

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Via Zoom Meeting
Tuesday, January 5th, 2021**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:32 p.m. Tuesday January 5th, 2021 via Zoom Meeting.

Roll Call:

PRESENT: Commissioners: Durante, Sharp, Spisak, Stachow
Rappaport, Richards, Williams, Wilson, Fowlkes

ABSENT: None
EXCUSED:

ALSO PRESENT: Mohamed A. Ayoub, Planning Director
Nicole Jones, Administration
Craig Brown, IT Director

Chairman Sharp called for citizens' comments on items not on the agenda. No one spoke.

Motion by Wilson, supported by Richards, that the minutes of the regular meeting of November 4th, 2020 are approved as submitted.

(9) AYES: Commissioners: Durante, Sharp, Spisak, Stachow,
Rappaport, Richards, Williams, Wilson

NAYS:
(1) ABSTAIN: Fowlkes
ABSENT:
EXCUSED:

Motion Carried.

* * * * *

Case #1051I, Proposed Special Land Use for Smoking Lounge, 7900 Middlebelt, South side of Ann Arbor Trail, East side of Middlebelt

Mr. Ayoub summarized his staff report dated Tuesday January 5th, 2021. The subject site consists of seven parcels some of which are of vacant and some of which are developed with an existing home. The site is located on the east side of Carlson between Ford Road and Stacy and is zoned R-5, Single Family Residential. The applicant is proposing the combine these seven parcels and split them into three conforming parcels. One parcel will remain developed with the single family dwelling and the other two parcels will be

sold for single family residential. All three proposed parcels are in compliance with the rules and regulations of the Zoning Ordinance.

Chairman Sharp asked if the petitioner is present.

Petitioner Connie Gladki stated she was present along with her sister.

Chairman Sharp opened the meeting to the public. No one spoke.

Motion made by Spisak and supported by Wilson.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval.

(8) AYES: Commissioners: Durante, Fowlkes, Spisak, Rappaport, Stachow,
Sharp, Williams, Richards, Wilson

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

Motion Carried

* * * * *

Case #1051H, Proposed Land Division & Combination, Parcels 003-99-0012-702, and 003-99-0012-703, South side of Ann Arbor Trail, East side of Middlebelt.

Mr. Ayoub summarized his staff report dated Tuesday January 5th, 2021. The subject property is located at the southeast corner of Ann Arbor Trail and Middlebelt Road. The overall property comprises 4.878 acres and is zoned CB-1 Low Intensity Commercial Business. The site is developed with The Arbor Town Square shopping center which is completely vacant. The petitioner proposes a combination and division that will combine the two existing parcels and then split them to create three separate parcels. All three proposed parcels will exceed minimum lot area and lot width requirements. However setback variances will be required to proceed. Mr. Ayoub described the proposed parcels and required dimensional variances as they're detailed in the staff report dated January 5, 2021. Mr. Ayoub also detailed the required.

Chairman Sharp asked if the petitioner was present.

ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

Public Hearing for Proposed Ordinance Amendment to Chapter 110, entitled Zoning, Modifying the Use List to allow Drive-through Restaurants as Special Land Uses in the CB-1 Zoning District.

Chairman Sharp opened it up to the public. No one spoke.

Chairman Sharp opened it up to the Commission.

Wilson stated this is a good thing that will be helpful in keeping businesses and customers safe during this time of Covid-19.

Motion made by Wilson and supported by Fowlkes.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval.

Consideration of the 2020 Planning Commission Annual Report

Motion by Wilson, supported by Rappaport;

The Planning Commission approves the 2020 Planning Commission Annual Report and forwards to City Council as submitted.

(9) AYES:	Commissioners:	Durante, Fowlkes, Spisak, Rappaport, Stachow, Richards, Sharp, Williams, Wilson
NAYS:		None
ABSTAIN:		None
ABSENT:		None
EXCUSED:		Fowlkes

Motion Carried.

Election of Offices:

- **Chairperson:** Ken Sharp elected Chairperson. Approved by acclamation.
- **Vice-Chair:** Andrew Spisak elected Vice Chair. Approved by acclamation.
- **Secretary:** Deanna Stachow elected Secretary. Approved by acclamation.

Appointment of Representative to the Bike & Pedestrian Plan Steering Committee:

- Debra Fowlkes appointed. Approved by acclamation.

Adjourn

Motion by Williams, supported by Wilson;

Unanimously carried – that the meeting be adjourned at 7:48 P.M.

Respectfully submitted,

Kenneth B Sharp, Chairman
WESTLAND PLANNING COMMISSION

APPROVED: 02/02/21