REG. CIVIL ENGINEER
MT. CLEMENS AND HALFWAY, MICH



REGISTER'S OFFICE } ss.
County of Macomb }

Received for Record this 8th day of July A.D., 1925 at 10:28 o'clock A.M. and Recorded in Liber 9 of Plats on Page 52.

Hugh C. Whiting Register.

This plat was approved by the County Board for Macomb County, Michigan, at a meeting held June 8-1925

Charles N. Wyandt Judge of Probate.

Walter C. Tiffen County Clerk.

James C. Gillett County Treasurer.

COUNTY TREASURER'S CERTIFICATE.

This is to Certify, That there are No Tax Liens or Titles held by the State or any individual against the within Subdivision or any part thereof for the five years preceding the date hereof, except as the same appear of record in my office.

June 8 1925 James C. Gillett County Treasurer, Macomb County, Mich.

See Easement L-3873 P-492

See Resolution & Deeds to Vacate alley - Liber 1021 Deeds Page 127, 128 " " 1042 " " 232

See Resolution & Deeds to Vacate Public Alleys in Block 1 & 2 Liber 1021 Deeds Page 127, 128 " " 1042 " " 232

See Resolution & Deeds to Vacate Public Alleys in Block 3 & 4 Liber 1021 Deeds Page 127, 128 " " 1042 " " 232

See Resolution & Deeds to Vacate alley -

Prior Description

Special Land Use Approval and Site Plan for a Golf Course, to be located on city-owned land at the end of Warkop Avenue, on the east side of Knapp Avenue, and on the north side of the Red Run Drain, in Section 3; Regis Sauger, petitioner.

Proposed 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.

Prior Description

Special Land Use Approval and Site Plan for a Golf Course, to be located on city-owned land at the end of Warkop Avenue, on the east side of Knapp Avenue, and on the north side of the Red Run Drain, in Section 3; Regis Sauger, petitioner.

Proposed 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.

7.7.26

Prior Description – September 1984

Special Land Use Approval and Site Plan for a Golf Course, to be located on city-owned land at the end of Warkop Avenue, on the east side of Knapp Avenue, and on the north side of the Red Run Drain, in Section 3; Regis Sauger, petitioner.

Located 440' south of Fourteen Mile Rd. east of Knapp Ave. within Bates Park (Winnie and Haff)

Proposed Description

REQUEST TO VACATE PUBLIC ALLEYS, ROADWAYS, AND EASEMENTS WITHIN THEM; vacate the existing north/south eighteen (18) ft. wide public alley abutting Lots 711 through 719 and Lots 754 through 762 of Trembleton Subdivision; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001.

; vacate the existing 50' wide N/S Winnie roadway abutting Lots 751 through 762 and Lots 870 through 859.

; vacate the existing 50' wide N/S Haff roadway abutting Lots 603 through 614 and Lots 722 through 711.

CITY OF WARREN

Office of the Council Secretary

#10 9/25/84

NTER-OFFICE COMMUNICATION

)ATE : September 26, 1984

'O : Mayor James R. Randlett

UBJECT : Special Land Use Approval and Site Plan for a Golf Course, to be located on city-owned land at the end of Warkop Avenue, on the east side of Knapp Avenue, and on the north side of the Red Run Drain, in Section 3; Regis Sauger, petitioner.

At a regular meeting of the City Council held on Tuesday, September 25, 1984, Council by formal motion DENIED the above-captioned matter.

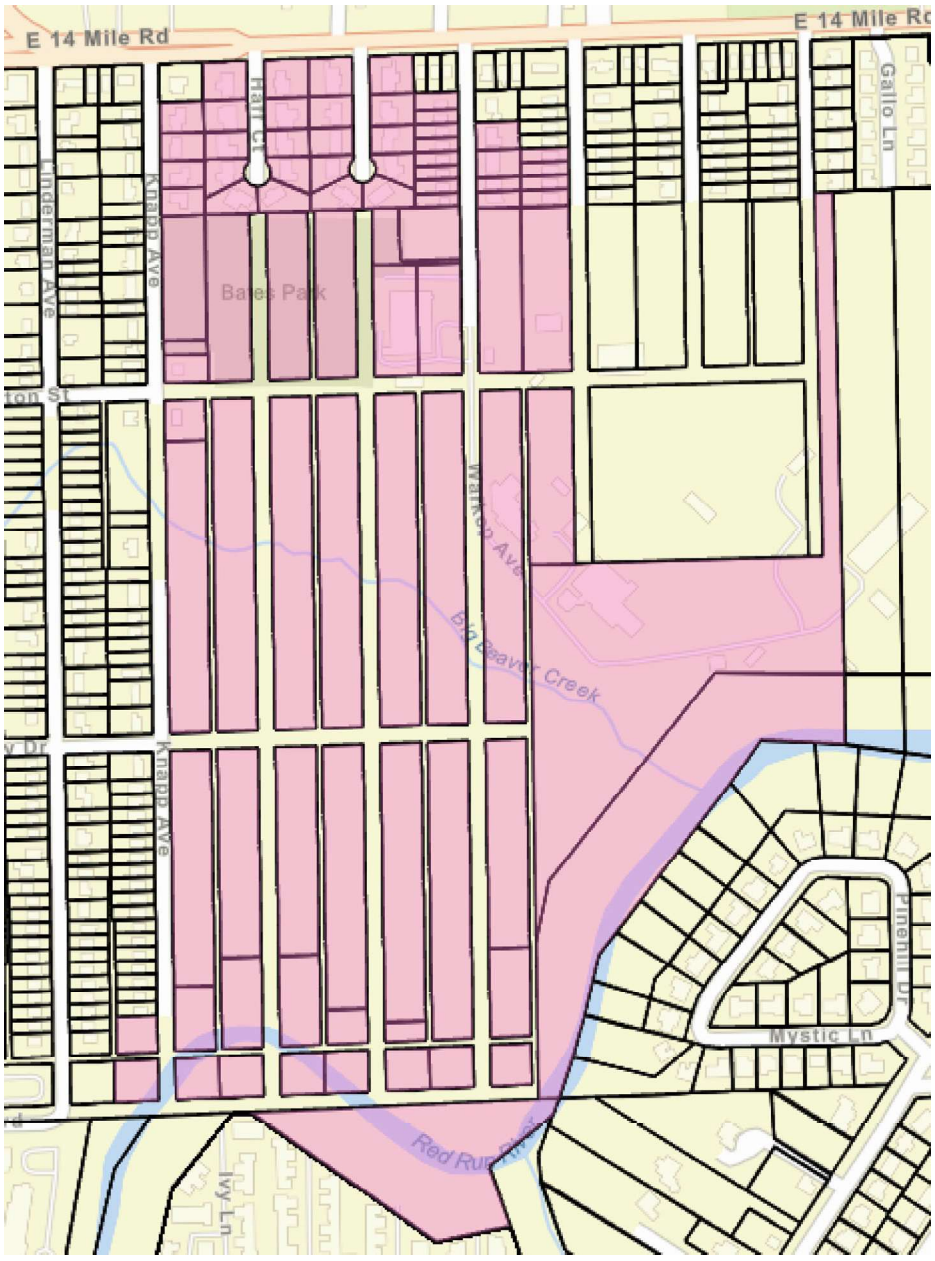
Please make the necessary dispositions.

James R. Fouts
Secretary of the Council

s

cc: Attorney
Mr. Regis Sauger, R. P. Sauger Corporation

RECEIVED
MAYOR'S OFFICE
SEP 28 1984
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM


E 14 Mile Rd
E 14 Mile Rd
Hall Ct
Gallo Ln
Knapp Ave
Bates Park
Warren Ave
Big Beaver Creek
Knapp Ave
Mystic Ln
Ivy Ln

Property Cross Reference List

Parcel Number	Occupant Name	Property Address	Owner Name	Owner Address
12-13-03-104-002		32935 HAFF	REFENES-TROMBLEY TRUMA	[redacted]
12-13-03-104-003		32910 KNAPP	SIMMONS CLARA	[redacted]
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]
12-13-03-126-005		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	BRIDGES GROUP LLC	[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 KIRIL & M	[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 PART OF PARKS & REC SITE	[redacted]
12-13-03-126-021		WARKOP	DTE ELECTRIC COMPANY	[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]
12-13-03-326-015		RED RUN	AMURCON CORP RED RUN DRAIN EASEMENT	[redacted]

Property Cross Reference List

Parcel Number	Occupant Name	Property Address	Owner Name	Owner Address

Total Properties: 61

AICHER SALLY J

[redacted]

BRIDGES GROUP LLC

DAWSON DWAYNNA
[redacted]

DOWNS SANDRA L
[redacted]

DTE ELECTRIC COMPANY
[redacted]

FOSTER SERGIO
[redacted]

GASIOR DONALD
[redacted]

GORGEES MOYAED S
[redacted]

HADZIC AMELA
[redacted]

HARRIS TREVOR

[redacted]

HOJONACKI DAVID
[redacted]

JARVIS SUZANNE

[redacted]

MARABLE CHERYL
[redacted]

NOWAK VICTORIA L

[redacted]

PEOPLE'S PROPERTIES LLC
[redacted]

REFENES-TROMBLEY TRUMA

[redacted]

ROOS ERIC

[redacted]

[redacted]

SIMMONS CLARA
[redacted]

STRONGHOLD PROTECTION TRUST

[redacted]

YEAGER JESSE
[redacted]

YOUSIF NINOS O
[redacted]
[redacted]

KOSCIELSKI RONALD F & FLORENCE

[redacted]

BAJREKTAREVIC ZUHDIJA & FATIMA
[redacted]

BRACKNELL JOHN E & DIANA L

[redacted]

SHAMUEL MARIAM & TOMI MIAAD
[redacted]

NAAOUM AYMAN & MANNI HIBA
[redacted]

LOR YER & MEE ESTATE
[redacted]
[redacted]

SULAIMAN DAWOOD ABDULAHAD S
[redacted]
[redacted]

FOSTER CARL L & HILL STACEY
[redacted]

TAILA SAADI & STEPHAN SUHAM J
[redacted]

CVETANOVSKI KIRIL & M
[redacted]

FRANCIS TIMOTHY S & ROSEMARIE

[redacted]

JENKINS STEPHEN W
[redacted]
[redacted]

HERMAZ FREDI H & ELIA LEZA
[redacted]

AKTHER TANJINA & HOSSAIN MD I
[redacted]

KICZKA CHARLES & CHARLOTTE BERRY IRENE
[redacted]

HEDGES AMANDA L & CURTIS
[redacted]

STINSON DOUGLAS & ALICE

SEQUIN RAYMOND RED RUN DRAIN EASEMENT

[redacted]

AMURCON CORP RED RUN DRAIN EASEMENT

BANASZEWSKI GEORGETTE K
[redacted]

MOODY JAMES

[redacted]

MCVEY MATTHEW

[redacted]

VYAS VINOO
[redacted]

DIEBEL JARED M & CICHON NICOLE E
[redacted]

AICHER SALLY J
[redacted]

BRIDGES GROUP LLC
[redacted]

DAWSON DWAYNNA
[redacted]

DOWNS SANDRA L
[redacted]

DTE ELECTRIC COMPANY
[redacted]

FOSTER SERGIO
[redacted]

GASIOR DONALD
[redacted]

GORGEES MOYAED S
[redacted]

HADZIC AMELA
[redacted]

HARRIS TREVOR
[redacted]

HOJONACKI DAVID
[redacted]

JARVIS SUZANNE
[redacted]

MARABLE CHERYL
[redacted]

NOWAK VICTORIA L
[redacted]

PEOPLE'S PROPERTIES LLC
[redacted]

REFENES-TROMBLEY TRUMA
[redacted]

ROOS ERIC
[redacted]

SIMMONS CLARA
[redacted]

STRONGHOLD PROTECTION T
[redacted]

[redacted]

YEAGER JESSE
[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]

SULAIMAN DAWOOD ABDULAH
[redacted]

FOSTER CARL L & HILL STACE
[redacted]

HEDGES AMANDA L & CURTIS
[redacted]

[redacted]

STINSON DOUGLAS & ALICE
[redacted]

TAILA SAADI & STEPHAN SUHA
[redacted]

[redacted]

CVETANOVSKI KIRIL & M
[redacted]

SEQUIN RAYMOND RED RUN D
[redacted]

FRANCIS TIMOTHY S & ROSEM
[redacted]

AMURCON CORP RED RUN DR
[redacted]

JENKINS STEPHEN W
[redacted]

BANASZEWSKI GEORGETTE K
[redacted]

HERMAZ FREDI H & ELIA LEZA
[redacted]

MOODY JAMES
[redacted]

[redacted]

MCVEY MATTHEW
[redacted]

AKTHER TANJINA & HOSSAIN
[redacted]

VYAS VINOO
[redacted]

KICZKA CHARLES & CHARLOT
[redacted]

DIEBEL JARED M & CICHON NI
[redacted]

CITY OF WARREN

NOTICE OF PUBLIC HEARING

A petition has been presented to the Planning Commission of the City of Warren, Macomb County, Michigan, located 400 ft. south of Fourteen Mile Road within Waste Water Treatment Plant Property; to vacate the existing north/south 18 ft. public alley; vacate the existing north/south 50 ft. wide (Winnie Rd.) roadway; vacate the existing north/south 50 ft. wide (Haff Rd.) roadway; City of Warren, Macomb County, Michigan and more particularly described as:

Abutting Lots 711 through 722 and Lots 751 through 762; abutting Lots 751 through 762 and Lots 870 through 859; abutting Lots 603 through 614 and Lots 722 through 711 of the Trembleton Subdivision; Section 3, City of Warren, Macomb County, Michigan; as recorded in Liber 9 of Plats, Page 51-52, Macomb County Records.

Said petition will be read at the public hearing below noticed:

NOTICE IS HEREBY GIVEN that a public hearing will be held at the meeting of said Planning Commission at 7:00 p.m., on Monday, the 10th of August, 2026, at the Warren Community Center Cafeteria, 5460 Arden, Warren, Michigan 48092.

CITY OF WARREN PLANNING COMMISSION
Mahmuda Mouri, Commission Secretary

Published in Warren Weekly 07/15/2026

0413-2629

Outlook

Alley Vacation - 32601 Warkop PAV260001 - Request to Vacate North/South Public Alley, Roadways (Winnie and Haff), and Easements Within Them

---

From Lisa Gibson <lgibson@cityofwarren.org>
Date Wed 7/8/2026 4:40 PM
To Suzanne Badalamenti [redacted] legals [redacted]

1 attachment (15 KB)
32601 Warkop - Newspaper Ad.docx;

Good afternoon, Suzanne --

I've attached a notice for an upcoming public hearing notice to be published on July 15th, 2026. When sending us the proof, we need confirmation that the publishing date will be no later than July 15th, please.

The payment statement can be sent to our Purchasing Department. Please contact me if you have any questions.

Sorry for getting this in so late today, can this still be published on July 15th?

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

CITY OF WARREN

NOTICE OF PUBLIC HEARING

A petition has been presented to the Planning Commission of the City of Warren, Macomb County, Michigan, located 400 ft. south of Fourteen Mile Road within Waste Water Treatment Plant Property; vacate the existing north/south 18 ft. public alley; vacate the existing north/south 50 ft. wide (Winnie Rd.) roadway; vacate the existing north/south 50 ft. wide (Haff Rd.) roadway; City of Warren, Macomb County, Michigan and more particularly described as:

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CITY OF WARREN PLANNING COMMISSION
Mahmuda Mouri, Commission Secretary

Published: Warren Weekly July 15, 2026

CITY OF WARREN

NOTICE OF PUBLIC HEARING

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Abutting Lots 711 through 722 and Lots 751 through 762; abutting Lots 751 through 762 and Lots 870 through 859; abutting Lots 603 through 614 and Lots 722 through 711 of the Trembleton Subdivision; Section 3, City of Warren, Macomb County, Michigan; as recorded in Liber 9 of Plats, Page 51-52, Macomb County Records.

