

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday, April 6th, 2022**

A regular meeting of the Westland Planning Commission was called to order by Vice Chairman Andrew J. Spisak at 6:00 p.m., Wednesday April 6th, 2022, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:
EXCUSED: Sharp

ALSO PRESENT: Mohamed A. Ayoub, Planning Director
Nicole Jones, Planning Assistant

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

Motion by Rappaport, supported by Stachow, that the minutes of the regular meeting of March 2nd, 2022 are approved as submitted with a modification to the minutes.

(6) AYES: Commissioners: Durante, Hornbuckle,
Rappaport, Richards, Spisak

NAYS:
ABSTAIN: Fowlkes
ABSENT:
EXCUSED: Sharp

Motion Carried.

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Case #2255A, Final Phase PUD Development Plan for an Attached Condominium Development, 33065 Ann Arbor Trail, South Side of Ann Arbor Trail, East of Farmington, Infinity Homes & Co.

Mr. Ayoub summarized his staff report dated Wednesday April 6, 2022.

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Case #2256A, Special Land Use and Site Plan Approval for Proposed Marijuana Retail Business, 8475 Inkster, West Side of Inkster, North of Ann Arbor Trail, Jeffrey Yatooma.*

Mr. Ayoub summarized his staff report dated Wednesday April 6, 2022. The subject properties are located on the west side of Inkster Road just north of Ann Arbor Trail. The properties comprise 29,036 square feet (0.67 Acres) with about 180 feet of frontage along Inkster Road. The properties are zoned CB-3, General Commercial Business. The property at 8455 N. Inkster currently contains one building which will be demolished and the property at 8475 N. Inkster is vacant. The petitioner proposes to combine both properties and construct a 3,025 square foot building that will contain a marijuana retail business. The subject property meets the distance separation requirements set forth in the Marijuana Business Ordinance for marijuana retailers. The petitioner is seeking site plan and special land use approval to proceed with the project.

Vice Chairman Spisak asked if the petitioner is present.

Petitioner Noah Harfoosh, attorney representing Jeffrey Yatooma was present.

Vice Chairman Spisak opened the meeting to the public.

Pete Sabakas, homeowner near the property stated that he had concerns about the cliental that would be coming to the facility, also stating that given the nature of the business and the cliental he had concerns that there will be constant traffic.

Vice Chairman Spisak verified the zoning with Ayoub.

Vice Chairman Spisak inquired about the other businesses located near Mr. Sabakas and their zoning.

Ayoub gave a detailed explanation of the zoning.

Mr. Sabakas expressed his concern about the marijuana business cliental, and loitering.

Vice Chairman Spisak opened it up to the Commission.

Rappaport asked Mr. Sabakas to explain what his concern is regarding the cliental.

Mr. Sabakas stated his concern was that people would be coming to the business to get high.

Rappaport stated that it is not legal to get high on site, but the purchase, sale and use of marijuana is legal in the state of Michigan.

Resident had a question regarding a multi residential zoning but it was not relevant to the present discussion.

Ayoub answered the resident’s question.

Fowlkes asked the petitioner to address the resident’s concerns about the loitering.

Petitioner expressed that he wanted to be very clear that the development will have 24/7 surveillance and security, which will include on site security guards, who will monitor the interior and exterior of the premises, also including a noise control plan to negate any loitering. They feel this will provide a safe area that will not cause commotion in any way.

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.

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

NAYS:
ABSTAIN:
ABSENT:
EXCUSED: Sharp

Motion Carried

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Case #1582C, Site Plan Approval for Proposed Ranch Homes, 32001 Cherry Hill, South Side of Cherry Hill, West of Merriman Rd, Presbyterian Villages of Michigan/Kevin Petru.

Mr. Ayoub summarized his staff report dated Wednesday April 6, 2022. The subject property is located on the south side of Cherry Hill tucked between the existing PVM Senior Living Facility and the Mack Mayfield Municipal Golf Course. The property is zoned GAR, Garden Apartment Residential and is currently vacant containing a substantial

amount of mature trees. The petitioner is proposing to construct 35 attached ranch homes that will serve as independent living units for people 55 years of age or older.

Vice Chairman Spisak asked if the petitioner is present.

Petitioner Kevin Petru, Director of Real Estate and Development for PVM was present, and gave an overview of the plans.

Vice Chairman Spisak opened the meeting to the public.

No one spoke.

Vice Chairman Spisak opened it up to the Commission.

Hornbuckle inquired about what type of protection would be in place as a barrier for the homes to the nearby golf course/golf balls.

Petitioner answered that there is an existing 35 foot buffer of the existing tree line, which is very dense, and an existing fence on the property line as well.

Vice Chairman Spisak asked if these homes will be for sale or for rent.

Petitioner answered they will be rental units.

Stachow wanted to make sure the general public was aware that this development will not be part of the golf course. She also wanted to express that the proposed development looks to be a beautiful housing area, and she looks forward to seeing the construction take place.

Hornbuckle inquired about the entryway, and sidewalks.

Ayoub answered about the entryway question with the aerial image and overlay.

Petitioner answered the plan does not anticipate sidewalks at this time.

Rappaport inquired that in the future if one of these parcels were to be sold would there be plans to grant an easement.

Petitioner answered that each of those properties will be under three different ownership interests based on how the projects are being financed, so there will be reciprocal easement agreements, and maintenance agreements between those parties.

