

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday, May 4th, 2022**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m., Wednesday May 4th, 2022, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:
EXCUSED:

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

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

Motion by Spisak, supported by Hornbuckle, that the minutes of the regular meeting of April 6, 2022 are approved as submitted.

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

NAYS:
ABSTAIN: Sharp
ABSENT:
EXCUSED:

Motion Carried.

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Consideration of the request of the City of Westland, to review and recommend approval of the proposed Capital Improvements Plan commencing Fiscal Year 2022-2023, Daniel Block, Budget Director.*

Ayoub gave a summary of the Capital Improvements Plan.

ABSENT:
EXCUSED:

Motion Carried

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Case #2196G, Proposed Land Division, Parcel 049-05-0981-301, Southwest corner of Ford Road & Newburgh, Mark Derr.

Mr. Ayoub summarized his staff report dated Wednesday May 4, 2022. The subject property is located at the southwest corner of Newburgh and Ford Road and is zoned PUD. The property is currently vacant. On March 21, 2022, the City Council granted approval for a proposed land division that split the property into two parcels to accommodate the Dairy Queen and Tommy's Car Wash developments. The City Council also approved the site plan for the Dairy Queen Drive-through Restaurant at this meeting. The petitioner is now requesting to split off 43 feet of the western portion of the property to sell to the adjacent land owner who will combine the resulting property with his lot for a future development. The approved site plan will not result in any deficiencies or nonconformities as a result of this lot split.

Chairman Sharp asked if the petitioner is present.

Petitioner Mark Derr representing Dairy Queen was present and explained that this was excess property that they did not utilize in their site plan when they purchased the property.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened the meeting to the Commission.

Rappaport wanted to verify what was planned for the additional property.

Petitioner explained that originally they had only wanted to purchase an acre, but through negotiation they had to buy an acre and a half which resulted in the additional property, which can potentially benefit our neighbor to the west and that is how they came to this agreement to sell it.

Rappaport wanted to make sure this 1/2 acre was not going to be left unattended and overgrown.

Case #1352F, Special Land Use Approval for Proposed Hookah Smoking Lounge, 2753 S. Wayne, East Side of S. Wayne, North of Glenwood, Rickelle Brown & Waker Allen-Cannon*

Mr. Ayoub summarized his staff report dated Wednesday May 4, 2022. The proposed hookah smoking lounge is located within the Washington Square, a retail plaza on the northeast corner of Glenwood and Wayne. The property is zoned CB-1, Low Intensity Commercial Business District. Washington Square includes a variety of office retail and commercial uses, with vacant units scattered throughout the site. The petitioner proposes to locate the hookah lounge in a vacant 2,220 square foot vacant space. There will be no live entertainment or food service on site.

Chairman Sharp asked if the petitioner is present.

Petitioners Rickelle Brown and Walker Allen-Cannon was present.

Chairman Sharp opened the meeting to the public.

Resident Paul Michalik had some concerns and, provided links to news stories addressing hookah lounges and increased crime. Paul also had concerns over trash, litter and loitering.

Resident Jayne Kneip had some concerns over trash, litter, loud music and the ventilation system.

Chairman Sharp addressed the ventilation, which the business will be required by State law to be in compliance with and to his knowledge the city has not received any complaints on any hookah lounge odors. He also addressed the trash concerns stating that we will bring that to the attention of the department of ordinance.

Chairman Sharp asked the petitioners if they will provide food carryout containers and trash disposal containment to keep any trash from going outdoors.

Petitioners answered yes.

Chairman Sharp opened the meeting to the Commission.

Durante inquired about the loud music concerns.

Petitioners stated that the music will not be loud, it will be more like lounge music, and they have tested it to be sure of the volume control.

Durante stated that he has frequented hookah lounges and the music is lounge like and not loud.