Said petition will be read at the public hearing below noticed:

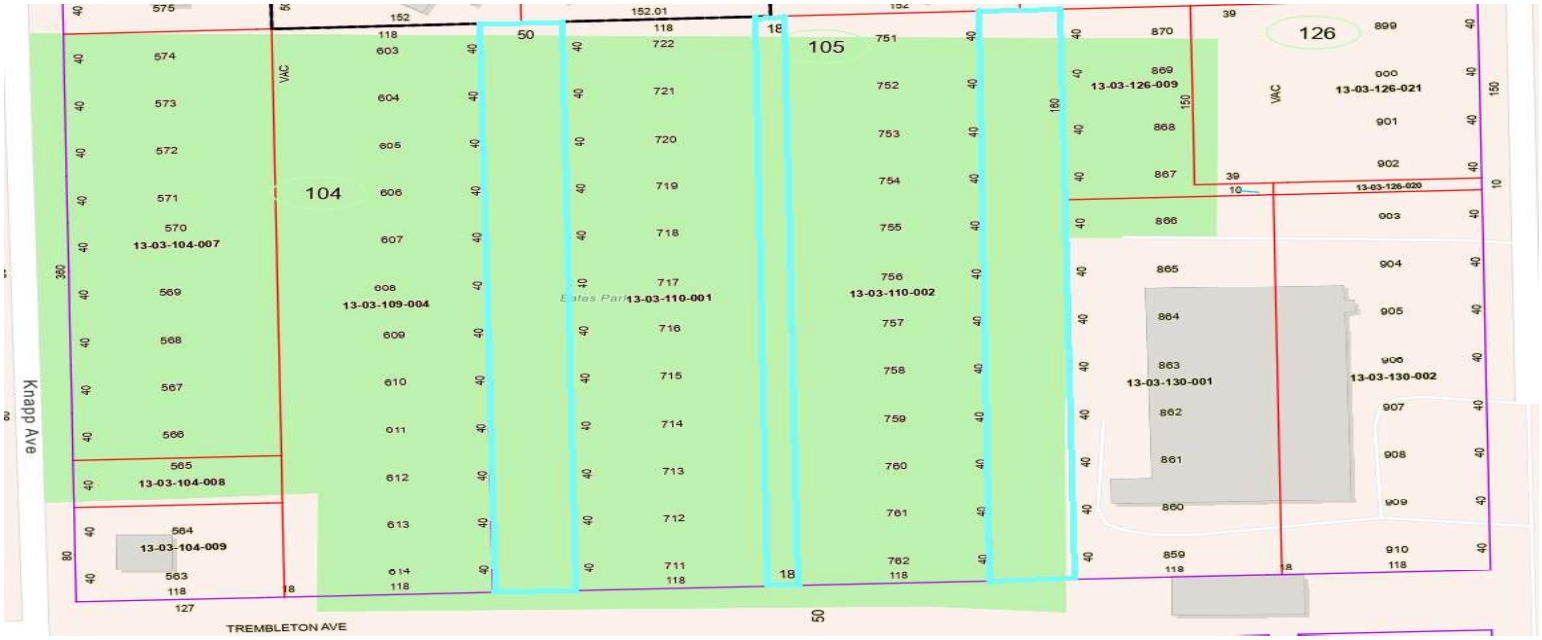
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CITY OF WARREN PLANNING COMMISSION
Mahmuda Mouri, Commission Secretary

Published: Warren Weekly July 15, 2026

<u>REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AND HAFF), AND EASEMENTS WITHIN THEM;</u> 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.





N

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

Properties

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

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 Community Center Cafeteria
5460 Arden Avenue
Warren, Michigan 48092

on

August 10, 2026 at 7:00 p.m.

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.

DATE MAILED: July 24, 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

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

July 9, 2026
Project #PAV260001

TO:
DTE (Email)
Consumers Energy
AT&T (Email)
Comcast Cablevision of Warren
WOW Internet and Cable
Macomb County Public Works Office (Email)
Public Service Department
Water Division
Tom Bommarito, DDA
Building Division
Assessing Department
Sanitation Division
Department of Public Works
Mayor
Fire Department (Email)
Traffic Division
Engineering Division
Warren Consolidated Schools

RE: 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.

A petition to vacate the above-described request has been filed with our office. Planning Commission rules require that prior to the establishment of a date for public hearing, the Planning Staff must be in receipt of the reports from all affected agencies.

Please review your records as they relate to the above-captioned petition and notify the Planning Office of your findings and any recommendations you may have in this regard. If possible, please have your request to the Planning Department by **August 5, 2026**. If said petition does not affect your operations, please so indicate.

Finally, if you have any questions regarding said petition or this request, please do not hesitate to contact the Planning Office.

Thank you for your consideration in this matter.

Sincerely,

Ronald F. Wuerth

Ronald F. Wuerth, AICP
Planning Director

RFW/LG

Outlook

Add contact person to application

From Steven Campbell <scampbell@cityofwarren.org>
Date Mon 7/13/2026 9:06 AM
To Melissa Maisano <mmaisano@cityofwarren.org>

Good morning.,
Can you please add Doug Campbell to the property vacation application.

Regards,

Steve Campbell
Public Service
Administrative Supervisor
Sent from my T-Mobile 5G Device
Get Outlook for Android

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
1st Floor Conference Room
1 City Square
Warren, Michigan 48093
on
August 10, 2026 at 7:00 p.m.

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.

DATE MAILED: July 24, 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

PAV260001 - 32601 Warkop Aveue

From CCCUtilityRequests [redacted]
Date Thu 7/16/2026 9:30 AM
To Lisa Gibson <lgibson@cityofwarren.org>
Cc CCCUtilityRequests [redacted]; CENHRT-MI Comcast Relo [redacted]

2 attachments (4 MB)
Comcast Mailing Address.pdf; PAV260001-COMCAST PRINT.pdf;

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

Good morning,

In response to your request, Comcast has no facilities within the project area.

Thank you,

SIGMA TECHNOLOGIES

ALICIA BLACK

[redacted]

July 17, 2026

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

Attn: Planning Department PROJECT#PAV260001 DTE Work Order# 78778466

Re: REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AND HAFF), AND EASEMENTS WITHIN THEM.

To Whom It May Concern:

DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AND HAFF), AND EASEMENTS WITHIN THEM.

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

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

Sincerely,

La Donna Jackson
Right of Way Facilitator

Outlook

Fw: Request to vacate Road & Alleyways is a part of Trembleton Sub.

From Michelle Katopodes <mkatopodes@cityofwarren.org>
Date Mon 7/20/2026 2:38 PM
To Lisa Gibson <lgibson@cityofwarren.org>
Cc Ron Wuerth <rwuerth@cityofwarren.org>

1 attachment (2 MB)
#C - Notice Petition w-Plat- Vacate N-S Alley &Streets TREMBLETON Sub #03-109-004.pdf;

Lisa,

Please see Assessing Comments attached.

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.

From: Tom Monchak <tmonchak@cityofwarren.org>
Sent: Monday, July 20, 2026 11:47 AM
To: Ron Wuerth <rwuerth@cityofwarren.org>; Michelle Katopodes <mkatopodes@cityofwarren.org>
Cc: James Elrod <jelrod@cityofwarren.org>
Subject: Request to vacate Road & Alleyways is a part of Trembleton Sub.

Good morning Ron and Michelle,

The attached request if approved will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public Alleyways and Roadways adjacent to lots 603 through 614 and lots 711 through 722 and lots 751 through 762 and lots 751 through 762 and lots 859 through 870. The specific request is attached.

Thomas D. Monchak M.A.A.O.
Deputy Assessor
City of Warren
One City Square, Suite

310 Warren, MI 48093
(586) 574-4532 General Office
(586) 574-4534 Direct
tmonchak@cityofwarren.org

DEPARTMENTAL CORRESPONDENCE

DIVISION OF PUBLIC WORKS

DATE: July 13, 2026

TO: Planning

SUBJECT: VACATE PUBLIC ALLEY AND UTILITY EASEMENTS

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) 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.

Based on our foreman's investigation this will not affect DPW operations.

Foreman, Michael McWilliams

Sincerely,

Scott Raedel
Superintendent
Division of Public Works

DW/ne

Word: Planning Vacate Requests

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

July 9, 2026
Project #PAV260001

TO: DTE (Email)
Consumers Energy
AT&T (Email)
Comcast Cablevision of Warren
WOW Internet and Cable
Macomb County Public Works Office (Email)
Public Service Department
Water Division
Tom Bommarito, DDA

Building Division
Assessing Department
Sanitation Division
Department of Public Works
Mayor
Fire Department (Email)
Traffic Division
Engineering Division
Warren Consolidated Schools

RE: 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.

A petition to vacate the above-described request has been filed with our office. Planning Commission rules require that prior to the establishment of a date for public hearing, the Planning Staff must be in receipt of the reports from all affected agencies.

Please review your records as they relate to the above-captioned petition and notify the Planning Office of your findings and any recommendations you may have in this regard. If possible, please have your request to the Planning Department by **August 5, 2026**. If said petition does not affect your operations, please so indicate.

Finally, if you have any questions regarding said petition or this request, please do not hesitate to contact the Planning Office.

Thank you for your consideration in this matter.

Sincerely,

Ronald F. Wuerth

Ronald F. Wuerth, AICP
Planning Director

RFW/LG

See Record of Motion Liber 1018 Deeds Pg. 314

RECEIVED
5550
JUL 02 2026
CITY OF WARREN
PLANNING COMMISSION

"TREMBLETON SUBDIVISION"

OF PART OF THE N.W.¼ OF SECTION 3

WARREN TWP. MACOMB CO. MICHIGAN

SCALE— 1"=200'

Sheet No. 1 of two sheets

July 7-1925
Fig. L. Hewitt

H.R.O'Mara
Reg. Civil Engineer
Mt. Clemens & Halfway, Mich.

L. 9 P. 51

See Resolution L. 3197 P. 934

FOURTEEN MILE ROAD 120 Ft. Wd.



DESCRIPTION

The land embraced in the annexed plat of TREMBLETON SUBDIVISION of part of the N.W. ¼ of Sec. 3 Warren Twp., Macomb Co., Mich., is described as follows:

Beginning at the N.W. corner of Sec. 3 T. 1 N. R. 12E. Warren Twp., Macomb Co., Mich. Thence N. 88° 57' 30" E. a distance of 2648.3 ft. Thence S. 0° 18' 30" E. a distance of 1552.1 ft. Thence S. 88° 57' W. a distance of 861.6 ft. Thence S. 01° 32' E. a distance of 1544.4 ft. Thence S. 88° 57' W. a distance of 2005.6 ft. Thence N. a distance of 3094.66 ft. to the point of beginning

KNOW ALL MEN BY THESE PRESENTS, That we Will N. Jenney and Mabel J. Jenney his wife as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as TREMBLETON SUBDIVISION, a part of which is now used as Warren Twp., Macomb Co., Mich., and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in the presence of Will N. Jenney (L.S.)
Mabel J. Jenney (L.S.)
Alfred Trumbly
J. Edward Ready

STATE OF MICHIGAN } ss
COUNTY OF Macomb }

On this 23rd day of May 1925 before me, a Notary Public in and for said county, personally came the above named Will N. Jenney and Mabel J. Jenney, known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

J. Edward Ready
Notary Public Macomb Co., Mich.
My Commission expires Dec. 2-1928

CERTIFICATE OF WARREN TOWNSHIP BOARD

This plat was approved by the Township Board of Warren Twp., at a regular meeting held on the 2nd day of May A.D., 1925.

Township Clerk

ENGINEER'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent monuments consisting of 1" iron pipe 18" long have been placed at all points marked thus ○ and at all angles, curves, and points of intersections of streets or streets and alleys.

H.R.O'Mara
REGISTERED CIVIL ENGINEER

STATE OF } ss
COUNTY OF }

On this ____ day of ____ A. D. 19____, before me ____ a Notary Public in and for said county, appeared ____ to me personally known, who being each by me duly sworn did say that they are the President and Secretary respectively of the ____ corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said ____ acknowledged said instrument to be the free act and deed of said corporation.

NOTARY PUBLIC ____ Co.
My commission expires ____

REGISTER'S OFFICE } ss.
County of Macomb }

Received for Record this 8th day of July A.D., 1925 at 10:00 o'clock A.M. and Recorded in Liber 9 of Plats on Page 51

Hugh C. Whitney Register.

This plat was approved by the County Board for Macomb County, Michigan, at a regular session held June 5 1925

Charles N. Symmonds Judge of Probate.
Walter C. Steffens County Clerk.
James L. Gillett County Treasurer.

COUNTY TREASURER'S CERTIFICATE

This is to Certify, That there are no Tax Liens or Titles held by the State or any individual against, and no Taxes or Special Assessments in the annexed instrument have been returned for 4 YEARS prior to the date thereof, according to the records of this Office.

June 8 1925 James L. Gillett
County Treasurer, Macomb County, Mich.

Easement L. 3873 P. 492
See Rec. of Easement (Lot 67) L. 3789 P. 494
See Resolution to Vacate Alley - Liber 2146 Page 175
See Resolution L. 2359 P. 336
See Resolution to Vacate alleys L. 2101 P. 929

TREMBLETON SUBDIVISION

OF PART OF THE N.W.¼ OF SECTION 3

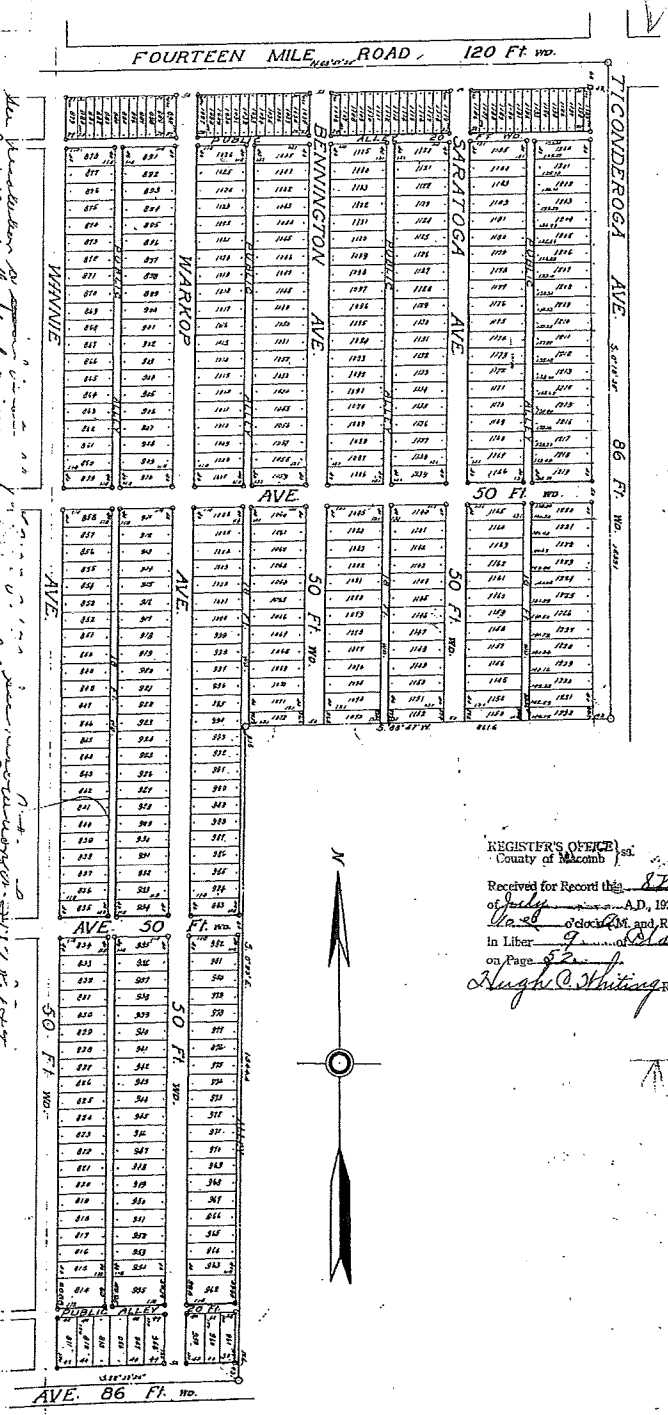
WARREN TWP. MACOMB CO. MICHIGAN

SCALE – 1"=200'

5551

L. 9 p. 52

H.R. O'MARA
REG. CIVIL ENGINEER
MT. CLEMENS AND HALFWAY, MICH



REGISTER'S OFFICE } ss.
County of Macomb

Received for Record this 8th day of July A.D., 1925 at 10:20 o'clock A.M. and Recorded in Liber 9 of Plats on Page 52.

