

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

Roll Call:

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

ABSENT:
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 Rappaport, supported by Fowlkes, that the minutes of the regular meeting of February 2nd, 2021 are approved as submitted.

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

NAYS:
ABSTAIN: Durante
ABSENT:
EXCUSED:

Motion Carried.

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Case #2187C, Public Hearing for Proposed Rezoning from CB-1, Low Intensity Commercial Business to CB-3, General Commercial Business 920 S Wayne, West side of S. Wayne between Cherry Hill and Avondale.

Mr. Ayoub summarized his staff report dated Tuesday March 2nd, 2021. The subject property is located at the west side of Wayne Road, north of Avondale. The overall property is about 30,000 square feet and is zoned CB-1 Low Intensity Commercial Business. The site is developed with a multi-tenant commercial building that is completely

vacant. The owner is requesting to rezone the property to CB-3, General Commercial Business District to allow for a dog training, grooming and boarding business. This use is permitted by right in the CB-3 district.

Chairman Sharp asked if the petitioner is present.

Plaza owner Jeff King, was present and business owner of K9 Safety Consultants, Mr. Creature was also present. Mr. King explained the plaza has 10k square feet of space which 2k square feet is currently occupied by a tax service, Liberty Mutual. K9 Safety Consultants will be occupying 6k square feet of the building space, which leaves available 2k square feet in between the tax service and the K9 Safety Consultants for another potential business to occupy.

Mr. Creature explained he is relocating his business due to outgrowing the current space, and he is excited to bring Westland a professional dog training school.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport first wanted to express his gratitude to Mr. King for beautifying his property along one of Westland's main thoroughfares. He then had a question pertaining to the zoning ordinance, as in what other types of business would we be looking at if we change the zoning to CB3.

Ayoub explained that some of the more offensive potential uses could include: pawn shops, indoor theatres, motels/hotels, greenhouses and/or nurseries, but nothing too intense.

Fowlkes inquired if dog day-care was also going to be offered.

Mr. Creature answered yes.

Richards asked if there are any other locations.

Mr. Creature answered yes they have had other locations and have outgrown those spaces as well.

Spisak expressed his concern about the disposal of waste. He wanted to know how will it be handled as far as odor control? Spisak stressed that he does not want the neighboring residents to be impacted by any odor issues. He also asked how many dogs will be boarded at any given time.

Mr. Creature explained that the dumpster which is located at the rear of the building towards the south end in the back, will have an enclosure with a locking mechanism and trash will be picked up bi-monthly. However frequency can be increased depending on need. He said waste will be placed in sealed, scented bags to negate any odor, and this is how they have handled waste at the previous locations and never received any complaints.

Mr. King stated that it is a small kennel area, and that it will be used mostly for daytime occupancy and not for overnight.

Hornbuckle wanted to know what the plan was for using the grass area and how it would be maintained.

Mr. King said he has not had any negotiations with the adjacent business owner (Something Fishy) regarding the grass area.

Sharp asked if the tax service was temporary.

Mr. King stated they have signed a 5 year lease.

Stachow wanted to know how many dogs does the existing location accommodate and if Mr. Creature add Westland staff for this location.

Mr. Preacher answered that pre Covid-19 they had 30-40 dogs per class each hour. Post Covid-19 it is about 15-20 dogs per class each hour. He said yes he is definitely interested in adding new dog handlers and trainers.

Rappaport reminded everyone this is a rezoning issue.

Motion made by Rappaport and supported by Richards.

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, Durante

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

