

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

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m., Wednesday March 1, 2023, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:  
EXCUSED:

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 February 1, 2023 are approved as submitted.

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

NAYS:  
ABSTAIN: Stachow  
ABSENT:  
EXCUSED:

Motion Carried.

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**Case #2056N, Final Site Plan Approval for Proposed Medical Building, Amending Brookfield Village PUD, Parcel #051-99-0055-701, northwest corner of Cherry Hill and Superior Parkway, Tom Dikho/Val Properties, LLC.\***

Mr. Ayoub summarized his staff report dated Wednesday March 1, 2023. The subject site is located on the north side of Cherry Hill between Superior Parkway and the

Canton Township Line. The property abuts the ITC Transmission Corridor on the north side. The property was zoned PUD, Planned Unit Development as part of the Brookfield Village Development and comprises of an undeveloped 1.14 Acres (49, 647 sq. ft.). The petitioner proposes a modification to the previously approved PUD in order to develop a 6,388 square foot Medical Building.

Chairman Sharp asked if the petitioner is present.

Petitioner Tom Dikho, along with his architect Ghassan Abdelnour was present.

Chairman Sharp opened the meeting to the public.

Ray Shulholz inquired about the ADA spaces.

Chairman Sharp opened it up to the Commission.

Rappaport inquired about the original PUD plan for the property.

Ayoub explained the original plan was a gas station.

Rappaport stated that he is very pleased that the original PUD approval of a gas station did not go forward, and a professional building is a much better fit for the area.

Durante asked that the petitioner answer the question regarding the ADA parking.

Ayoub answered there is two spaces which comply with the requirements.

Rappaport stated that the petitioner may want to consider adding more ADA spaces considering the medical/patient use.

Petitioner stated they would consider adding more ADA spaces.

Motion made by Richards and supported by Durante.

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

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

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**Case #0421B, Proposed Site Plan Approval for Proposed Mosque Addition, 37775 Palmer Rd., south side of Palmer between John Hix and Newburgh, Qari Nauman.**

Mr. Ayoub summarized his staff report dated Wednesday March 1, 2023. The property is approximately 3.55 Acres in area, currently zoned R-2, Single Family Residential, and is developed with an existing mosque. The mosque is currently 8,548 sq. ft. The building was originally built for Prince of Peace Lutheran Church. The petitioner is requesting site plan approval for a 3,013 sq. ft. addition to accommodate a prayer room and a 275 sq. ft. addition for a vestibule area.

Chairman Sharp asked if the petitioner is present.

Petitioner Mohamad Nomar treasurer of the mosque was present along with the Engineer and Architect.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Stachow inquired about the ADA parking location, noting that according to the site plan the ADA parking is away from the building; she asked the petitioner to consider to relocate the ADA parking to the front of the building.

Petitioner explained they will keep the ADA parking spaces at the entrance.

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 with the condition of locating ADA parking to the front of the building.

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

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**Election of Offices:**

- **Secretary:** Ruby Richards. Approved by acclamation

**Adjourn**

Motion by Fowlkes, supported by Durante;

Unanimously carried – that the meeting be adjourned at 6:23 P.M.

Respectfully submitted,

Kenneth B. Sharp  
WESTLAND PLANNING COMMISSION

APPROVED: 04/05/23