Hugh C. Whiting Register.

This plat was approved by the County Board for Macomb County, Michigan, at a meeting held June 8 1925

Charles A. Blumrich Judge of Probate.

Matta C. Hoffman County Clerk.

James C. Gillett County Treasurer.

COUNTY TREASURER'S CERTIFICATE.

This is to Certify, That there are no Tax Liens or Titles held by the State or any individual against the within described lands except as stated in the general certificate issued for the said FIVE YEARS prior to the date hereof, according to the records in this office.

June 8 1925 James C. Gillett County Treasurer, Macomb County, Mich.

See Easement L-3813 P-492

See Resolution to Vacate Alley - Liber 2446 Page 175.

See Resolution to Vacate Alley - Liber 2446 Page 455 - Also See Resolution to Vacate Alley - Liber 2446 Page 455 - Also See Resolution to Vacate Alley - Liber 2446 Page 175.

See Resolution to Vacate Alley - Liber 2446 Page 175.

See Resolution to Vacate Alley - Liber 2446 Page 175.

PUBLIC SERVICE DEPARTMENT
ENGINEERING DIVISION
One City Square, Suite 300
Warren, Michigan 48093-2390
P: (586) 759-9300
www.cityofwarren.org

TO: Mr. Ronald Wuerth, Director of Planning

FROM: Engineering Division

DATE: July 15, 2026

SUBJECT: **REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AND HAFF), AND EASEMENTS WITHIN THEM; located four hundred and forty (440) ft. south of 14 Mile Rd., 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; Section3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001.**

- Preliminary review of this site indicates no difficulty in development.

Sincerely,

Kumar Donthireddy
Civil Engineer

KD/TG

Read and Concurred:

Tina Gapshes, P.E.
City Engineer

Outlook

32601 Warkop

From Darrin Laban <dlaban@warrenpd.org>
Date Tue 7/21/2026 11:09 AM
To Lisa Gibson <lgibson@cityofwarren.org>

Ref Project #PAV260001 at 32601 Warkop Ave.

The Warren Police Dept. has reviewed the submitted petition and does not affect our operation.

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

CANDICE S. MILLER
COMMISSIONER

July 13, 2026

Ronald W. Wuerth
Planning Director for City of Warren Planning Department
One City Square, Suite 315
Warren, MI 48093-5283

RE: Project# PAV260001
Request to Vacate North/South Public Alley, Roadways (Winnie & Haff) & Easements within them
32601 Warkop Ave, City of Warren
Parcel ID: 13-03-126-020
Petition to Vacate Review

Dear Mr. Wuerth,

The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office.

If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal Accela for review.

Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at [redacted] for more information regarding same.

Sincerely,

Wes Jonik
Engineer I

Cc: Noel Santos, P.E., City of Warren Engineer

Outlook

Opposition to PAV260001-Vacation Affecting 32821 Winnie Avenue

From Nicole Cichon [redacted]
Date Tue 7/28/2026 9:03 PM
To Warren Planning <warrenplanning@cityofwarren.org>

You don't often get email from [redacted] Learn why this is important

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Dear Warren Planning Commission,

I am writing to strongly oppose the request to vacate the North/South Public Alley, Winnie Roadway, and related easements (PAV 260001).

My family and I purchased the home at 32821 Winnie Ave in May of this year. We were so excited to have the opportunity to purchase our first home. Our new home quickly became our oasis.
The beautiful Bates Park and abundant wildlife right outside of our back fence. The direct park access which we have grown to rely upon over the last several months. These things directly contributed to our decision to build our life in this community. By vacating this roadway, our park access and the peace of our community would be eliminated or severely restricted.

Here we find ourselves finally able to afford our first home in a very challenging housing market only to have the imminent threat of expansion of the adjacent Waste Water Treatment Plant. This expansion would negatively impact our property value as well as our enjoyment of our first home (and likely only home for decades to come). We fear the loss of the neighborhood's residential character and its close relationship with our beautiful slice of nature on the northern border of Warren.

I respectfully request that the planning commission recommend denial of this vacation request, or at minimum, impose strong conditions to preserve park access and prevent industrial expansion. Please consider the impact on our family as well as the rest of the community.

Thank You,
Dr. Nicole Cichon and Jared Diebel
[redacted]

Outlook

RE: Traffic Letter for 32601 Warkop #PAV260001 - REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AND HAFF), AND EASEMENTS WITHIN THEM

From WESSON, ANGELA M [redacted]
Date Thu 7/30/2026 1:34 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 vacation of these streets and alley as indicated on the sketch.

Thank you,

Angie Wesson
Right-of-Way Manager
[redacted]

From: Lisa Gibson <lgibson@cityofwarren.org>
Sent: Thursday, July 9, 2026 4:30 PM
To: La Donna Y Jackson [redacted]; WESSON, ANGELA M [redacted] Wesley Jonik [redacted] Fire Marshal <firemarshal@warrenfiredept.org>; Plan Review <planreview@warrenfiredept.org>
Subject: Traffic Letter for 32601 Warkop #PAV260001 - REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AND HAFF), AND EASEMENTS WITHIN THEM

Good Afternoon, All --

Please see the attached Traffic Letter and Plat Map for your review.

This project will be addressed at our 8/10/26 Planning Commission Meeting. Responses received on or before Wednesday, 8/5/26, would be much appreciated so that they can be typed up in time for the processing of our Planning Commission Meeting packets on Thursday, 8/6/26.

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

Section 3 - 32601 Warkop Avenue

East





Section 3 - 32601 Warkop Avenue

East





Section 3 - 32601 Warkop Avenue

South





Section 3 - 32601 Warkop Avenue

East



North



Section 3 - 32601 Warkop Avenue

West



6.e) REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM
32601 Warkop Avenue
Process # PAV260001
Section 3
David Muzzarelli/City of Warren (Steven Campbell/City of Warren)
August 10, 2026

FINDINGS

1. The petitioner is requesting to 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; and vacate the existing north/south 50 ft. wide Haff Avenue roadway abutting Lots 603 through 614 and Lots 722 through 711. The request is to vacate the public alley, roadways (Winnie Avenue and Haff Avenue) and the easements within them.

NOTE: The Planning Staff recommends that the Public Service Director and Parks and Recreation Director determine which City parcels should be combined together to define the limits of the park property (Bates Park), and the limits of the other City facilities off of Warkop Avenue. Once these parcel numbers are determined, an application requesting a combination into one or two parent parcels shall be submitted to the Planning Department.

2. **CHARACTERISTICS OF THE 18 FT. WIDE PUBLIC ALLEY IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

   a) The public alley has a total width of 18 ft. and a length of 480 ft. The alley is surfaced with grass and trees. It is an unimproved alley (paper alley, not constructed).

   b) The public alley is abutting Lots 711 through 722 and Lots 751 through 762 of Trembleton Subdivision.

      The owner (City of Warren) of the abutting property of Lots 711 through 722 and Lots 751 through 762 would receive full ownership of the vacated alley.

   c) The petitioner's purpose for the proposed alley vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

   d) The request also includes vacating the public easement within the 18 ft. wide public alley.

3. **CHARACTERISTICS OF THE 50 FT. WIDE PUBLIC ROADWAY (WINNIE AVENUE) IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

   a) The public roadway (Winnie Avenue) has a total width of 50 ft. and a length of 480 ft. The roadway is surfaced with grass and trees. It is an unimproved roadway (paper road, not constructed).

   b) The public roadway (Winnie Avenue) is abutting Lots 751 through 762 and Lots 870 through 859 of Trembleton Subdivision.

      The owner (City of Warren) of the abutting property of Lots 751 through 762 and Lots 870 through 859 would receive full ownership of the vacated roadway (Winnie Avenue).

   c) The petitioner's purpose for the proposed roadway vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

   d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Winnie Avenue).

4. **CHARACTERISTICS OF THE 50 FT. WIDE PUBLIC ROADWAY (HAFF AVENUE) IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

   a) The public roadway (Haff Avenue) has a total width of 50 ft. and a length of 480 ft. The roadway is surfaced with grass, trees, and some concrete. A play structure from Bates Park also encroaches into this area. It is an unimproved roadway (paper road, not constructed).

   b) The public roadway (Haff Avenue) is abutting Lots 603 through 614 and Lots 722 through 711 of Trembleton Subdivision.

      The owner (City of Warren) of the abutting property of Lots 603 through 614 and Lots 722 through 711 would receive full ownership of the vacated roadway (Haff Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Haff Avenue).

5. **CHARACTERISTICS OF THE 50 FT. WIDE PUBLIC ROADWAY (TREMBLETON AVENUE) IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

a) The public roadway (Trembleton Avenue) has a total width of 50 ft. and a length of 254 ft. The roadway is surfaced with grass, trees, and some gravel. A City-owned building (storage building) is also constructed in this area. It is an unimproved roadway (paper road, not constructed).

NOTE: Based on Macomb County aerial imagery the building was constructed sometime between 1990 and 2000.

b) The public roadway (Trembleton Avenue) is abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 858, 859, 910 and 911 would receive full ownership of the vacated roadway (Trembleton Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Trembleton Avenue).

NOTE: After review of the proposal, Planning Staff also recommends the vacation of a portion of Trembleton Avenue abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision. Planning Staff recommends this additional area be added to the Planning Commission's recommendation and forwarded to City Council.

6. **CURRENT STATUS OF APPLICATION:**

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

b) Chapter 34: Streets, sidewalks and other public places; Article II vacating public ways; Section 34-28, Consent by owners; hearing, notice not required; this petition was duly executed by all owners of record of the property contiguous and adjacent to the public alley and roadways; therefore, no publication of notice of public hearing is required.

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 Waste Water Treatment Plant Smoke Stack 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 a co-location of the wireless internet access 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.

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.

7. **GENERAL DESCRIPTION OF ABUTTING 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.

8. Notice letters were sent to the local school district, all City of Warren departments and divisions, and affected utilities. Letters have been received from the Assessing Department, City of Warren DPW, Engineering Division, Police Department, AT&T, Comcast, DTE, and MCPWO (Macomb County Public Works Office).

There were no objections written to the alley vacation providing the following conditions are complied with:

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

9. A review of the area by the Planning Staff indicates that the public alley and roadways were never constructed or used as public ways. They existed on paper, the recorded plat (Trembleton Subdivision Plat), only.

   A review by the Planning Staff of the area in question indicates that there are overhead utility poles and wires in the vicinity of the public ways to be vacated. Light poles appear to be within Winnie Avenue and on the City property to the east of this area. There also appears to be light poles in Trembleton Avenue.

   A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

RECOMMENDATION

It is recommended that the north/south 18 ft. wide public alley abutting Lots 711 through 722 and Lots 751 through 762 of Trembleton Subdivision; the existing north/south 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 870 through 859; the existing north/south 50 ft. wide Haff Avenue roadway abutting Lots 603 through 614 and Lots 722 through 711; and the east/west 50 ft. wide Trembleton Avenue roadway abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision be VACATED. The request also includes vacating the easements within the public alley and roadways subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. The Planning Staff recommends that the Public Service Director and Parks and Recreation Director determine which City parcels should be combined together to define the limits of the park property (Bates Park), and the limits of the other City facilities off of Warkop Avenue. Once these parcel numbers are determined, an application requesting a combination into one or two parent parcels shall be submitted to the Planning Department.

3. After review of the proposal, Planning Staff also recommends the vacation of a portion of Trembleton Avenue abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision. Planning Staff recommends this additional area be added to the Planning Commission's recommendation and forwarded to City Council.

4. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

5. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

6. A complaint shall be filed by the petitioner in Circuit Court to vacate the public alley, public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties. A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

7. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

Outlook

Recommendation; 32601 Warkop (Vacation); PAV260001

From Melissa Maisano <mmaisano@cityofwarren.org>
Date Fri 8/7/2026 11:00 AM
To Steven Campbell <scampbell@cityofwarren.org>; David Muzzarelli <dmuzzarelli@cityofwarren.org>; Doug Campbell <dcampbell@cityofwarren.org>
Cc Melissa Maisano <mmaisano@cityofwarren.org>

2 attachments (275 KB)
PC Agenda; 8-10-26.pdf; Recommendation; 32601 Warkop.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, August 10, 2026, at 7:00 p.m. in **First Floor Conference Room at Warren City Hall, One City Square, Warren, MI 48093**.

Your item is number 6e 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.

If the representative speaking at the Planning Commission meeting is not the applicant/petitioner (Steve Campbell), owner (Dave Muzzarelli), 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

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

City of Warren Planning Commission
PUBLIC HEARING AGENDA

Monday, August 10, 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 – *July 27, 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 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. **Postponed from June 1, 2026, rescheduled from July 13, 2026, and postponed from July 27, 2026.**

b) 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. The petitioner requests that this item be further postponed to October 5, 2026.**

c) SITE PLAN FOR OUTDOOR STORAGE OF CONSTRUCTION MATERIALS, EQUIPMENT, AND TRUCKS; located on the east side of Ryan Road, approximately 422 ft. south of Toepfer Avenue; 21450 Ryan Road; Section 32; Michael Arndt/21450 Ryan Road, LLC (Caren M. Burdi); PSP260024. **Postponed from June 15, 2026.**

d) SITE PLAN FOR NEW PARKING LOT FOR ELECTRIC VEHICLE CHARGING STATION; located on the southwest corner of Ryan Road and Bart Avenue; 23451 and 23437 Ryan Road; Section 30; Ahmed Maki/Makvolt LLC; PSP260036. **Automatically postponed from July 27, 2026 as a result of not receiving the requisite five (5) concurring votes by the seated Planning Commissioners.**

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.

7. CORRESPONDENCE

a) SITE PLAN FOR NEW MINOR AUTO REPAIR AND TIRE SHOP; located on the northeast corner of Van Dyke Avenue and Ford Avenue; 22600 Van Dyke Avenue; Section 34; Awni Tawfiq Batarseh; PSP260037. **Letter to Petitioner. Denied by the Planning Commission on July 27, 2026.**

b) Planning Director's letter to the Zoning Board of Appeals regarding the site plan for 25200 Easy Street, updating the Board that following the variance denial for open storage of trucks and trailers in a "P", Parking Zoning District, the petitioner revised the proposed site plan and received site plan approval for a trucking facility and repair shop with three (3) at-grade truck bays at the July 27, 2026 Planning Commission meeting, with the site plan meeting all requirements of the Zoning Ordinance and no variances being required for this project to move forward.

8. OLD BUSINESS

MINOR AMENDMENT TO SITE PLAN APPROVAL FOR WAREHOUSE ADDITION TO ART VAN FACILITY; located on the south side of Fourteen Mile Road, approximately 645 ft. west of Hollingsworth Avenue; 6500 Fourteen Mile Road; Section 4; Heather Dietrichson (Joshua Leventhai); PMA190005. The minor amendment is for mezzanine additions inside the warehouse addition. **The conditions of this minor amendment were not completed within two (2) years, and Art Van is no longer in operation. The minor amendment shall be formally expired and closed out by the Planning Commission.**

9. BOND RELEASE

MINOR AMENDMENT TO SITE PLAN APPROVAL FOR WAREHOUSE ADDITION TO ART VAN FACILITY; located on the south side of Fourteen Mile Road, approximately 645 ft. west of Hollingsworth Avenue; 6500 Fourteen Mile Road; Section 4; Heather Dietrichson (Joshua Leventhai); PMA190005. The minor amendment is for mezzanine additions inside the warehouse addition. **Approved on June 17, 2019. Cash bond posted in the amount of $15,000. Project expired. Release the bond.**

10. NEW BUSINESS
11. CITIZEN PARTICIPATION

Members of the audience who wish to address the Planning Commission this evening may do so by first checking in with the court reporter and will have three (3) minutes to speak.

