

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Via Zoom Meeting
Tuesday, February 2nd, 2021**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:30 p.m. Tuesday February 2nd, 2021 via Zoom Meeting.

Roll Call:

PRESENT: Commissioners: Sharp, Fowlkes, Hornbuckle, Rappaport
Richards, Spisak, Stachow

ABSENT: Durante
EXCUSED:

ALSO PRESENT: Mohamed A. Ayoub, Planning Director
Nicole Jones, Administration
Craig Brown, IT Director
Cynthia Dees, ASL Interpreter
Marciano Gongora, ASL Interpreter

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

Motion by Spisak, supported by Rappaport, that the minutes of the regular meeting of January 5th, 2021 are approved as submitted.

(6) AYES: Commissioners: Sharp, Fowlkes, Rappaport,
Richards, Spisak, Stachow

NAYS:
ABSTAIN: Hornbuckle
ABSENT: Durante
EXCUSED:

Motion Carried.

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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 February 2nd, 2021. The subject property is located at the southeast corner of Ann Arbor Trail and Middlebelt Road. This was the site of a former Burger King that is now vacant. The overall property comprises

.6659 acres and is zoned CB-1 Low Intensity Commercial Business. The property was recently split off from the Arbor Town Square shopping center parcel by the City Council at its January 19, 2021 meeting. The City has been working with the property owner over the past few years to resolve nuisance and blight issues generated by the vacant buildings at this corner. The owner decided that it would be best to split the property and sell the individual parcels. The City has also engaged several of the residents in the Badelt Subdivision over the past couple years to learn about their concerns and keep them updated on progress for bringing that corner back to life. The petitioner has entered into a long-term lease agreement with the intention to purchase the property from the current owner. The petitioner is requesting to occupy the building with a smoking lounge business for patrons to smoke hookah, there will also be a takeout restaurant located within the building but partitioned and split off from the smoking lounge to comply with state indoor smoking law.

Chairman Sharp asked if the petitioner is present.

Salim Sabbagh, business owner, stated he was present. He gave a brief overview of the project and also added his history and knowledge of running a Hookah Lounge business.

Chairman Sharp opened the meeting to the public.

Ora Bogdan, resident, was present but did not speak.

Chairman Sharp opened it up to the Commission.

Fowlkes inquired about the drive-thru window.

Salim answered the drive-thru window will stay in place for the restaurant customers.

Stachow asked how minors will be kept out especially relating to coming in with elders.

Salim responded that a sign will be posted stating no one under 21 is allowed and identification will be checked upon entry.

Richards asked if social distancing guidelines will be followed, and if marijuana will be allowed.

Salim answered yes social distancing guidelines will be followed and, no marijuana will not be allowed.

Hornbuckle inquired as to the business hours.

Salim explained the establishment will close no later than 2am.

Rappaport asked if there would be an air purification system in place.

Salim explained atmosphere will be no different than any other regular bar or restaurant. And, he will be following all state guidelines.

Ayoub stated that he had attempted to contact resident Ora Bogden, twice by phone but there was no answer, he left a voice message.

Motion made by Rappaport and supported by Stachow.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval subject to conditions outlined in staff report.

(7) AYES: Commissioners: Sharp, Fowlkes, Hornbuckle, Rappaport,
Richards, Spisak, Stachow

NAYS:
ABSTAIN:
ABSENT: Durante
EXCUSED:

Motion Carried

Consideration of Amended Schedule of Regular Meetings of the Westland Planning Commission for the Year 2021.

Motion made by Spisak and supported by Richards.

To approve Amended Schedule of Regular Meetings of the Westland Planning Commission for the Year 2021.

(7) AYES: Commissioners: Sharp, Fowlkes, Hornbuckle, Rappaport,
Richards, Spisak, Stachow

NAYS:
ABSTAIN:
ABSENT: Durante
EXCUSED:

Motion Carried

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Adjourn

Motion by Rappaport, supported by Richards;

Unanimously carried – that the meeting be adjourned at 7:04 P.M.

Respectfully submitted,

Kenneth B Sharp, Chairman
WESTLAND PLANNING COMMISSION

APPROVED: 03/02/21