

**CITY OF WESTLAND  
PLANNING COMMISSION REGULAR MEETING  
Wednesday, February 1, 2023**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:01 p.m., Wednesday February 1, 2023, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:  
EXCUSED: 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 Durante, supported by Rappaport, that the minutes of the regular meeting of December 6, 2022 are approved as submitted.

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

NAYS:  
ABSTAIN: Stachow  
ABSENT:  
EXCUSED:

Motion Carried.

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**Case #1684B, Proposed Site Plan & Special Land Use Approval for a proposed Drive-through Restaurant, 2646 S. Wayne, northwest corner of S. Wayne and Glenwood, KL & WL Investment Inc.\***

Mr. Ayoub summarized his staff report dated Wednesday February 1, 2023. The property is approximately 1.39 Acres and is zoned CB-4, Vehicle Service District. The

site currently contains an existing Marathon Gasoline Station. The petitioner is requesting site plan and special land use approval to build a drive-through restaurant on the vacant northern portion of the site. The specific restaurant has not been identified at the time of writing this staff report.

Chairman Sharp asked if the petitioner is present.

Petitioner Alan Hall from API and the business owner was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Durante asked if this will be dine-in as well as drive-thru.

Petitioner explained that they do not have the tenant at this time, and that is something that will be determined by the tenant, however it is an option for both.

Ayoub clarified zoning ordinance allows administrative approval for drive thru and dine in restaurants, and it is not uncommon to find tenant after construction.

Rappaport stated that the written concerns received from the nearby school, St. John's Lutheran, were addressed appropriately by the petitioner. He then wanted clarification on the curb cuts, and if the restaurant property and gasoline station shared ownership as well as the curb cuts.

Petitioner answered yes, owner owns both the gasoline station and restaurant property. He has been the owner for the past 20 years.

Richards suggested a 3 foot masonry wall on the north side of the property.

Petitioner explained that they suggested a landscaping screen with arborvitae to be more aesthetically pleasing.

Sharp stated that although it would look nice, it may take 10 years before the arborvitae grow together to close the space. He suggested the 3 foot masonry wall, along with the arborvitae shrubs.

Petitioner agreed.

Richards wanted clarification on the entrance and exit points.

Fowlkes inquired about the restaurant franchise possibilities.





NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED: Stachow

Motion Carried

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### **Consideration of 2022 Planning Commission Annual**

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.

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED: Stachow

Motion Carried

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### **Election of Offices:**

- **Chairperson:** Ken Sharp elected Chairperson. Approved by acclamation.
- **Vice-Chair:** Debra Fowlkes elected Vice Chair. Approved by acclamation.
- **Secretary:** Tabled until next meeting date.

### **Adjourn**

Motion by Durante, supported by Richards;

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

Respectfully submitted,

Kenneth B. Sharp  
WESTLAND PLANNING COMMISSION

APPROVED: 03/01/23