12. PLANNING COMMISSION BUSINESS

a) Nominations for 2026-2027 Planning Commission Officers

b) Planning Director's Report

c) 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.

RECOMENTATION

It is recommended that the north/south 18 ft. wide public alley abutting Lots 711 through 722 and Lots 751 through 762 of Trembleton Subdivision; the existing north/south 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 870 through 859; the existing north/south 50 ft. wide Haff Avenue roadway abutting Lots 603 through 614 and Lots 722 through 711; and the east/west 50 ft. wide Trembleton Avenue roadway abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision be VACATED. The request also includes vacating the easements within the public alley and roadways subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. The Planning Staff recommends that the Public Service Director and Parks and Recreation Director determine which City parcels should be combined together to define the limits of the park property (Bates Park), and the limits of the other City facilities off of Warkop Avenue. Once these parcel numbers are determined, an application requesting a combination into one or two parent parcels shall be submitted to the Planning Department.

3. After review of the proposal, Planning Staff also recommends the vacation of a portion of Trembleton Avenue abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision. Planning Staff recommends this additional area be added to the Planning Commission's recommendation and forwarded to City Council.

4. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

5. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

6. A complaint shall be filed by the petitioner in Circuit Court to vacate the public alley, public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties. A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

7. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

ITEM NO. 6e
(Page 1 of 2)

Sep 14th

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.

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			✓											

CORRESPONDENCE

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

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Mahmuda Mouri, Commission Secretary

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

August 10, 2026

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

August 12, 2026

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

RE: 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.

Dear Mr. Campbell:

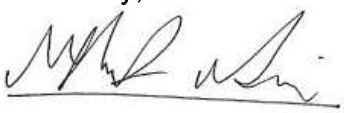
At its meeting of August 10, 2026, the Planning Commission voted to **POSTPONE** the above-captioned item to **September 14, 2026**.

The Planning Commission postponed the above-mentioned so a neighborhood meeting can be held to explain the project to the neighboring residents. The neighborhood meeting has been scheduled for Thursday, August 27, 2026 from 6:00 PM to 8:00 PM.

The September 14, 2026 public hearing will be held at 7:00 p.m. in the First Floor Conference Room as Warren City Hall, One City Square, Warren, MI 48093. 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, City Of Warren
Doug Campbell, City of Warren

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

NOTICE OF NEIGHBORHOOD INFORMATIONAL MEETING

The City of Warren will hold a neighborhood informational meeting in the

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

on

August 27, 2026 from 6:00 p.m. to 8:00 p.m.

DISCUSSION REGARDING THE 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.

DATE MAILED: August 14, 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 meeting and express any views you may have pertaining to this meeting.

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

Respectfully yours,

Ronald F. Wuerth, AICP
Planning Director

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

CITY OF WARREN

Neighborhood Informational Meeting

August 27, 2026 – 6:00 pm – 8 pm
Warren City Hall
First Floor Conference Room
One City Square
Warren, Michigan 48093

AGENDA

I. Introductions
II. Meeting purpose and overview
III. Proposed building
IV. City processes
V. Audience comments (3 minutes each)

Contact Information for project:

Steve Campbell
Public Service Administrative Supervisor
586-615-3525 Cell Phone
586-574-4605 Office
586-574-4604 Main
586-574-4513 Fax
www.Cityofwarren.org

Neighborhood Informational Meeting

August 27, 2026 – 6:00 pm – 8 pm

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

CITY OF WARREN

City Staff Facilitating the Meeting

David Muzzarelli, Public Service Director

Steve Campbell, Public Service Administrative Supervisor

Michelle Katopodes, Assistant Planning Director, AICP

Amanda Mika, Assistant Planner

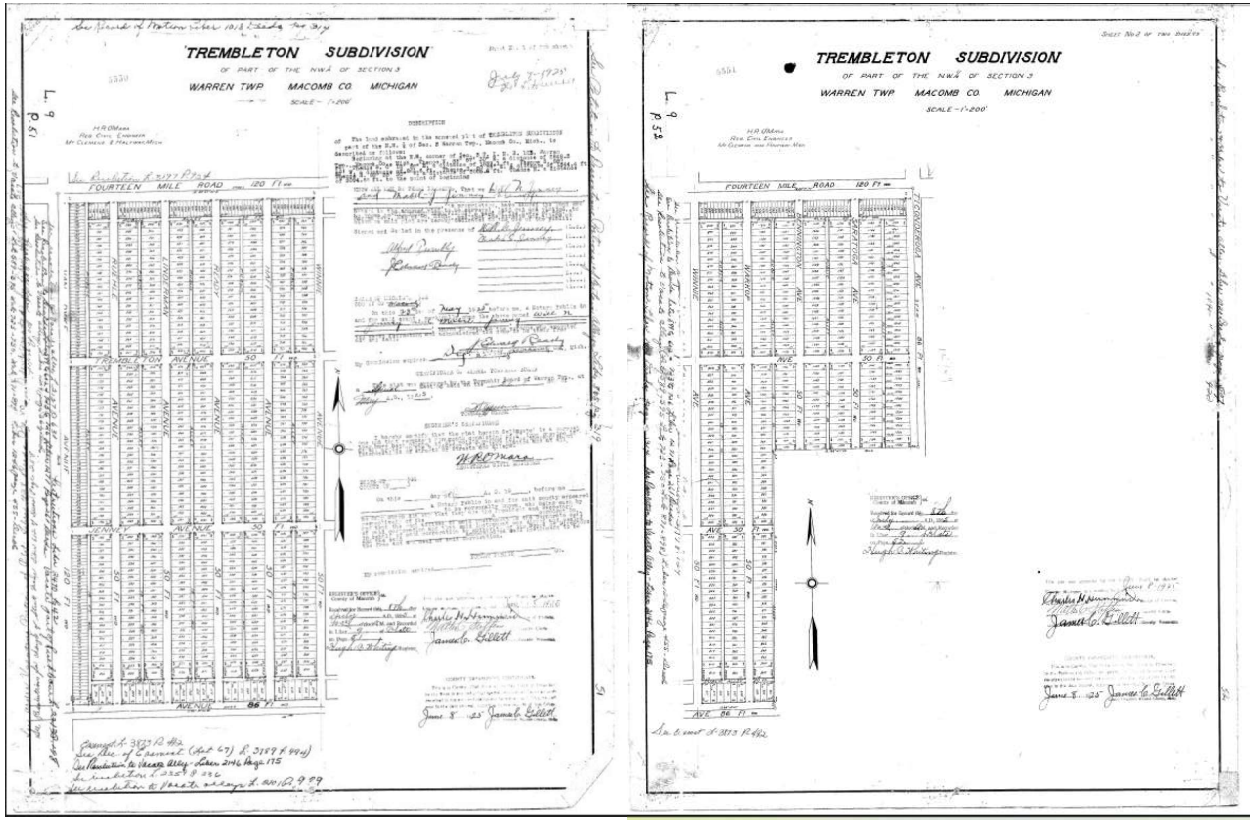
CITY OF WARREN

Agenda

- Introductions
- Meeting purpose and overview
- Proposed building
- City processes
- Audience Comments (3 minutes each)

CITY OF WARREN

Historic Context
Trembleton Subdivision Plat, recorded at the Macomb County Register of Deeds on July 8, 1925



Can be viewed online:
Macomb County GIS Public Access
https://gis.macombgov.org/portal1/apps/sites/#/home

The vacation application intends to vacate the undeveloped or "paper" streets and alleys, and to remove the underlying easements.

CITY OF WARREN

Aerial View of Project Area

Definition:

Vacation - The termination of, or termination of interest in, an easement, right-of-way, or public dedication of land.

Source: American Planning Association, A Planner's Dictionary, 2004



CITY OF WARREN

Proposed Site Plan – Storage Building

CITY OF WARREN

Next Steps

- Planning Commission Meeting – September 14, 2026 - Vacation request (Postponed from August 10, 2026) & the Site Plan for the storage building
- Upon the Planning Commission recommendation, the final decision will be made by the City Council for the Vacation request
- Proposed timeline for the storage building

CITY OF WARREN

Comments

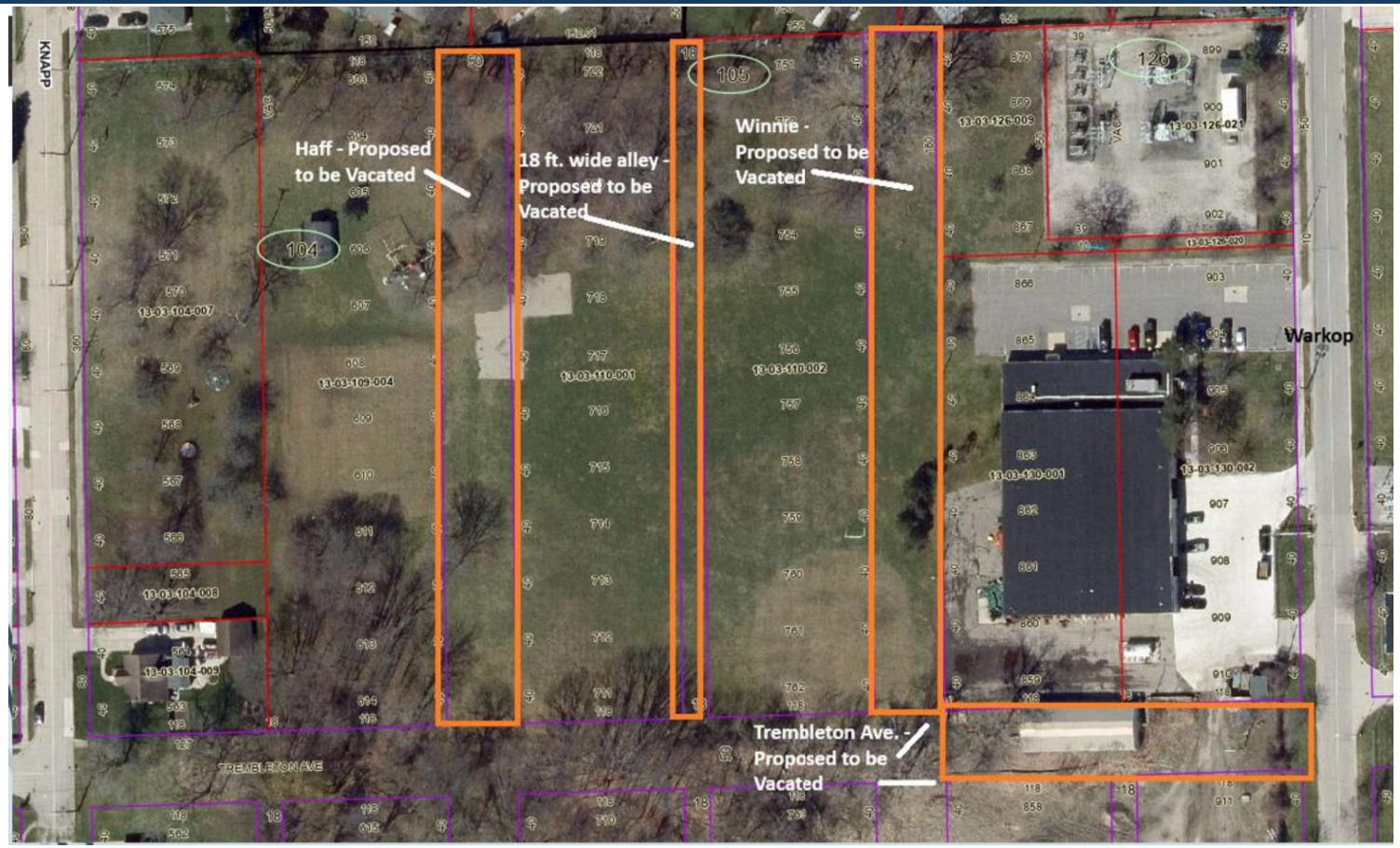
3 minute time limit

CITY OF WARREN

Thank you for attending

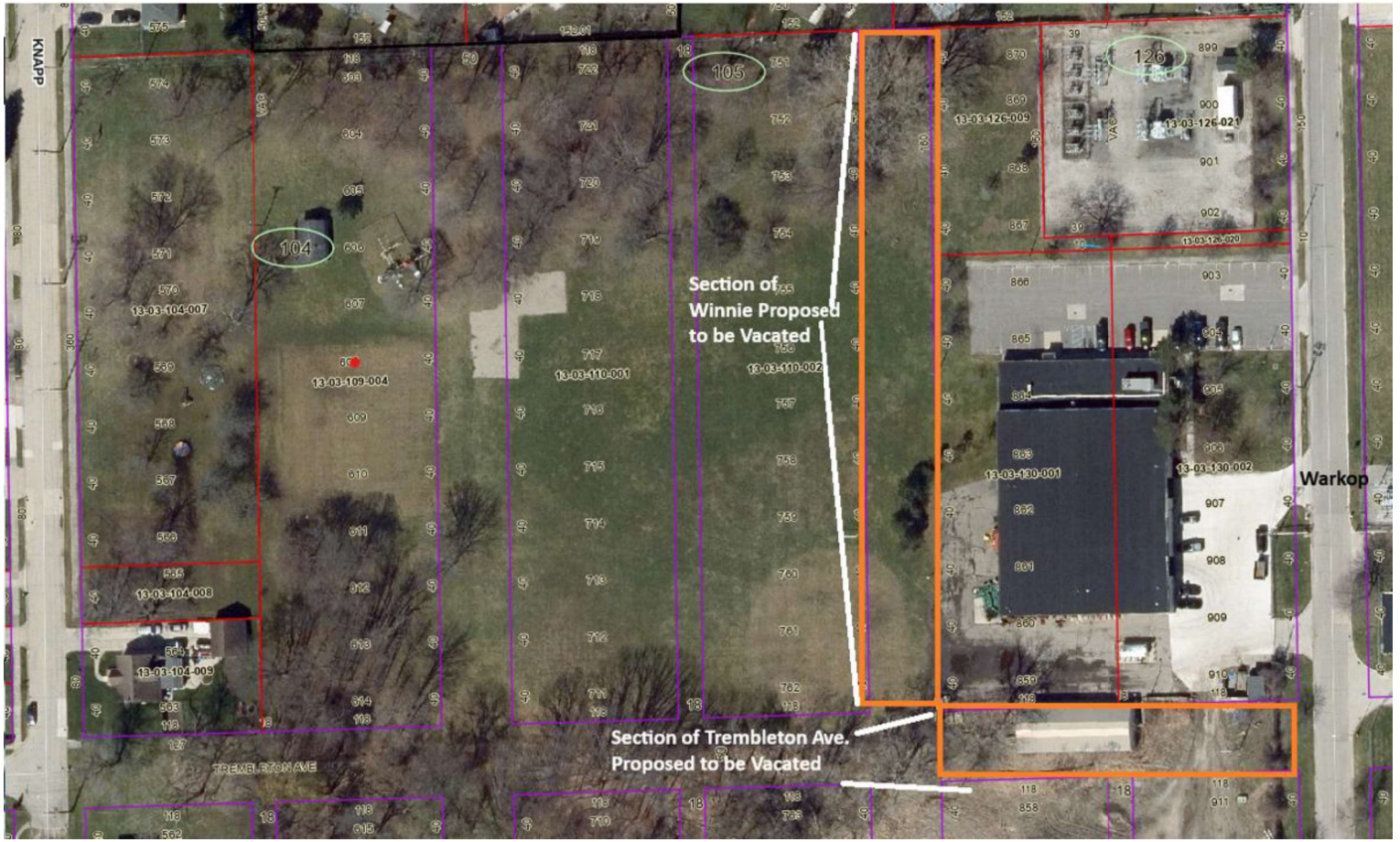
CITY OF WARREN

Vacation Request – Proposed at August 10, 2026 Planning Commission Meeting



CITY OF WARREN

Updated Vacation Request – In the area of the proposed building

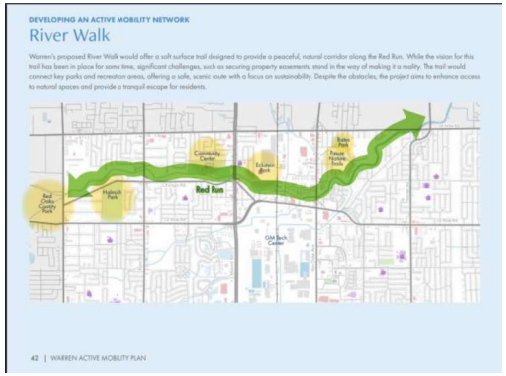


CITY OF WARREN

Warren Active Mobility Plan
Adopted by City Council on January 27, 2026

https://www.cityofwarren.org/departments/planning-department/







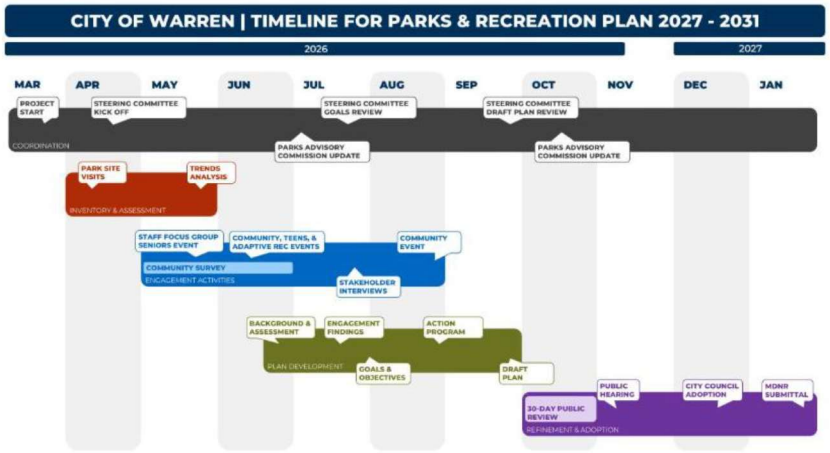


CITY OF WARREN

Parks & Recreation Plan - Take the SURVEY!

