

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday, June 1st, 2022**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:01 p.m., Wednesday June 1st, 2022, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:
EXCUSED: Hornbuckle, Stachow

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

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

Motion by Spisak, supported by Fowlkes, that the minutes of the regular meeting of May 4th, 2022 are approved as submitted.

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

NAYS:
ABSTAIN:
ABSENT:
EXCUSED: Hornbuckle, Stachow

Motion Carried.

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Case #1051J, Site Plan & Special Land Use Modification for Proposed Outdoor Seating for an Existing Smoking Lounge, 7900 Middlebelt, Southeast corner of Ann Arbor Trail and Middlebelt, Salim Sabbagh.

Mr. Ayoub summarized his staff report dated Wednesday June 1, 2022. The subject property is located at the southeast corner of Ann Arbor Trail and Middlebelt Road. The

Motion Carried

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Case #1126B, Site Plan Approval for Proposed Building Addition for an Oil Change Shop, 32911 Warren Rd., Southwest corner of Warren Road and Venoy, Steven Hamade.

Mr. Ayoub summarized his staff report dated Wednesday June 1, 2022. The subject property is located at the southwest corner of Warren Road and Venoy and is zoned CB-4. The applicant is requesting site plan approval to renovate the existing building and construct an addition to accommodate a three bay Oil Change shop in the 1,772 square foot space.

Chairman Sharp asked if the petitioner is present.

Petitioner Steven Hamade was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened the meeting to the Commission.

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.

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: Hornbuckle, Stachow

Motion Carried

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Case #1532D, Site Plan Approval for Proposed Veterinary Clinic, 36391 Ford Rd., Southeast corner of Ford Road and Carlson, Mark Pytiak.

Mr. Ayoub summarized his staff report dated Wednesday June 1, 2022. The site is located at the southeast corner of Ford Road and Carlson, is zoned CB-4, Vehicle Service District and located in the FROD (Ford Road Overlay District). The applicant is requesting site plan approval to construct a 4,865 square foot veterinary clinic. If approved the applicant will construct a veterinary clinic to replace the existing veterinary clinic to the east which will be demolished.

Chairman Sharp asked if the petitioner is present.

Petitioners Mark Pytiak and Walter Pytiak, along with Architect, Charles Hyde, was present.

Chairman Sharp opened the meeting to the public.

Residents and neighbors, Donna Stottlemeyer and Ellen Lob, wanted to express some concerns and obtain some details over the fencing, parking and the dumpster enclosure.

Ayoub gave the details of the dumpster, which will be enclosed with gates and a taller masonry wall, as well as landscaping along the southern property line, which will screen the parking areas and any objective noise generated by the parking lot.

Petitioners wanted to add that the dumpster enclosure will have higher walls with masonry, which should improve the existing scenario and in addition the landscaping screening will isolate more so than the privacy fence which is in place now.

Chairman Sharp opened the meeting to the Commission.

Fowlkes commented that the building design is beautiful.

Durante inquired if the same veterinary doctors will be remaining.

Petitioner answered yes, same doctors at the existing practice, with the intention to grow the practice.

Rappaport inquired about the hours of operation.

Petitioner answered hours will remain the same as they are now, daily operations.

Motion made by Richards and supported by Spisak.

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

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: Hornbuckle, Stachow

Motion Carried

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Case #2258, Site Plan Approval for Proposed Enclosure of Existing Vacant Bank Drive-through Area, 36700 Ford Rd., North Side of Ford Road, East of Newburgh Road, Dr. Rodwin Saad.

Mr. Ayoub summarized his staff report dated Wednesday June 1, 2022. The subject property is located on the north side of Ford Road between Newburgh and Central City Parkway. The property is approximately 1.34 Acres in area, currently zoned PUD, Planned Unit Development, and is developed with Parkwest Dental. The building was previously used by a bank which had a drive-through operation. The petitioner is requesting site plan approval to enclose the 1,684 square foot drive-through area. The space will potentially be leased to a pharmacy or other medical office type use.

Chairman Sharp asked if the petitioner is present.

Petitioner Dr. Saad was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened the meeting to the Commission.

Durante inquired about the ATM location.

Petitioner explained that the ATM will not be disturbed, and will remain in the same location.

Motion made by Spisak and supported by Rappaport.

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

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: Hornbuckle, Stachow

Motion Carried

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Adjourn

Motion by Durante supported by Spisak;

Unanimously carried – that the meeting be adjourned at 6:37 P.M.

Respectfully submitted,

Kenneth B. Sharp
WESTLAND PLANNING COMMISSION

APPROVED: 07/06/22