

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday, March 2nd, 2022**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m., Wednesday March 2nd, 2022, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:
EXCUSED: Fowlkes

ALSO PRESENT: Mohamed A. Ayoub, Planning Director
Nicole Jones, Planning Assistant
Brandon Grysko, City Attorney

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 December 1st, 2021 are approved as submitted.

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

NAYS:
ABSTAIN: Stachow
ABSENT:
EXCUSED: Fowlkes

Motion Carried.

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Case #2255A, Final Phase PUD Development Plan for an Attached Condominium Development, 33065 Ann Arbor Trail, South Side of Ann Arbor Trail, East of Farmington, Infinity Homes & Co.

Mr. Ayoub summarized his staff report dated Wednesday March 2, 2022.

The subject site is located on the south side of Ann Arbor Trail and east of Farmington Road. The overall site comprises of about one acre and contains a single-family dwelling. The property is zoned R-2, Single Family Residential. The petitioner proposes to construct a six-unit, two building attached condominium development. If approved, the existing dwelling will be demolished to accommodate the development. On December 21, 2021 the City Council approved the preliminary phase PUD plan, rezoning the property.

Chairman Sharp asked if the petitioner is present.

Petitioner Rino Soave representing Infinity Homes was present.

Chairman Sharp opened the meeting to the public.

Arbor Oaks Board of Directors Irene Martin wanted to follow-up from the last meeting regarding the junk trees along the East border.

Petitioner Rino Soave will be in communications with her regarding the junk trees.

Chairman Sharp opened it up to the Commission.

Stachow inquired about the parking areas, she wanted the guest parking clarified.

Petitioner Rino Soave explained that the units will have a one car driveway and a one car garage. And he wanted to mention that this is not a high density type user.

Stachow asked administration if this follows the zoning ordinance for the property location.

Ayoub answered one guest parking space per five units, this is a PUD which can be approved with modifications and or adjustments without going to the zoning board. There is no room to add guest parking. If there was a recommendation to add guest parking it would go into the open space between the two buildings to be more aesthetically pleasing. No guest parking will not create any negative impacts on the City or the roadway itself.

Durante stated it's his opinion that the residents will have visitors and will need additional parking.

Petitioner asked Ayoub how many parking spaces they are in need of.

Ayoub answered two.

Sharp asked Ayoub how many more parking spots are required.

Ayoub answered two additional parking spots.

Resident Irene asked that if they add the additional parking to please not put it in the East side because that is her friend's backyard and they do not want to look at a parking lot.

Rappaport noted the odd shape of the lot and asked if there was a history of development purposed. He also inquired about the feasibility of a zoning variance being granted.

Ayoub answered not within the time he's been here, no. Zoning is PUD and does not require a zoning variance, and can be approved the way it is presented.

Ayoub stated this property was rezoned as a PUD and this property is being presented as a PUD development.

Rappaport then asked City Attorney Grysko if the Zoning Board of Appeals could make an advisory ruling.

Grysko answered if the current zoning is PUD then traditionally the planned unit development does not require a variance of any type because it's a flexible land use process, possibly with the policy of incentivizing difficult to development properties without having to go through the zoning board of appeals process.

Hornbuckle wanted some clarity on the site and landscaping plans.

Sharp asked Ayoub if this plan has went through the fire department, and if the zoning requires two guest parking spaces.

Ayoub answered yes to both.

Grysko clarified that being that this is a planned unit development there is already flexibility in the process, so in a way the zoning ordinance does already contemplate that there could be deviations from the standard.

Petitioner Rino Soave wanted to explain that the buyer will be fully aware of the parking before purchasing a unit. The typical buyer will have one vehicle, downsizing from their homes.

Motion made by Rappaport and supported by Spisak.

That this petition be forwarded to City Council without a recommendation for either approval or disapproval with direction to resolve the parking issue prior to any approval.

Sharp asked Grysko if the commission is able to legally send without a recommendation.

Grysko answered yes, so as long as the findings are submitted.

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

NAYS:
ABSTAIN:
ABSENT:
EXCUSED: Fowlkes

Motion Carried

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Case #2196F, Proposed Land Division, Parcel 049-05-0981-301, Southwest corner of Ford Road & Newburgh, Aaron Brown.

