

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday, May 3, 2023**

A regular meeting of the Westland Planning Commission was called to order by Vice Chairperson Debra Fowlkes at 6:00 p.m., Wednesday May 3, 2023, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

PRESENT: Commissioners: Durante, Fowlkes, Rappaport
Richards, Stachow, Thompson

ABSENT:
EXCUSED: Sharp

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

Vice Chairperson Fowlkes called for citizens' comments on items not on the agenda. No one spoke.

Motion by Richards, supported by Durante, that the minutes of the regular meeting of April 5, 2023 are approved as submitted.

(5) AYES: Commissioners: Fowlkes, Rappaport
Richards, Stachow, Thompson

NAYS:
ABSTAIN: Durante
ABSENT:
EXCUSED: Sharp

Motion Carried.

* * * * *

Consideration of the request of the City of Westland, to review and recommend approval of the proposed Capital Improvements Plan commencing Fiscal Year 2023-2024, Daniel Block, Budget Director

Ayoub gave a summary of the Capital Improvements Plan.

Daniel Block, City of Westland Budget Director, was present to answer any questions.

Vice Chairperson Fowlkes opened the meeting to the public.

No one spoke.

Vice Chairperson Fowlkes opened it up to the Commission.

Motion made by Durante and supported by Richards.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval subject to departmental requirements and recommendations.

(6) AYES: Commissioners: Durante, Fowlkes, Rappaport
Richards, Stachow, Thompson

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: Sharp

Motion Carried

* * * * *

Case #2256, Proposed Special Land Use Approval for a Childcare Center, 2146 S Wayne Rd., West side of Wayne Rd., South of Palmer Rd., Syed Akbari/Batul Akbari.*

Mr. Ayoub summarized his staff report dated Wednesday May 3, 2023. The property comprises of about 13,000 square feet and is zoned CB-1, Low Intensity Commercial Business District. The property contains an old single-family dwelling which was previously used as a music store. The petitioner proposes to locate a Child Daycare Center on the first floor of the building, serving children from 6 weeks of age to eight years of age. The proposed center will expand the existing operations of the childcare center to the north at 2134 S. Wayne Road.

Vice Chairperson Fowlkes asked if the petitioner is present.

Petitioner Batul Akbari was present.

Vice Chairperson Fowlkes opened the meeting to the public.

Mark Peterson, a resident and property owner to the south of the daycare facility, submitted a written request for a privacy fence to be installed between his property and the facility for safety reasons, was present.

Vice Chairperson Fowlkes opened it up to the Commission.

Durante inquired if there was a fence in place now.

Mr. Peterson answered there was an old wire fence in place that is falling down.

Durante pointed out that the majority of the property appears to be wooded.

Mr. Peterson explained it is wooded, however he's concerned about children crossing over into his property.

Rappaport asked for more clarification on what specifically the safety concerns would be.

Mr. Peterson stated his specific concern is children crossing over onto his property and getting injured.

Rappaport stated that the role of government isn't to tell people how to use their private property, the requirements must be reasonable otherwise it would be unconstitutional. He stated that it must be fair and reasonable to everyone.

Petitioner stated that they did update and repair the metal chain fence.

Stachow inquired about the supervision, area and times that the students will be outside.

Petitioner answered it will be a maximum of 16 children supervised by two teachers on the existing playground area.

Richards inquired if the facility will cater to children with disabilities/special needs and inquired about the restroom accommodations.

Petitioner gave a review of the restroom accommodations, and yes they will cater to children with disabilities/special needs.

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 departmental requirements and recommendations.

(6) AYES: Commissioners: Durante, Fowlkes, Rappaport
Richards, Stachow, Thompson

NAYS:
ABSTAIN:
ABSENT:
EXCUSED: Sharp

Motion Carried

* * * * *

Case #1178A, Proposed Special Land Use Approval for a Preschool & Childcare Center, 33200 Warren Daycare, North side of Warren Rd., West of Venoy, Tara Herzberg.*

Mr. Ayoub summarized his staff report dated Wednesday May 3, 2023. The property comprises of about 35,284 square feet and is zoned OB, Office Business District. The property contains an old single-family dwelling which was previously known to be used as a medical office. The petitioner proposes to locate a Childcare Center in the building, serving children from 1 year to 10 years of age. Childcare Centers are special land uses in the OB zoning district.

Vice Chairperson Fowlkes asked if the petitioner is present.

Petitioner Tara Herzberg, was present.

Vice Chairperson Fowlkes opened the meeting to the public.

Paula Naggy, a neighbor of the facility living at 33055 Chief Lane, wanted to offer her support of the daycare, and stated she hoped it would be approved, as it's good for the community.

Vice Chairperson Fowlkes opened it up to the Commission.

Richards inquired about hours and activities, and if the facility will cater to children with disabilities/special needs and restrooms.

Petitioner gave a detailed review of the hours, activities and restrooms, and yes they will cater to children with disabilities/special needs.

Durante inquired about the maximum length of stay for the children in care and what the dietary requirements/meals would be.

Rappaport brought up a concern about possible traffic congestion during the drop-off and pick-up times being that the facility is located off a major road.

Petitioner answered they may stagger the drop-off and pick-up times if traffic congestion occurs.

Rappaport stated that he would like it noted that the sign be updated as a condition of approval.

Richards asked if the existing garage will be demolished, and inquired about downed wires.

Petitioner stated that is not in the plan at this time, but they have contacted the utility company, they are aware and will be out to address the wires.

Thompson inquired about the maximum number of children at the facility at one time.

Petitioner explained the capacity limits which state licensing dictates.

Stachow inquired about the ADA parking spot locations.

Ayoub answered.

Motion made by Rappaport and supported by Durante.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval contingent upon petitioner meeting the expectations of the administration in regard to updating and or removal of existing signage and subject to departmental requirements and recommendations.

(6) AYES: Commissioners: Durante, Fowlkes, Rappaport
 Richards, Stachow, Thompson

NAYS:
ABSTAIN:
ABSENT:

EXCUSED: Sharp

Motion Carried

* * * * *

Consideration to direct the Administration to prepare and distribute a Request for Proposals (RFP) for a comprehensive update of the City of Westland, Michigan Master Plan.

Ayoub gave a summary of the RFP Resolution.

Vice Chairperson Fowlkes opened it up to the Commission.

Rappaport wanted to confirm that the Planning Enabling Act requires the Master Plan Update.

Ayoub confirmed.

Motion made by Rappaport and supported by Durante.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval subject to departmental requirements and recommendations.

(6) AYES: Commissioners: Durante, Fowlkes, Rappaport
Richards, Stachow, Thompson

NAYS:
ABSTAIN:
ABSENT:
EXCUSED: Sharp

Motion Carried

* * * * *

Rescheduling the July 5th, 2023 Meeting to July 12th, 2023 at 6 PM.

Vice Chairperson Fowlkes opened it up to the Commission.

Motion made by Richards and supported by Rappaport.

To reschedule the July 5th Regular Meeting of the Westland Planning Commission to July 12th, 2023 at 6pm.

(6) AYES: Commissioners: Durante, Fowlkes, Rappaport
Richards, Stachow, Thompson

NAYS:
ABSTAIN:
ABSENT:
EXCUSED: Sharp

Motion Carried

* * * * *

Adjourn

Motion by Richards, supported by Thompson;

Unanimously carried – that the meeting be adjourned at 6:52 P.M.

Respectfully submitted,

Debra Fowlkes
WESTLAND PLANNING COMMISSION

APPROVED: 07/12/23