

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday, July 12, 2023**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m., Wednesday July 12, 2023, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

PRESENT: Commissioners: Sharp, Durante, Fowlkes, (arrived at 6:15 P.M.)
Rappaport, Richards, Stachow,

ABSENT:
EXCUSED: Thompson

ALSO PRESENT: Mohamed A. Ayoub, Planning Director
Nicole Jones, Planning Assistant
Adam Young, Project Manager Wade Trim

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

Motion by Rappaport, supported by Richards, that the minutes of the regular meeting of May 3, 2023 are approved as submitted.

(4) AYES: Commissioners: Durante, Rappaport,
Richards, Stachow

NAYS:
ABSTAIN: Sharp, Fowlkes (arrived 6:17 P.M.)

ABSENT:
EXCUSED: Thompson

Motion Carried.

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**Case #1627C, Proposed Site Plan Approval for a proposed industrial building,
38272 Abruzzi Drive, East side of Abruzzi Rd., Taulant Totaj.**

Mr. Ayoub summarized his staff report dated Wednesday July 12, 2023. The subject property is located in the "Railway Industrial Subdivision." This industrial subdivision is located south of Ford Road and on the east side of the railroad line. The property is zoned I-1, Light Industrial. The applicant is requesting site plan approval to construct a new 12,000 sq. ft. building on site to be used for warehousing and office space. The proposed building area is in the southeast corner of the site. The garage that exists in this proposed area will be demolished.

Chairman Sharp asked if the petitioner is present.

Petitioner Taulant Totaj was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Stachow asked for some information on what the business does and how long they have been in the community.

Petitioner explained they are a transportation logistics company, who for the past 12 years have been servicing Ford, GM and Chrysler for all their expedite needs.

Rappaport inquired about how the amount of concrete coverage and the dust abatement.

Petitioner explained in detail the paving plan and dust abatement plan, from the past and past communications with the neighbors.

Rappaport suggested as they move forward with the continued construction that it may be a good neighborly thing to reach out to the surrounding residents to check in to see if they have any concerns.

Petitioner stated he will stop by and see the neighbors to provide an explanation.

Motion made by Richards and supported by Rappaport.

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

(5) AYES: Commissioners: Sharp, Durante,
Rappaport, Richards, Stachow

NAYS:
ABSTAIN: Fowlkes (arrived 6:17 P.M.)
ABSENT:
EXCUSED: Thompson

Motion Carried

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Comprehensive update to the City of Westland Zoning Ordinance and Zoning Districts Map regulating the development and use of land within the City. The comprehensive update affects the entire City of Westland Zoning Ordinance, pertaining to all aspects of development and land use including: definitions; residential districts; commercial/mixed-use districts; industrial districts; planned unit development district; use standards; general provisions; nonconformities; site development standards; site plan review procedures; special land use procedures; site condominium review; public hearings; administration; zoning board of appeals; changes and amendments; and enforcement. A new Zoning District Map is also included as part of the comprehensive update. The full text of the comprehensive update and new Zoning Districts Map is available for download at the City website at cityofwestland.com.

Adam Young, Project Manager of Wade Trim, provided a detailed presentation of the Zoning Ordinance Update.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport inquired about the sign and tree ordinance.

Ayoub explained that the sign and tree ordinances still need to be reviewed the City's legal team; if the motion is to recommend adoption, it will be to recommend adoption subject to further legal review for the sign ordinance and tree ordinance.

Rappaport thanked Adam Young for his time and effort.

Fowlkes inquired about the residential districts and the addition of two and three family dwellings.

Motion by Rappaport supported by Fowlkes;

Unanimously carried – that the meeting be adjourned at 6:44 P.M.

Respectfully submitted,

Kenneth B. Sharp
WESTLAND PLANNING COMMISSION

APPROVED: 08/02/23