Rappaport confirmed that those easements of access will be required.

Petitioner answered yes.

and house. The petitioner is seeking approval to split off the property into four separate parcels to sell.

Vice Chairman Spisak asked if the petitioner is present.

Petitioner Tyson Nofzinger was present.

Vice Chairman Spisak inquired if they had any plans for the large area of the parcel.

Petitioner answered not at this point, their goal was to parcel it off in a way that the different pieces of land could be of the best use to serve the community well.

Vice Chairman Spisak opened the meeting to the public.

No one spoke.

Vice Chairman Spisak opened the meeting to the Commission.

Rappaport asked administration if there will be any setback issues.

Ayoub answered it is compliant, there are no setback issues.

Motion made by Richards and supported by Fowlkes.

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

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: Sharp

Motion Carried

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Case #1442A, Site Plan Approval for Proposed Gas Station, Retail Store Addition, 35425 Ford Road, Southwest Corner of Ford Road and Wayne Rd, Sunoco Gas Station.

Mr. Ayoub summarized his staff report dated Wednesday April 6, 2022. The subject property is 14,400 square feet in area. The property is zoned CB-4, Vehicle Service and is currently developed with Sunoco Gas Station which includes a 920 square foot retail building. The petitioner is requesting site plan approval to renovate the existing façade and construct a 772 square foot addition to the existing retail building bringing the total footprint to 1,692 square feet.

Vice Chairman Spisak asked if the petitioner is present.

Petitioner Nasser Choucair was present.

Vice Chairman Spisak opened the meeting to the public.

No one spoke.

Vice Chairman Spisak opened the meeting to the Commission.

Rappaport stated that they appreciate the renovation to the Ford/Wayne corner. He then asked the administration if any parking spaces would be eliminated.

Ayoub answered none will be eliminated.

Rappaport asked the petitioner if he was aware of any parking issues that currently exist.

Petitioner answered no there are not any current issues, they did the calculations, and yes it will be enough parking.

Durante asked if they would be serving hot food.

Petitioner answered no hot food will be prepared there.

Alli Mekdad, the owner of the property, introduced himself and wanted to address Commission Rappaport's question regarding the parking spaces. He then explained that with the addition they will be picking up 2 – 3 additional parking spaces to what's there now.

Stachow stated that she appreciates the new facelift on the building, and thanked them for beautifying the area.

Motion made by Richards and supported by Hornbuckle.

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

(7) AYES: Commissioners: Durante, Hornbuckle, Stachow

NAYS:
ABSTAIN:
ABSENT:
EXCUSED: Sharp

Motion Carried

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Case #1566B, Special Land Use Approval for Proposed Daycare Facility, 35270 Nankin Blvd, North side of Nankin, West of Wayne Rd, Adelina Robinson.

Mr. Ayoub summarized his staff report dated Wednesday April 6, 2022. The subject property is located within the Nankin Professional Center on the north side of Nankin Blvd. just west of Wayne Road. The overall property comprises of about 6 Acres and is zoned CB-2, Shopping Center Commercial Business District. Nankin Professional Center includes a variety of office type uses, with some currently vacant units scattered throughout the site.

Vice Chairman Spisak asked if the petitioner is present.

Petitioner Adelina Robinson was present.

Vice Chairman Spisak opened the meeting to the public.

No one spoke.

Vice Chairman Spisak opened the meeting to the Commission.

Richards asked the petitioner if they would be accommodating children with special needs.

Petitioner answered, yes they will.

Fowlkes inquired about transportation.

Petitioner answered at this time they do not have transportation, but they will be getting transportation to go to and from the schools.

Hornbuckle inquired about the pick-up and drop-off times.

Petitioner explained most parent's drop-off in the morning and pick-up in the afternoon, busiest time will be between 7 and 8:30am, and then 5 and 7pm.

Hornbuckle asked about a fenced in play area.

Petitioner answered there will be a fenced in play area for the children.

Hornbuckle asked if there would be a designated drop-off spot.

Petitioner answered yes.

Hornbuckle inquired about the property owner and nearby businesses.

Petitioner answered the nearby business Starfish, is a company that provides therapy for children, and they will be working together.

Hornbuckle inquired about the food.

Petitioner answered the food will be brought in/catered.

Durante asked how they will safeguard the children in the facility.

Petitioner explained that there is a secure location in which you must be buzzed in, and show identification, once that is verified, the child will be brought out to the authorized adult.

Rappaport inquired about how they will contain the noise and asked the petitioner what her code of conduct will be.

Petitioner explained how they instruct code of conduct with the children, and when they are outside it will be in a fenced in area which will help contain the noise.

Richards inquired about the food for the children who have special dietary needs.

Petitioner explained all food allergies are noted, and they follow the state law.

Hornbuckle inquired about the regulations for the number of people/children.

Ayoub answered that is regulated by the state.

Motion made by Stachow and supported by Richards.

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

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

NAYS:
ABSTAIN:
ABSENT:
EXCUSED: Sharp

Motion Carried

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Adjourn

Motion by Hornbuckle, supported by Richards;

Unanimously carried – that the meeting be adjourned at 7:33 P.M.

Respectfully submitted,

Andrew J. Spisak
WESTLAND PLANNING COMMISSION

APPROVED: 05/04/22