https://storymaps.arcgis.com/stories/14a1d67555fb4328821c1526d403a9fe





Timeline of the City of Warren's Parks and Recreation Plan 2027 - 2031

CITY OF WARREN

City of Warren Parks & Recreation Plan

ENGAGE

> *Join Us at the Warren Birthday Bash!*
>
> *Saturday, August 29, 2026, from 3:00-5:00 pm*

Help us **build the future of Warren's parks!** Join in on a fun, interactive activity where you can help shape the **park's system budget** and become a **Park Accountant** for the day.

Come share your priorities, make your voice heard, and have some fun while helping us plan for Warren's parks!

CITY OF WARREN

Thank you for attending

CITY OF WARREN

See Record of Motion Liber 1018 Deeds pg 314

"TREMBLETON SUBDIVISION"

OF PART OF THE N.W.¼ OF SECTION 3

WARREN TWP. MACOMB CO. MICHIGAN

SCALE — 1"=200'

Sheet No. 1 of two sheets

5550

July 7-1925

H. R. O'MARA
REG. CIVIL ENGINEER
MT. CLEMENS & HALFWAY, MICH.

See Resolution L. 3197 P. 924

FOURTEEN MILE ROAD 120 Ft. WD.

TREMBLETON AVENUE 50 Ft. WD.

JENNEY AVENUE 50 Ft. WD.

AVENUE 86 Ft. WD.

RUETHLE AVENUE

LINDERMAN AVENUE

READY AVENUE

HART AVENUE

WAYNE AVENUE

ALLEY

PUBLIC

DESCRIPTION

The land embraced in the annexed plat of TREMBLETON SUBDIVISION of part of the N.W. ¼ of Sec. 3 Warren Twp., Macomb Co., Mich., is described as follows:

Beginning at the N.W. corner of Sec. 3 T. 1 N. R. 12E. Warren Twp., Macomb Co. Mich. Thence N. 88° 57' 30" E. a distance of 2648.3 ft; Thence S. 0° 15' 30" E. a distance of 1532.1 ft. Thence S. 89° 57' W. a distance of 866.5 ft. Thence S. 0° 15' 30" E. a distance of 2055.6 ft. Thence N. a distance of 2094.66 ft. to the point of beginning

KNOW ALL MEN BY THESE PRESENTS, That we Will N. Jenney and Mabel J. Jenney his wife, as proprietors, have caused the land embraced in the annexed plat to be surveyed, laid out and platted, to be known as TREMBLETON SUBDIVISION, a part of Sec. 3 T. 1 N. R. 12E. Warren Twp., Macomb Co., Mich., and that the streets and alleys as shown on said plat are hereby dedicated to the use of the public.

Signed and Sealed in the presence of

Will N. Jenney (L.S.)
Mabel J. Jenney (L.S.)
Alfred Twomby (L.S.)
Edward Ready (L.S.)
(L.S.)
(L.S.)
(L.S.)
(L.S.)
(L.S.)

STATE OF MICH.)ss
COUNTY OF Macomb)

On this 23rd day of May 1925 before me, a Notary Public in and for said county, personally came the above named Will N. Jenney and Mabel Jenney known to me to be the persons who executed the above dedication and acknowledged the same to be their free act and deed.

Edward Ready
Notary Public Macomb Co., Mich.

My Commission expires Dec. 22 1928

CERTIFICATE OF WARREN TOWNSHIP BOARD

This plat was approved by the Township Board of Warren Twp., at a Special meeting held on the 26 day of May A.D., 1925.

H. Stephens
TOWNSHIP CLERK

ENGINEER'S CERTIFICATE

I hereby certify that the plat hereon delineated is a correct one and that permanent monuments consisting of 1" iron pipes 24" long have been placed at all points marked thus ● and at all intersections of streets or streets and alleys.

H. R. O'Mara
REGISTERED CIVIL ENGINEER

STATE OF)ss
COUNTY OF)

On this ____ day of ____ A. D. 19____, before me ____ a Notary Public in and for said county appeared ____ to me personally known, who being each by me duly sworn did say that they are the President and Secretary of the ____ corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and the said ____ acknowledged said instrument to be the free act and deed of said corporation.

NOTARY PUBLIC ____ CO.

My commission expires ____

REGISTER'S OFFICE
County of Macomb ss.

Received for Record this 8th day of July A.D., 1925 at 10:00 o'clock A.M. and Recorded In Liber 9 of Plats on Page 51

Hughie C. Whitney Register.

This plat was approved by the County Board for Macomb County, Michigan at a meeting held on the 5 day of June 1925

Charles N. Humphrey Chairman of Board
Walter Steffes County Clerk.
James L. Gillett County Treasurer.

COUNTY TREASURER'S CERTIFICATE

This is to Certify, That there are no Tax Liens or Titles held by the State or any individual against the within described lands as appears of record in the aforesaid Office, except Taxes not yet due and payable, according to the records of this Office.

June 8 1925 James L. Gillett
County Treasurer, Macomb County, Mich.

Easement L. 3873 P. 492
See Rec. of Easement (Lot 67) L. 3789 P. 494)
See Resolution to Vacate Alley - Liber 2146 Page 175
See resolution L. 2359 P. 336
See resolution to Vacate alleys L. 2101 P. 979

See Resolution to Vacate alley L. 3370 P. 631 Also see Instructions for Vacating Alley L. 3410 P. 442 See Resolution to Vacate alley L. 3393 P. 758 Also see Instructions for Vacating Alley L. 3439 P. 458

L. 9 P. 51

See Resolution to Vacate alley L. 3370 P. 631 Also see Instructions for Vacating Alley L. 3410 P. 442 See Resolution to Vacate alley L. 3393 P. 758 Also see Instructions for Vacating Alley L. 3439 P. 458

51

TREMBLETON SUBDIVISION

OF PART OF THE N.W.¼ OF SECTION 3

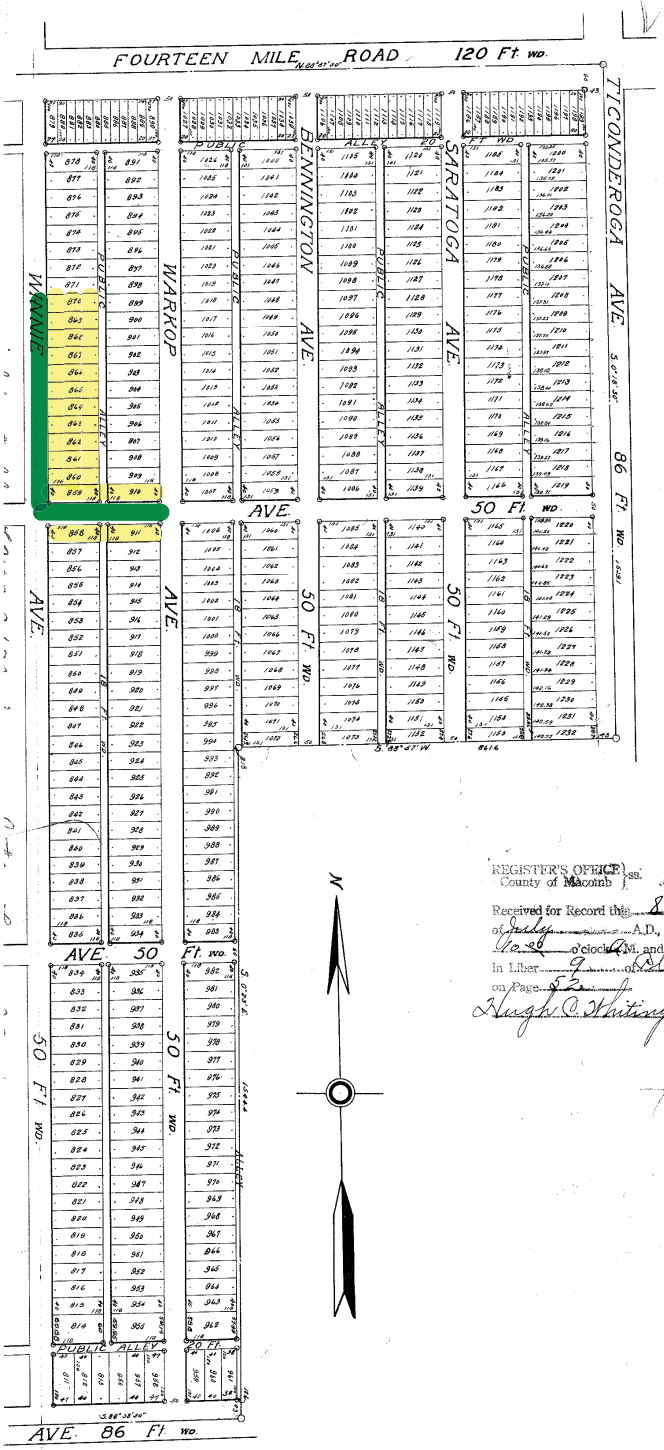
WARREN TWP. MACOMB CO. MICHIGAN

SCALE - 1"=200'

5551

L. 9 P. 52

H.R. O'MARA
REG. CIVIL ENGINEER
MT. CLEMENS AND HALFWAY, MICH



REGISTER'S OFFICE
County of Macomb } ss.

Received for Record this 8th day of July A.D., 1925 at 10:26 o'clock A.M. and Recorded in Liber 9 of Plats on Page 52.

Hugh C. Whiting Register.

This plat was approved by the County Board for Macomb County, Michigan, at a meeting held June 8-1925

Charles N. Drummond Judge of Probate.
Walter C. Stoffer County Clerk.
James C. Gillett County Treasurer.

COUNTY TREASURER'S CERTIFICATE

This is to Certify, That there are No Liens or Titles held by the State or any individual against the within described lands and that there are no unpaid taxes or special assessments except the taxes for the year 1925 not yet due.

June 8 1925 James C. Gillett
County Treasurer, Macomb County, Mich.

See Easement L-3873 P-492

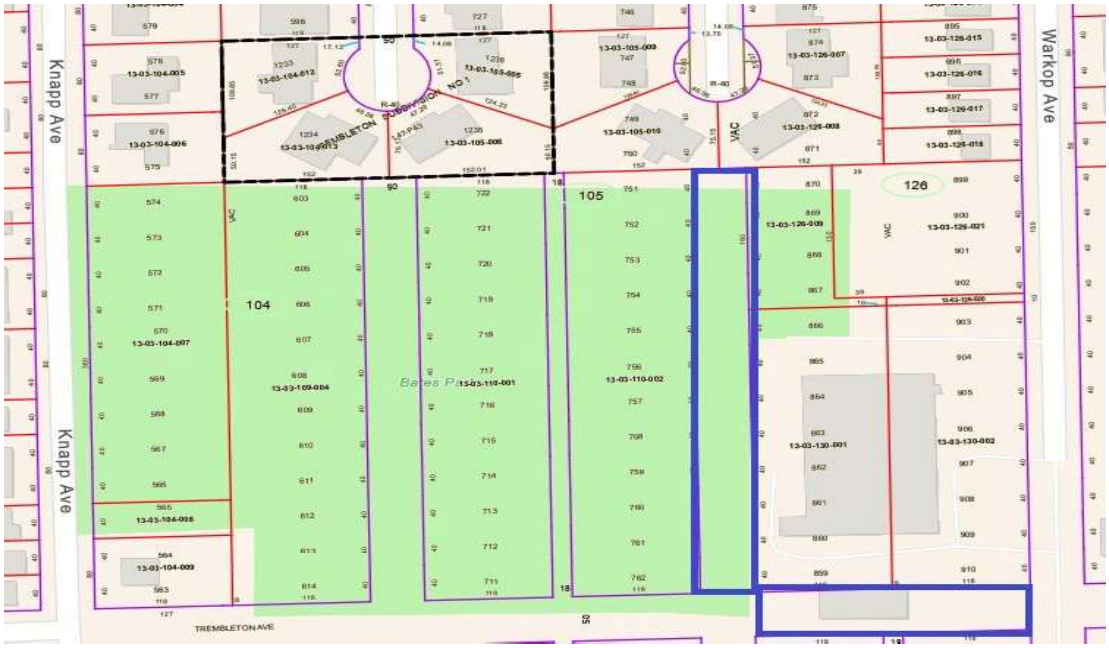
See Resolution to Vacate Alley - Liber 2446 Page 175.

See Resolution to Vacate Alley - Liber 1446 Page 537

See Resolution to Vacate Alley - Liber 1446 Page 455 - Liber 1446 Page 455

<u>REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AND HAFF), AND EASEMENTS WITHIN THEM;</u> 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.





N

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

6.e) REQUEST TO VACATE ROADWAYS (WINNIE AVENUE AND A PORTION OF TREMBLETON AVENUE) AND EASEMENTS WITHIN THEM
32601 Warkop Avenue
Process # PAV260001
Section 3
David Muzzarelli/City of Warren (Steven Campbell/City of Warren)
September 14, 2026

FINDINGS

1. The petitioner is requesting to 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; and vacate the existing north/south 50 ft. wide Haff Avenue roadway abutting Lots 603 through 614 and Lots 722 through 711. The request is to vacate the public alley, roadways (Winnie Avenue and Haff Avenue) and the easements within them.

NOTE: Further review of the proposed right-of-way and utility easements were taken into consideration after the proposed vacations were heard before the Planning Commission on August 10, 2026 and postponed to the September 14, 2026 meeting. A neighborhood meeting was required by the Commission so that the public would be provided with more detailed information for the reason for the vacations. A Neighborhood Informational Meeting was held on August 27, 2026 in which the Public Service Director, David Muzzarelli, and Administrative Supervisor, Steven Campbell, provided new and more detailed information about a proposed storage building to be constructed for the purpose of housing vehicles and machinery used by multiple City of Warren departments.

