

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Via Zoom Meeting
Wednesday May 5th, 2021**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m. Wednesday May 5th, 2021 via Zoom Meeting.

Roll Call:

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

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 Spisak, supported by Richards, that the minutes of the regular meeting of April 6th, 2021 are approved as submitted. (Fowlkes was not present to vote on minutes due to technical difficulties, she joined meeting at 6:07pm).

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

NAYS:
ABSTAIN: Fowlkes
ABSENT:
EXCUSED:

Motion Carried.

* * * * *

Case #2163B, Site Plan Approval for Proposed Commercial Center, 34601 Ford, Parcel #042-01-0020-303, South side of Ford Road between Wayne and Wildwood.

Mr. Ayoub summarized his staff report dated Wednesday May 5th, 2021. The subject property is located on the south side of Ford Road between Wayne and Wildwood and is 17,600 square feet in area. The property is zoned CB-1, Low Intensity Commercial

Business and is currently undeveloped. The petitioner is proposing to construct a one-story, 4,272 square foot, commercial building.

Chairman Sharp asked if the petitioner is present.

Petitioner Mahde Abdallah was present. He added that they were excited to bring new business and jobs to Westland.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

No one spoke.

Motion made by Stachow and supported by Spisak.

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

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

Motion Carried

Case #2248, Site Plan and Special Land Use approval for Proposed Burger King, 38411 Ford Road, South side of Ford Road between Hix and Norma.

Mr. Ayoub summarized his staff report dated Wednesday May 5th, 2021. The subject property is located at the southwest corner of Ford Road and Hix Road, comprises 1.11 acres (48,351 square feet) and is zoned CB-3, General Commercial Business District. The petitioner successfully rezoned the property to CB-3 in 2018 to facilitate the development of a drive-through restaurant. Today the petitioner is seeking site plan and special land use for the construction of a 3,235 square foot Burger King drive-through restaurant.

Chairman Sharp asked if the petitioner is present.

Petitioner, Eric Williams was present, he gave an overview of the project mentioning that it has been a work in progress for the last two years, they are extremely excited and feel this will be a great asset and addition to the City.

Chairman Sharp opened the meeting to the public.

Sean and Tammy adjacent property owners on Norma Street, wanted to express their concerns about lighting, the dumpster enclosure, and their preference of having a brick wall installed rather than just the landscaping.

Williams gave details on the landscaping plans which will include arborvitaes, dense evergreens and deciduous trees. He mentioned it would be a softer buffer, with the intent to make it more attractive on the west side of Norma. They feel the landscaping would be much more aesthetically pleasing than the brick wall, and the plans can offer either the landscaping or the brick wall, but not both. Lighting will be facing down on the ground and have backlight shielding to eliminate light trespassing. Certain lights will stay on during non-business hours for security purposes. The dumpster enclosure will be 30 feet from the property line and will be enclosed in a 6 foot masonry wall.

Sean wanted it noted that he and his wife Tammy, would prefer a brick wall for security reasons.

Sharp asked Mr. Williams if he would object to installing a wall there for Mr. Williams and his family.

Williams answered they can certainly look into it, however they would prefer to use landscaping.

Durante expressed his thoughts stating that the landscaping and fence would be the best option for the buffer rather than the brick wall.

Williams stated that they would be happy to work with the neighbors and the Planning Department, and asked Mr. Ayoub to arrange a meeting to have a conversation.

Ayoub stated he would be happy to facilitate a meeting, and asked Tammy to write down his office number to call to discuss a date and time.

Sean stated that Williams can go ahead with the landscaping plans and fence rather than the brick wall.

Chairman Sharp opened it up to the Commission.

Durante inquired how they would be able to enforce the restricted left turns.

Williams explained that there will be a physical, concrete barrier in place that will guide vehicles to turn right.

Ayoub also gave some details on the barrier.

Fowlkes added that she was happy to see the site developed.

Rappaport made an amendment for approval subject to good faith investigation regarding the constructed barrier.

Durante opposed.

Motion made by Spisak and supported by Durante.

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

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

Motion Carried

Case #2121E, Special Land Use Approval for a Proposed Wine Tasting Room, 6033 N Wayne, West Side of Wayne, North of Stacey.

Mr. Ayoub summarized his staff report dated Wednesday May 5th, 2021. The subject property is located on the west side of Wayne Road, north of Ford Road at the northwest corner of Wayne Road and Stacy Avenue. The property comprises 1.8725 acres with 480 feet of frontage on Wayne Road. The property is zoned CB-3, General Commercial Business and is developed with a 15,168 square foot commercial center. The petitioner proposes to locate a wine tasting room in a vacant tenant space within the existing building with a maximum capacity of up to 25 individuals. The hours of operation are Monday through Sunday from 12 PM to 10 PM.

Chairman Sharp asked if the petitioner is present.

Petitioner Dawn Howard was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Richards asked if this is Ms. Howard's first wine tasting room and inquired as to where she will order the wine.

Ms. Howards answered yes this is her first wine tasting room, and as of now she has a contract with Budweiser and is considering several other contractors, but ultimately it will depend on what the customers like for future ordering.

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.

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

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

Rescheduling the June 1st Planning Commission

Mr. Ayoub asked the Commissioners to consider rescheduling the Planning Commission meeting from June 1st to either June 2nd or June 8th.

Motion made by Durante for June 2nd and supported by Richards.

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

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

Adoption of Planning Commission By-Laws

Mr. Ayoub gave an overview of Planning Commission By-Laws.

Rappaport asked if there could be a mention of a regular review process to renew the By-Laws every 3 years.

Motion made by Spisak and supported by Rappaport to adopt the Planning Commission By-Laws with the addition of the provision to renew By-Laws every 3 years beginning in May of 2024.

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

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

* * * * *

Adjourn

Motion by Spisak, supported by Rappaport;

Unanimously carried – that the meeting be adjourned at 7:02 P.M.

Respectfully submitted,

Kenneth B Sharp, Chairman
WESTLAND PLANNING COMMISSION

APPROVED: 6/02/21