Changes were made to the scope of the development. The new changes include vacating the existing east/west 50 ft. wide Trembleton Avenue abutting Lots 858, 859, 910 and 911. The proposal will retain vacating the existing north/south 50 ft. wide Winnie Avenue abutting Lots 751 through 762 and Lots 859 through 870. All other rights-of-way initially listed for vacation will be considered in the future.

2. **THE 18 FT. WIDE PUBLIC ALLEY IN QUESTION SHALL NOT BE CONSIDERED AT THIS TIME:**

   a) The public alley has a total width of 18 ft. and a length of 480 ft. The alley is surfaced with grass and trees. It is an unimproved alley (“paper” alley, not constructed).

   b) The public alley is abutting Lots 711 through 722 and Lots 751 through 762 of Trembleton Subdivision.

      The owner (City of Warren) of the abutting property of Lots 711 through 722 and Lots 751 through 762 would receive full ownership of the vacated alley.

c) The petitioner's purpose for the proposed alley vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 18 ft. wide public alley.

3. **CHARACTERISTICS OF THE 50 FT. WIDE PUBLIC ROADWAY (WINNIE AVENUE) IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

a) The public roadway (Winnie Avenue) has a total width of 50 ft. and a length of 480 ft. The roadway is surfaced with grass and trees. It is an unimproved roadway ("paper" road, not constructed).

b) The public roadway (Winnie Avenue) is abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 751 through 762 and Lots 859 through 870 would receive full ownership of the vacated roadway (Winnie Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Winnie Avenue).

4. **THE 50 FT. WIDE PUBLIC ROADWAY (HAFF AVENUE) IN QUESTION SHALL NOT BE CONSIDERED AT THIS TIME:**

a) The public roadway (Haff Avenue) has a total width of 50 ft. and a length of 480 ft. The roadway is surfaced with grass, trees, and some concrete. A play structure from Bates Park also encroaches into this area. It is an unimproved roadway ("paper" road, not constructed).

b) The public roadway (Haff Avenue) is abutting Lots 603 through 614 and Lots 711 through 722 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 603 through 614 and Lots 711 through 722 would receive full ownership of the vacated roadway (Haff Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Haff Avenue).

5. **CHARACTERISTICS OF THE 50 FT. WIDE PUBLIC ROADWAY (TREMBLETON AVENUE) IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

a) The public roadway (Trembleton Avenue) has a total width of 50 ft. and a length of 254 ft. The roadway is surfaced with grass, trees, and some gravel. A City-owned building (storage building) is also constructed in this area. It is an unimproved roadway ("paper" road, not constructed).

NOTE: Based on Macomb County aerial imagery the building was constructed sometime between 1990 and 2000.

b) The part of public roadway (Trembleton Avenue) is abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 858, 859, 910 and 911 would receive full ownership of the vacated roadway (Trembleton Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Trembleton Avenue).

6. **CURRENT STATUS OF APPLICATION:**

a) **On August 27, 2026, a Neighborhood Information Meeting was held at City Hall in the First Floor Conference Room, approximately eight (8) people from the neighborhood attended the meeting. The City Staff in attendance were: Michelle Katopodes, Assistant Planning Director, David Muzzarelli, Public Service Director, Steve Campbell, Public Service Administrative Supervisor, and Amanda Mika, Assistant Planner. A PowerPoint was provided, the proposed building plan was shown, and questions and comments were addressed by City Staff.**

NOTE: The Public Service Department has decided to reduce the scope of the vacation request from the scope presented at the August 10, 2026 Planning Commission Meeting to the following areas:

1) The public roadway (Winnie Avenue) is abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision.

2) The public roadway (Trembleton Avenue) is abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision.

b) On August 10, 2026, the Planning Commission voted to POSTPONE the above-captioned item to September 14, 2026. The Planning Commission postponed the above-mentioned item so a neighborhood meeting can be held to explain the project to the neighboring residents. The neighborhood meeting has been scheduled for Thursday, August 27, 2026 from 6:00 PM to 8:00 PM.

c) Chapter 34: Streets, sidewalks and other public places; Article II vacating public ways; Section 34-28, Consent by owners; hearing, notice not required; this petition was duly executed by all owners of record of the property contiguous and adjacent to the public alley and roadways; therefore, no publication of notice of public hearing is required.

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

d) 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”.

e) 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).

f) 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.

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

h) 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.

i) 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.

j) 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.

k) 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.

l) 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.

m) 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.

n) 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.

o) 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.

p) 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.

q) 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.

r) 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).

s) 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.

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

u) 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.

v) 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.

w) 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.

x) 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.

y) 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.

z) On February 16, 1961, the Building Division issued Building Permit No. 41421 for an enclosure over sewage treatment equipment.

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

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

7. **GENERAL DESCRIPTION OF ABUTTING 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.

8. Notice letters were sent to the local school district, all City of Warren departments and divisions, and affected utilities. Letters have been received from the Assessing Department, City of Warren DPW, Engineering Division, Police Department, AT&T, Comcast, DTE, and MCPWO (Macomb County Public Works Office).

   There were no objections written to the alley vacation providing the following conditions are complied with:

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

9. A review of the area by the Planning Staff indicates that the roadways were never constructed or used as public ways. They existed on paper, the recorded plat (Trembleton Subdivision Plat), only.

   A review by the Planning Staff of the area in question indicates that there are overhead utility poles and wires in the vicinity of the public ways to be vacated. Light poles appear to be within Winnie Avenue and on the City property to the east of this area. There also appears to be light poles in Trembleton Avenue.

   A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

RECOMMENDATION

It is recommended that the existing north/south 50 ft. wide Winnie Avenue abutting Lots 751 through 762 and Lots 859 through 870, and the east/west 50 ft. wide part of Trembleton Avenue abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision be VACATED. The request also includes vacating the easements within the public roadways subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties.

   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

Outlook

Recommendation; 32601 Warkop; Vacation; PAV260001

From Melissa Maisano <mmaisano@cityofwarren.org>
Date Thu 9/10/2026 12:09 PM
To Steven Campbell <scampbell@cityofwarren.org>
Cc David Muzzarelli <dmuzzarelli@cityofwarren.org>; Doug Campbell <dcampbell@cityofwarren.org>; Melissa Maisano <mmaisano@cityofwarren.org>

2 attachments (285 KB)
Recommendation; 32601 Warkop; VACATION.pdf; PC Agenda; 9-14-26.pdf;

Good afternoon,

Attached is the agenda and Planning Department recommendation for your vacation 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 6e 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), 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

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

City of Warren Planning Commission
PUBLIC HEARING AGENDA

Monday, 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 existing north/south 50 ft. wide Winnie Avenue abutting Lots 751 through 762 and Lots 859 through 870, and the east/west 50 ft. wide part of Trembleton Avenue abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision be VACATED. The request also includes vacating the easements within the public roadways subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties.

   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

ITEM NO. 6e

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.**

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									✓					

CORRESPONDENCE

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

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: 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.

Dear Mr. Campbell:

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

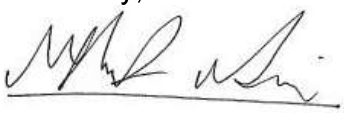
The Planning Commission postponed the above-mentioned item due to an error on the public notices on the site plan file that is associated with this project.

Attached you will find the recommendation from the Planning Department.

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
Doug Campbell, Code Enforcement Director

RECOMMENDATION

It is recommended that the existing north/south 50 ft. wide Winnie Avenue abutting Lots 751 through 762 and Lots 859 through 870, and the east/west 50 ft. wide part of Trembleton Avenue abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision be VACATED. The request also includes vacating the easements within the public roadways subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties.

   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

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 Community Center Cafeteria
5460 Arden Avenue
Warren, Michigan 48092

on

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

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.

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

6.b) REQUEST TO VACATE ROADWAYS (WINNIE AVENUE AND A PORTION OF TREMBLETON AVENUE) AND EASEMENTS WITHIN THEM
32601 Warkop Avenue
Process # PAV260001
Section 3
David Muzzarelli/City of Warren (Steven Campbell/City of Warren)
October 5, 2026

FINDINGS

1. The petitioner is requesting to 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 859 through 870; and vacate the existing north/south 50 ft. wide Haff Avenue roadway abutting Lots 603 through 614 and Lots 711 through 722. The request is to vacate the public alley, roadways (Winnie Avenue and Haff Avenue) and the easements within them.

NOTE: Further review of the proposed right-of-way and utility easements were taken into consideration after the proposed vacations were heard before the Planning Commission on August 10, 2026 and postponed to the September 14, 2026 meeting. A neighborhood meeting was required by the Commission so that the public would be provided with more detailed information for the reason for the vacations. A Neighborhood Informational Meeting was held on August 27, 2026 in which the Public Service Director, David Muzzarelli, and Administrative Supervisor, Steven Campbell, provided new and more detailed information about a proposed storage building to be constructed for the purpose of housing vehicles and machinery used by multiple City of Warren departments.

Changes were made to the scope of the development. The new changes include vacating the existing east/west 50 ft. wide Trembleton Avenue abutting Lots 858, 859, 910 and 911. The proposal will retain vacating the existing north/south 50 ft. wide Winnie Avenue abutting Lots 751 through 762 and Lots 859 through 870. All other rights-of-way initially listed for vacation will be considered in the future.

2. **THE 18 FT. WIDE PUBLIC ALLEY IN QUESTION SHALL NOT BE CONSIDERED AT THIS TIME:**

   a) The public alley has a total width of 18 ft. and a length of 480 ft. The alley is surfaced with grass and trees. It is an unimproved alley (“paper” alley, not constructed).

   b) The public alley is abutting Lots 711 through 722 and Lots 751 through 762 of Trembleton Subdivision.

      The owner (City of Warren) of the abutting property of Lots 711 through 722 and Lots 751 through 762 would receive full ownership of the vacated alley.

c) The petitioner's purpose for the proposed alley vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 18 ft. wide public alley.

3. **CHARACTERISTICS OF THE 50 FT. WIDE PUBLIC ROADWAY (WINNIE AVENUE) IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

a) The public roadway (Winnie Avenue) has a total width of 50 ft. and a length of 480 ft. The roadway is surfaced with grass and trees. It is an unimproved roadway ("paper" road, not constructed).

b) The public roadway (Winnie Avenue) is abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 751 through 762 and Lots 859 through 870 would receive full ownership of the vacated roadway (Winnie Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Winnie Avenue).

4. **THE 50 FT. WIDE PUBLIC ROADWAY (HAFF AVENUE) IN QUESTION SHALL NOT BE CONSIDERED AT THIS TIME:**

a) The public roadway (Haff Avenue) has a total width of 50 ft. and a length of 480 ft. The roadway is surfaced with grass, trees, and some concrete. A play structure from Bates Park also encroaches into this area. It is an unimproved roadway ("paper" road, not constructed).

b) The public roadway (Haff Avenue) is abutting Lots 603 through 614 and Lots 711 through 722 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 603 through 614 and Lots 711 through 722 would receive full ownership of the vacated roadway (Haff Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Haff Avenue).

5. **CHARACTERISTICS OF THE 50 FT. WIDE PUBLIC ROADWAY (TREMBLETON AVENUE) IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

a) The public roadway (Trembleton Avenue) has a total width of 50 ft. and a length of 254 ft. The roadway is surfaced with grass, trees, and some gravel. A City-owned building (storage building) is also constructed in this area. It is an unimproved roadway ("paper" road, not constructed).

NOTE: Based on Macomb County aerial imagery the building was constructed sometime between 1990 and 2000.

b) The part of public roadway (Trembleton Avenue) is abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 858, 859, 910 and 911 would receive full ownership of the vacated roadway (Trembleton Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Trembleton Avenue).

6. **CURRENT STATUS OF APPLICATION:**

a) **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 on the site plan file that is associated with this project.**

b) **On August 27, 2026, a Neighborhood Information Meeting was held at City Hall in the First Floor Conference Room. Approximately eight (8) people from the neighborhood attended the meeting. The City Staff in attendance were: Michelle Katopodes, Assistant Planning Director, David Muzzarelli, Public Service Director, Steve Campbell, Public Service Administrative Supervisor, and Amanda Mika, Assistant Planner. A PowerPoint was provided, the proposed building plan was shown, and questions and comments were addressed by City Staff.**

NOTE: The Public Service Department has decided to reduce the scope of the vacation request from the scope presented at the August 10, 2026 Planning Commission Meeting to the following areas:

1) The public roadway (Winnie Avenue) is abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision.

2) The public roadway (Trembleton Avenue) is abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision.

c) On August 10, 2026, the Planning Commission voted to POSTPONE the above-captioned item to September 14, 2026. The Planning Commission postponed the above-mentioned item so a neighborhood meeting can be held to explain the project to the neighboring residents. The neighborhood meeting has been scheduled for Thursday, August 27, 2026 from 6:00 PM to 8:00 PM.

d) Chapter 34: Streets, sidewalks and other public places; Article II vacating public ways; Section 34-28, Consent by owners; hearing, notice not required; this petition was duly executed by all owners of record of the property contiguous and adjacent to the public alley and roadways; therefore, no publication of notice of public hearing is required.

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

e) 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”.

f) 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).

g) 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.

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

i) 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.

j) 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.

k) 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.

l) 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.

m) 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 zoned 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.

n) 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.

o) 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.

p) 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.

q) 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.

r) 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.

s) 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).

t) 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.

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

v) 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.

w) 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.

x) 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.

y) 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.

z) 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.

aa) On February 16, 1961, the Building Division issued Building Permit No. 41421 for an enclosure over sewage treatment equipment.

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

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

7. **GENERAL DESCRIPTION OF ABUTTING 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.

8. Notice letters were sent to the local school district, all City of Warren departments and divisions, and affected utilities. Letters have been received from the City of Warren Assessing Department, DPW, Engineering Division, Police Department, AT&T, Comcast, DTE, and MCPWO (Macomb County Public Works Office).

   There were no objections written to the alley vacation providing the following conditions are complied with:

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

9. A review of the area by the Planning Staff indicates that the roadways were never constructed or used as public ways. They existed on paper, the recorded plat (Trembleton Subdivision Plat), only.

   A review by the Planning Staff of the area in question indicates that there are overhead utility poles and wires in the vicinity of the public ways to be vacated. Light poles appear to be within Winnie Avenue and on the City property to the east of this area. There also appears to be light poles in Trembleton Avenue.

   A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

RECOMMENDATION

It is recommended that the existing north/south 50 ft. wide Winnie Avenue abutting Lots 751 through 762 and Lots 859 through 870, and the east/west 50 ft. wide part of Trembleton Avenue abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision be VACATED. The request also includes vacating the easements within the public roadways subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties.

   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren’s engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

Outlook

Recommendation; 32601 Warkop (Vacation); PAV260001

From Melissa Maisano <mmaisano@cityofwarren.org>
Date Thu 10/1/2026 11:23 AM
To Steven Campbell <scampbell@cityofwarren.org>
Cc David Muzzarelli <dmuzzarelli@cityofwarren.org>; Doug Campbell <dcampbell@cityofwarren.org>; Melissa Maisano <mmaisano@cityofwarren.org>

3 attachments (318 KB)
Recommendation; 32601 Warkop (Vacation).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 6b 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), 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
ONE CITY SQUARE, SUITE 315
WARREN, MI 48093-5283
(586) 574-4687
Fax (586) 574-4645
www.cityofwarren.org

City of Warren Planning Commission
PUBLIC HEARING AGENDA

Monday, 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

Members of the audience who wish to address the Planning Commission this evening may do so by first checking in with the court reporter at the right of the stage, and will have three (3) minutes to speak.

12. PLANNING COMMISSION BUSINESS

a) Planning Director's Report

b) Planning Commission Discussion and Concerns

13. CALENDAR OF PENDING MATTERS
14. ADJOURNMENT



Mahmuda Mouri
Commission Secretary

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 existing north/south 50 ft. wide Winnie Avenue abutting Lots 751 through 762 and Lots 859 through 870, and the east/west 50 ft. wide part of Trembleton Avenue abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision be VACATED. The request also includes vacating the easements within the public roadways subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties.

   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

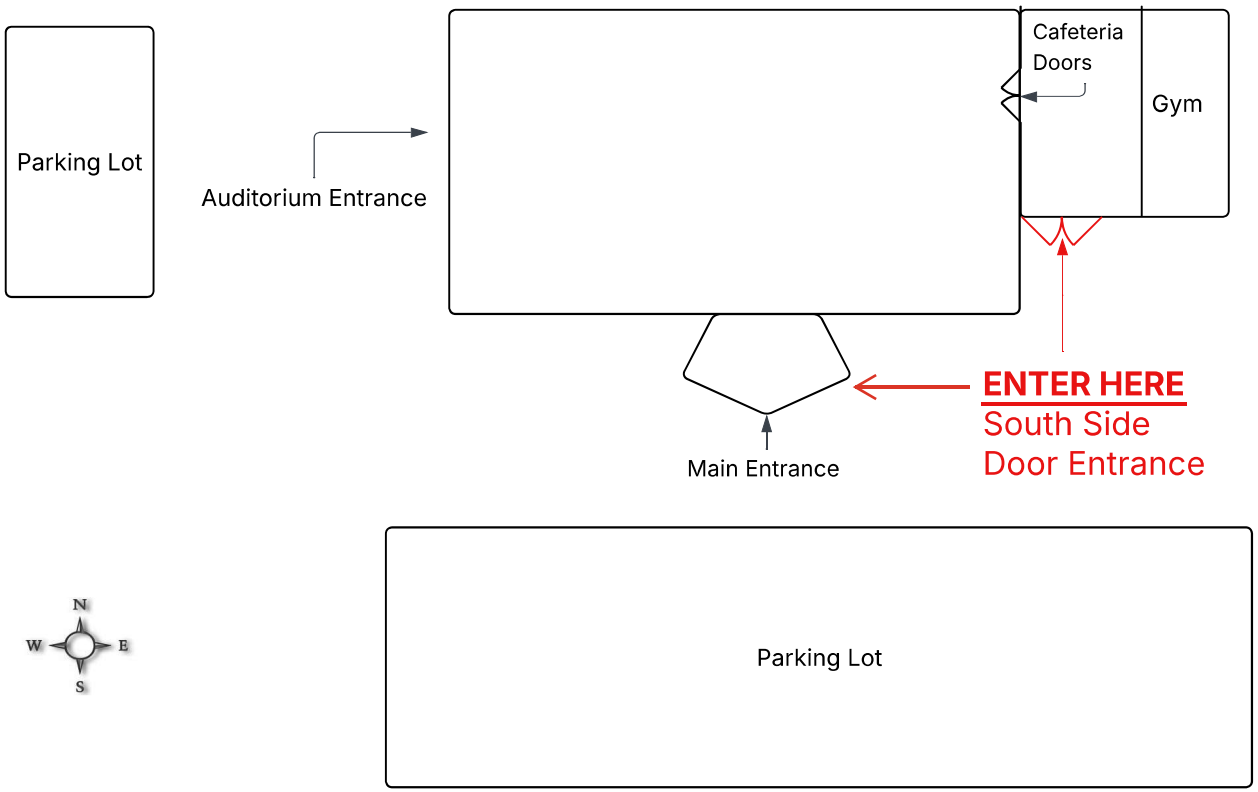
COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren’s engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

WARREN COMMUNITY CENTER GUIDE

Arden Avenue



ITEM NO. 6b

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.**

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

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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 7, 2026

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

RE: REQUEST TO VACATE PUBLIC ROADWAYS (WINNIE AVENUE AND TREMBLETON AVENUE) AND THE 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 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision, the east/west 50 ft. wide part of Trembleton Avenue roadway abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision, and the easements within them; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001.

Dear Mr. Campbell:

At its meeting of October 5, 2026, the City of Warren Planning Commission voted to recommend for **APPROVAL** the above-described vacation of public roadways (Winnie Avenue and Trembleton Avenue) and the easements within them, subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

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   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

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

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Should you have any questions, please do not hesitate to contact our office at 586-574-4687.

Sincerely,

Mahmuda Mouri
Commission Secretary

MM/mzm

cc: Mayor
Ronald F. Wuerth, Planning Director
Mary Michaels, Acting City Attorney
Everett Murphy, Chief Zoning Inspector
Daniel Doughty, Fire Marshal
David Muzzarelli, Public Service Director
Doug Campbell, Code Enforcement Director

REQUEST TO VACATE PUBLIC ROADWAYS (WINNIE AVENUE AND TREMBLETON AVENUE) AND THE 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 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision, the east/west 50 ft. wide part of Trembleton Avenue roadway abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision, and the easements within them; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001.

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

DATE OF NOTICE: September 18, 2026

DATE OF HEARING: October 5, 2026

REQUEST TO VACATE PUBLIC ROADWAYS (WINNIE AVENUE AND TREMBLETON AVENUE) AND THE 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 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision, the east/west 50 ft. wide part of Trembleton Avenue roadway abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision, and the easements within them; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001.

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

REPRESENTATIVE:
Douglas Campbell
Code Enforcement Director
City of Warren
Property Maintenance Division
14217 E. Nine Mile Road
Warren, MI 48089

OWNER:
David Muzzarelli
Public Service Director
City of Warren
Public Service Department
One City Square, Suite 320
Warren, MI 48093

PROFESSIONAL:
n/a

HOMEOWNERS GROUP: N/A

SCHOOL BOARD: Warren Consolidated Schools
Dr. John C. Bernia, Jr., Superintendent
[redacted]

CN/Grand Trunk District, Jim Gasiecki, [redacted]
DTE Electric Company, Joyce Dudek, [redacted]
Comcast Cable, Jeff Dobies, Sr. Manager, Construction, [redacted]
AT&T, Angela Wesson, [redacted]
Consumers Energy, Jeff Parol, [redacted]
WOW Internet and Cable, [redacted]
Jason Spiller, Parks & Recreation Director

Docusign Envelope ID: A59725DB-BA14-8E4B-8296-7AAB127F513A

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

October 20, 2026

TO: Lori M. Stone, Mayor

FROM: Ronald F. Wuerth, Planning Director

RE: REQUEST TO VACATE PUBLIC ROADWAYS (WINNIE AVENUE AND TREMBLETON AVENUE) AND THE 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 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision, the east/west 50 ft. wide part of Trembleton Avenue roadway abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision, and the easements within them; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001.

At a public hearing on October 5, 2026, the Planning Commission adopted a resolution pertaining to the above-captioned matter. The resolution, as adopted, is a recommendation to the City Council to APPROVE the request to vacate public roadways (Winnie Avenue and Trembleton Avenue) and the easements within them.

You will find attached herewith a copy of the resolution, petitioner's letter, staff findings and recommendation, map, minutes, and plans in connection with this matter.

Should you and/or your staff wish to discuss the details of this project or to go over any of the items in this packet, myself and the Planning staff are available for assistance.

Sincerely,

Ronald F. Wuerth

Ronald F. Wuerth, AICP
Planning Director

RFW/mzm

Attachments

Docusign Envelope ID: A59725DB-BA14-8E4B-8296-7AAB127F513A

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

TO: Mindy Moore, Secretary
Warren City Council

FROM: Mayor, Planning Commission, and Planning Director

RE: REQUEST TO VACATE PUBLIC ROADWAYS (WINNIE AVENUE AND TREMBLETON AVENUE) AND THE 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 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision, the east/west 50 ft. wide part of Trembleton Avenue roadway abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision, and the easements within them; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001.

At a public hearing on October 5, 2026, the Planning Commission adopted a resolution pertaining to the above-captioned matter. The resolution, as adopted, is a recommendation to the City Council to APPROVE the request to vacate public roadways (Winnie Avenue and Trembleton Avenue) and the easements within them.

You will find attached herewith a copy of the resolution, petitioner's letter, staff findings and recommendation, map, minutes, and plans in connection with this matter.

Please schedule this matter for formal action by the City Council. If you have any questions or need additional information, please contact the Planning Director, Ronald Wuerth.

Thank you for your cooperation in this matter.

Respectfully submitted,

Mahmuda Mouri
Commission Secretary

Read and Concur:

Signed by:
Lori M Stone
F040B73E57F248E...
Mayor

MM/mzm

Attachments

Docusign Envelope ID: A59725DB-BA14-8E4B-8296-7AAB127F513A

RESOLUTION TO VACATE PUBLIC ROADWAYS (WINNIE AVENUE AND TREMBLETON AVENUE) AND THE EASEMENTS WITHIN THEM
32601 Warkop Avenue
(PAV260001)

A regular meeting of the City Council of the City of Warren, Macomb County, Michigan held on _____, at 7:00 p.m. Eastern Daylight Savings Time, in the Council Chambers located at the Warren Community Center, Conference Room A, 5460 Arden Avenue, Warren, Michigan, 48092.

PRESENT: _____

_____

ABSENT: _____

_____

The following preamble and resolution was offered by Councilmember _____ and supported by Councilmember _____:

On October 5, 2026, the Planning Commission adopted the attached resolution, recommending to the Council of the City of Warren approval of the request to vacate the existing north/south 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision, the east/west 50 ft. wide part of Trembleton Avenue roadway abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision, and the easements within them, located 440 ft. south of Fourteen Mile Road, east of Knapp Avenue within the Waste Water Treatment Plant property, in accordance with Article II, Chapter 34 of

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the Code of Ordinances of the City of Warren subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties.

   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

BE IT RESOLVED, the Council of the City of Warren hereby approves the request to vacate public roadways (Winnie Avenue and Trembleton Avenue) and the easements within them for the above-mentioned property of 32601 Warkop Avenue.

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AYES: _____

_____

NAYS: _____

RESOLUTION DECLARED ADOPTED this _____ day of _____, 2026.

_____
MINDY MOORE
Secretary of the Council

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CERTIFICATION

STATE OF MICHIGAN)
) SS.
COUNTY OF MACOMB)

I, Sonja Buffa, duly elected City Clerk for the City of Warren, Macomb County, Michigan, hereby certify that the foregoing is a true and correct copy of the resolution adopted by the Council of the City of Warren at its meeting held on _____, 2026.

_____
SONJA BUFFA
City Clerk

Drafted by:
Melissa Z. Maisano
City of Warren, Planning Department
One City Square, Suite 315
Warren, Michigan 48093-5285

When recorded return to:
City Clerk
City of Warren
One City Square, Suite 205
Warren, Michigan 48093-5285

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RESOLUTION

The Planning Commission of the City of Warren having published Notice of Public Hearing in accordance with the statutes and ordinances governing the same and having held a public hearing thereon on Monday, October 5, 2026, in the Council Chamber at the Warren Community Center Cafeteria, 5460 Arden Avenue, Warren, Michigan 48092, and having considered the objections raised thereto, resolves to recommend for approval, and does so recommend to the Council of the City of Warren, that the existing north/south 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision, the east/west 50 ft. wide part of Trembleton Avenue roadway abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision, and the easements within them (32601 Warkop Avenue) be vacated in accordance with Article II, Chapter 34 of the Code of Ordinances of the City of Warren subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

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4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties.

   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

RESOLUTION adopted at the meeting of October 5, 2026.

PLANNING COMMISSION OF THE CITY OF WARREN

Warren Smith, Chair

Mahmuda Mouri, Secretary

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

October 7, 2026

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

RE: REQUEST TO VACATE PUBLIC ROADWAYS (WINNIE AVENUE AND TREMBLETON AVENUE) AND THE 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 50 ft. wide Winnie Avenue roadway abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision, the east/west 50 ft. wide part of Trembleton Avenue roadway abutting Lots 858, 859, 910, and 911 of Trembleton Subdivision, and the easements within them; 32601 Warkop Avenue; Section 3; David Muzzarelli/City of Warren (Steven Campbell/City of Warren); PAV260001.

Dear Mr. Campbell:

At its meeting of October 5, 2026, the City of Warren Planning Commission voted to recommend for **APPROVAL** the above-described vacation of public roadways (Winnie Avenue and Trembleton Avenue) and the easements within them, subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

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4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties.

   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

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Should you have any questions, please do not hesitate to contact our office at 586-574-4687.

Sincerely,

Mahmuda Mouri
Commission Secretary

MM/mzm

cc: Mayor
Ronald F. Wuerth, Planning Director
Mary Michaels, Acting City Attorney
Everett Murphy, Chief Zoning Inspector
Daniel Doughty, Fire Marshal
David Muzzarelli, Public Service Director
Doug Campbell, Code Enforcement Director

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FINDINGS

1. The petitioner is requesting to 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 859 through 870; and vacate the existing north/south 50 ft. wide Haff Avenue roadway abutting Lots 603 through 614 and Lots 711 through 722. The request is to vacate the public alley, roadways (Winnie Avenue and Haff Avenue) and the easements within them.

NOTE: Further review of the proposed right-of-way and utility easements were taken into consideration after the proposed vacations were heard before the Planning Commission on August 10, 2026 and postponed to the September 14, 2026 meeting. A neighborhood meeting was required by the Commission so that the public would be provided with more detailed information for the reason for the vacations. A Neighborhood Informational Meeting was held on August 27, 2026 in which the Public Service Director, David Muzzarelli, and Administrative Supervisor, Steven Campbell, provided new and more detailed information about a proposed storage building to be constructed for the purpose of housing vehicles and machinery used by multiple City of Warren departments.

Changes were made to the scope of the development. The new changes include vacating the existing east/west 50 ft. wide Trembleton Avenue abutting Lots 858, 859, 910 and 911. The proposal will retain vacating the existing north/south 50 ft. wide Winnie Avenue abutting Lots 751 through 762 and Lots 859 through 870. All other rights-of-way initially listed for vacation will be considered in the future.

2. **THE 18 FT. WIDE PUBLIC ALLEY IN QUESTION SHALL NOT BE CONSIDERED AT THIS TIME:**

   a) The public alley has a total width of 18 ft. and a length of 480 ft. The alley is surfaced with grass and trees. It is an unimproved alley (“paper” alley, not constructed).

   b) The public alley is abutting Lots 711 through 722 and Lots 751 through 762 of Trembleton Subdivision.

      The owner (City of Warren) of the abutting property of Lots 711 through 722 and Lots 751 through 762 would receive full ownership of the vacated alley.

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c) The petitioner's purpose for the proposed alley vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 18 ft. wide public alley.

3. **CHARACTERISTICS OF THE 50 FT. WIDE PUBLIC ROADWAY (WINNIE AVENUE) IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

a) The public roadway (Winnie Avenue) has a total width of 50 ft. and a length of 480 ft. The roadway is surfaced with grass and trees. It is an unimproved roadway ("paper" road, not constructed).

b) The public roadway (Winnie Avenue) is abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 751 through 762 and Lots 859 through 870 would receive full ownership of the vacated roadway (Winnie Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Winnie Avenue).

4. **THE 50 FT. WIDE PUBLIC ROADWAY (HAFF AVENUE) IN QUESTION SHALL NOT BE CONSIDERED AT THIS TIME:**

a) The public roadway (Haff Avenue) has a total width of 50 ft. and a length of 480 ft. The roadway is surfaced with grass, trees, and some concrete. A play structure from Bates Park also encroaches into this area. It is an unimproved roadway ("paper" road, not constructed).

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b) The public roadway (Haff Avenue) is abutting Lots 603 through 614 and Lots 711 through 722 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 603 through 614 and Lots 711 through 722 would receive full ownership of the vacated roadway (Haff Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Haff Avenue).

5. **CHARACTERISTICS OF THE 50 FT. WIDE PUBLIC ROADWAY (TREMBLETON AVENUE) IN QUESTION CAN BE SUMMARIZED AS FOLLOWS:**

a) The public roadway (Trembleton Avenue) has a total width of 50 ft. and a length of 254 ft. The roadway is surfaced with grass, trees, and some gravel. A City-owned building (storage building) is also constructed in this area. It is an unimproved roadway ("paper" road, not constructed).

NOTE: Based on Macomb County aerial imagery the building was constructed sometime between 1990 and 2000.

b) The part of public roadway (Trembleton Avenue) is abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision.

The owner (City of Warren) of the abutting property of Lots 858, 859, 910 and 911 would receive full ownership of the vacated roadway (Trembleton Avenue).

c) The petitioner's purpose for the proposed roadway vacation request is to construct a storage building and clearly define the area in the vicinity of several City facilities/assets (Bates Park and Waste Water Treatment Plant). According to the Letter of Intent, they are seeking to combine all the lots, alleys, roadways, and easements once the vacation is complete.

d) The request also includes vacating the public easement within the 50 ft. wide public roadway (Trembleton Avenue).

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6. **CURRENT STATUS OF APPLICATION:**

a) **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 on the site plan file that is associated with this project.**

b) **On August 27, 2026, a Neighborhood Information Meeting was held at City Hall in the First Floor Conference Room. Approximately eight (8) people from the neighborhood attended the meeting. The City Staff in attendance were: Michelle Katopodes, Assistant Planning Director, David Muzzarelli, Public Service Director, Steve Campbell, Public Service Administrative Supervisor, and Amanda Mika, Assistant Planner. A PowerPoint was provided, the proposed building plan was shown, and questions and comments were addressed by City Staff.**

NOTE: The Public Service Department has decided to reduce the scope of the vacation request from the scope presented at the August 10, 2026 Planning Commission Meeting to the following areas:

1) The public roadway (Winnie Avenue) is abutting Lots 751 through 762 and Lots 859 through 870 of Trembleton Subdivision.

2) The public roadway (Trembleton Avenue) is abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision.

c) On August 10, 2026, the Planning Commission voted to POSTPONE the above-captioned item to September 14, 2026. The Planning Commission postponed the above-mentioned item so a neighborhood meeting can be held to explain the project to the neighboring residents. The neighborhood meeting has been scheduled for Thursday, August 27, 2026 from 6:00 PM to 8:00 PM.

d) Chapter 34: Streets, sidewalks and other public places; Article II vacating public ways; Section 34-28, Consent by owners; hearing, notice not required; this petition was duly executed by all owners of record of the property contiguous and adjacent to the public alley and roadways; therefore, no publication of notice of public hearing is required.

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

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e) 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”.

f) 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).

g) 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.

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

i) 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.

j) 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.

k) 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.

l) 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.

m) 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 zoned district adjacent to a residential district.

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

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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.

n) 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.

o) 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.

p) 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.

q) 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.

r) 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.

s) 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).

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t) 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.

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

v) 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.

w) 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.

x) 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.

y) 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.

z) 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.

aa) On February 16, 1961, the Building Division issued Building Permit No. 41421 for an enclosure over sewage treatment equipment.

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

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

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7. **GENERAL DESCRIPTION OF ABUTTING 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.

8. Notice letters were sent to the local school district, all City of Warren departments and divisions, and affected utilities. Letters have been received from the City of Warren Assessing Department, DPW, Engineering Division, Police Department, AT&T, Comcast, DTE, and MCPWO (Macomb County Public Works Office).

   There were no objections written to the alley vacation providing the following conditions are complied with:

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

9. A review of the area by the Planning Staff indicates that the roadways were never constructed or used as public ways. They existed on paper, the recorded plat (Trembleton Subdivision Plat), only.

   A review by the Planning Staff of the area in question indicates that there are overhead utility poles and wires in the vicinity of the public ways to be vacated. Light poles appear to be within Winnie Avenue and on the City property to the east of this area. There also appears to be light poles in Trembleton Avenue.

   A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

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RECOMMENDATION

It is recommended that the existing north/south 50 ft. wide Winnie Avenue abutting Lots 751 through 762 and Lots 859 through 870, and the east/west 50 ft. wide part of Trembleton Avenue abutting Lots 858, 859, 910 and 911 of Trembleton Subdivision be VACATED. The request also includes vacating the easements within the public roadways subject to the petitioner complying with the conditions imposed as follows:

1. The Land Division Act includes various procedures pertaining to the amendment of plats and the Petitioner is responsible for complying with any further procedures as may be necessary under Michigan Land Division Act (MCL 560.221 et. seq.) to complete the vacation.

2. A relocation plan would be required if there are any affected utilities within the easement area that are to be relocated. If applicable, the relocation plan shall be completed and a copy of the plan provided to the Planning Department.

3. Approval is obtained from City Council. The petitioner shall complete the conditions within two (2) years or the approval by City Council shall automatically be revoked.

4. A complaint shall be filed by the petitioner in Circuit Court to vacate the public roadways, and associated public utility easements. As part of the proceedings in Circuit Court, a new revised subdivision plat shall be prepared reflecting the changes. The revised plat shall be recorded with the Macomb County Register of Deeds.

   As an alternative, the petitioner may, by non-judicial process, relinquish the public alley, public roadways, and associated public utility easements by written agreement between certain affected parties.

   A copy of the court order or relinquishment and the recorded documents shall be provided to the Planning Department, Assessing Department, Department of Law, Building Division and City Clerk.

5. The petitioner shall provide the Planning Department with documentation indicating that all conditions as assigned are completed. The Department then notifies the City Clerk that a certified copy of the resolution shall be recorded with the Macomb County Register of Deeds.

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

TAXES: Current

ASSESSING: The attached request, if approved, will NOT affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

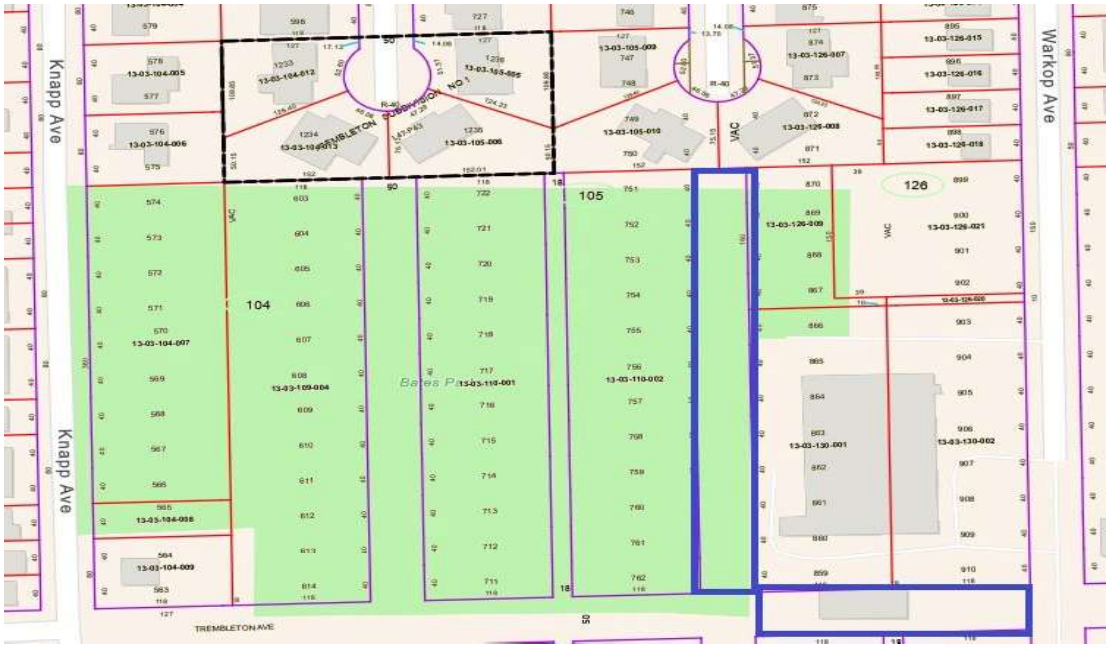
DTE: DTE Electric Company has reviewed the REQUEST TO VACATE NORTH/SOUTH PUBLIC ALLEY, ROADWAYS (WINNIE AVENUE AND HAFF AVENUE), AND EASEMENTS WITHIN THEM. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren’s engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

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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.





N

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

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Chair Smith – Good evening again, it's been a long process I'm glad we are getting things wrapped up for you. We are glad you're in the area and hope you prosper.

ROLL CALL:
The motion carried as follows:

Commissioner Holowaty…….. Yes
Commissioner Berdy…….. Yes
Commissioner Heide…….. Yes
Commissioner Hoque…….. Yes
Assistant Secretary Duzyj…….. Yes
Secretary Mouri…….. Yes
Vice Chair Boniecki…….. Yes
Chair Smith…….. Yes

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.**

PETITIONERS PORTION:
Mr. Steve Cambpell – Good evening, Steve Campbell, for the City of Warren from Public Service. We are anticipating building a storage facility on the west side of this property, we are vacating some of this to clean up some of the GIS mapping to remove some of those alleys and roadways so that we can create the partial space to combine those parcels behind the Warkop Building that belongs to the Waste Water Treatment Plant so we can build a storage facility.

Secretary Mouri reads the following correspondence:

TAXES: Current.

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ASSESSING: The attached request, if approved, will not affect the operations of the Assessing Department. The general request is to vacate portions of public alleyways and roadways adjacent to Lots 603 through 614, Lots 711 through 722, Lots 751 through 762, Lots 751 through 762, and Lots 859 through 870.

DPW: Based on our foreman's investigation, this will not affect DPW operations.

ENGINEERING: Preliminary review of this site indicates no difficulty in development.

POLICE: The Warren Police Department has reviewed the submitted petition and does not affect our operation.

AT&T: AT&T does not object to the vacation of these streets and alley as indicated on the sketch.

COMCAST: In response to your request, Comcast has no facilities within the project area.

DTE: DTE Electric Company has reviewed the request to vacate north/south public alleys, roadways (Winnie Avenue and Haff Avenue), and easements within them. DTE has no objection to this request, impacting 32601 Warkop Avenue; Section 3; as per the site plan provided. If you have any questions, please contact me at 586-783-1978.

MCPWO: The Macomb County Public Works Office (MCPWO) has reviewed the site plan for the project referenced above and has determined the proposed site disturbance is less than one acre and will not require a stormwater review from this office. If a no objection letter is required during the City of Warren's engineering approval process, please submit your plans on Macomb County Public Works online portal, Accela, for review. Prior to construction, a soil erosion permit may be required from this office. Contact our Soil Erosion Department at 586-469-5327 for more information regarding same.

Ms. Michelle Katopodes reads the recommendations of the Staff:
We held a public neighborhood meeting back on August 27th after the postponements the first time, Public Service and Planning did conduct that neighborhood informational meeting.

Chair Smith – Public hearing open for audience participation.

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(Audience portion)

Public hearing portion closed.

Assistant Secretary Duzyj – Although this has been rather contentious, I'd like to make a motion that we approve the land division, per the recommendation of Staff.

MOTION:
A motion was made by Assistant Secretary Duzyj to approve, supported by Secretary Mouri.

COMMISSIONERS PORTION:
Commissioner Holowaty – You heard all the recommendations from the Planning Director; do you have any problems with any of those?

Mr. Steve Campbell – No, I do not.

Commissioner Holowaty – There's been talk about the size of the building increasing, is this going to be the final time the building is going to be increased, because I've heard at past meetings and discussion, it's gone from one size to another size, now to a third size, is this the final size?

Mr. Steve Campbell – Yes, if anything, it will get smaller not bigger. This is the planned size. Budget constrains could change the size to reduce, it will not be bigger than what we've already proposed.

Commissioner Holowaty – A lot of people, unfortunately, who live along that area were saying access to the park and stuff, does that mean if they want to go use any part of that park they'll be trespassing?

Mr. Steve Campbell – Currently, the way the parcels are set up, the actual parcel is behind that Warkop building, so the west parcels, there are three parcels that are actually still owned by the City for a Wastewater Treatment Plant, they are not actually part of the park. If you look at the parcels, there's three parcels that are Wastewater Treatment Plant and then the next parcel is actually City owned, it's a City park that is actually designated as a park. We are not trying to take all those parcels; we are trying to combine the parcels to make it large enough for us to build the facility. We are not fencing it off, we are not moving into their backyards, the building is going to sit almost pretty much directly behind the current building that's

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there, the Warkop building that's owned by the Wastewater Treatment Plant.

Commissioner Holowaty – Thank you, sir, I yield the floor.

Commissioner Hoque – Are you taking any space from the park, or no?

Mr. Steve Campbell – No. When you look at GIS mapping, obviously a lot of this stuff is a lot older, stuff has not been updated, some of the area that's listed as Bates Park is not actually Bates Park, a lot of that is the Wastewater Treatment Plant's property. The baseball field that was on that property was actually part of the Wastewater Treatment property, it wasn't part of the park.

Commissioner Hoque – So the baseball field is actually on the Water Treatment?

Mr. Steve Campbell – That's correct.

Commissioner Hoque – Neighbors are complaining, like shrinking the park and blocking their access.

Mr. Steve Campbell – We are not removing any access, we are not blocking any part of the park, if anything, once this is done and we start combining the parcels and making the parcels a park, it's probably going to become bigger based on the parcels and what can be added to the park to become an actual parcel.

Commissioner Hoque – So it's not affecting them at all?

Mr. Steve Campbell – We're not affecting them, we are not taking away their gates, we are not blocking off any of that. We are not infringing beyond where the parking lot is currently for the Wastewater Treatment Plant.

Commissioner Hoque – Did you have a meeting with the neighbors?

Mr. Steve Campbell – We did have a meeting, August 27th, we had an informational meeting with the neighborhood.

Commissioner Hoque – What was the outcome of the meeting?

Mr. Steve Campbell – We advised them of what our intentions were and what our proposal was for the property. We did have some

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technical issues; we had some issues with the PowerPoint that was created in trying to show them what our plan was and what we were doing. They were explaining what we were trying to do with vacating the lots. In order to combine the lots, we were vacating some of these alleyways and roadways that are still on the GIS mapping, even though they don't exist and they are not going to be built on, we are never going to put any roads there or alleyways. There's actually, in fact, a building currently that is on a roadway that was never vacated as it should have been. So, we are trying to clean up that GIS mapping to make sense when somebody does look at that map.

Commissioner Hoque – Thank you, Mr. Chair.

Chair Smith – Good evening, sir, one thing I did notice that you did scale down by not taking half the street and including that in the project.

Mr. Steve Campbell – I'll have to refer to Michelle.

Ms. Michelle Katopodes – Part of the neighborhood meeting and what we presented, which is on the screen, is showing the vacation of Winnie Avenue between the lots that we mentioned and then that small portion along Trembleton where there's an existing building. But initially we also included the half avenue, which is not constructed, it's just the 50-foot-wide purple line and there's an alley that is the smaller of the two in the center, that was originally part of the project, thinking let's just clean up this whole area and vacate all these roads that were never actually constructed. They are on a plat map, like a paper road, they're never actually constructed, so it was just cleaning of the underlying land area. Since then, we've scaled it back just to include the road that the building will affect upon approval, which is the next item on the agenda.

Chair Smith – I like the way you scaled it down to just include those two things. That was a motion by Assistant Secretary Duzyj supported by Secretary Mouri, roll call.

ROLL CALL:
The motion carried as follows:

Assistant Secretary Duzyj…… Yes
Secretary Mouri…….. Yes
Commissioner Berdy…….. Yes
Commissioner Heide…….. Yes

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Commissioner Holowaty…… Yes
Commissioner Hoque…… Yes
Vice Chair Boniecki…… Yes
Chair Smith…….. Yes

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.**

PETITIONERS PORTION:
Mr. Steve Campbell – I'm here in front of you today for the actual planning for the storage facility that we'd like to build on the parcels that we are working on cleaning GIS mapping with the vacating of the lots. The building plans to be 100 feet x 150 feet and it will have a driveway coming in from the backside of the Warkop building and then it will be pulling out into the driveway, which is currently part of the Warkop building for the Wastewater Treatment Plant.

Secretary Mouri reads the following 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.

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.

APPROVED