Mr. Ayoub summarized his staff report dated Wednesday March 2, 2022. The subject property is located at the southwest corner of Newburgh and Ford Road and is zoned PUD. The property is currently vacant. On April 20, 2021 the City Council approved a site plan for a Tommy's Car Wash on the east half of the site. The car wash is currently in the permitting stage and construction is expected to commence in the spring. The City received site plans for a proposed Dairy Queen Drive-through Restaurant on the west half of this property. The petitioner is requesting the split to accommodate the new Dairy Queen. If approved, the existing Dairy Queen at 36520 Ford Road will be relocated to this location which will provide a larger building and a drive-through.

Chairman Sharp asked if the petitioner is present.

Petitioner Aaron Brown was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Motion made by Stachow and supported by Hornbuckle.

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

(7) AYES: Commissioners: Sharp, Durante, Hornbuckle, Stachow

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

Fowlkes

Motion Carried

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Case #2196G, Site Plan Approval for Proposed Dairy Queen Drive-through Restaurant, 37601 Ford Rd, Southwest corner of Ford Road & Newburgh, Mark Derr.

Mr. Ayoub summarized his staff report dated Wednesday March 2, 2022. The subject property is located at the southwest corner of Ford Road and Newburgh and is zoned PUD. The applicant is requesting site plan approval to construct a Dairy Queen drive-through restaurant. If approved, the existing Dairy Queen at 36520 Ford Road will be relocated to this location.

Chairman Sharp asked if the petitioner is present.

Petitioner Mark Derr was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Stachow asked petitioner about the landscaping plans, her concern being that the Rose of Sharon shrubs may grow to become a blockage for pedestrians and bikers, and would like the petitioner to be willing to change that to a lower growing shrub and suggested the Burning Bush. And, she would like to have signage for pedestrians.

Petitioner Mark Derr agreed to a lower growing shrub and stated that signage would be installed and everything would be marked thoroughly for pedestrians.

Durante asked if this will be replacing the DQ currently on Ford Rd.

Petitioner Mark Derr answered yes they are the current owners of the DQ on Ford Rd located within the Kroger shopping center.

Motion made by Rappaport and supported by Durante.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval subject to the aforementioned of the shrubbery/landscaping size adjustment.

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: Fowlkes

Motion Carried

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Case #2256, Proposed Land Division & Combination, Parcels 001-99-0066-000 & 001-99-0062-001, North of Ann Arbor Trail on the West Side of Inkster, Jeffrey Yatooma.

Mr. Ayoub summarized his staff report dated Wednesday March 2, 2022. The subject properties are located at the northwest corner of the Inkster and Ann Arbor Trail and both zoned CB-3. Parcel A is currently vacant and Parcel B is the location of the Ramallah Club. The petitioner is requesting to split a portion of Parcel A and donate it to Parcel B. Parcel A is the location of the conditional marijuana retail business north of Ford Road. The split is required to allow Parcel A to meet the distance separation requirement for residential zoned properties.

Chairman Sharp asked if the petitioner is present.

Petitioner Joey Cashma appearing on behalf of Mr. Yatooma was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened the meeting to the Commission.

Rappaport asked to confirm with Ayoub that this would not create a landlocked parcel.

Ayoub confirmed this would not be a landlocked parcel.

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.

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: Fowlkes

Motion Carried

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Case #1879C, Special Land Use and Site Plan Approval for Proposed Marijuana Collocated Facility, 37501 & 37505 Cherry Hill, West of Newburgh on the South Side of Cherry Hill, Kinship. *

Mr. Ayoub summarized his staff report dated Wednesday March 2, 2022. The subject property is zoned I-2, General Industrial. The applicant is seeking site plan approval for a 6,080 square foot marijuana retail store and a 21,313 square foot marijuana cultivation center on a currently undeveloped 5.57 acre parcel on Cherry Hill Road. The proposal also indicates an existing two-story house to be demolished.

Chairman Sharp asked if the petitioner is present.

Petitioner Curt Molino was present.

Chairman Sharp asked the petitioner if he was familiar with the six conditions.

Petitioner Curt Molino answered no.

Chairman Sharp asked Mr. Ayoub to read the conditions.

Case #1933A, Proposed Land Division, Parcels 052-99-0024 & 052-99-0031-000, West of Newburgh on the North Side of Cherry Hill, Cherry Hill Real Estate Group, LLC/Quality Roots.

Mr. Ayoub summarized his staff report dated Wednesday March 2, 2022. The subject properties are zoned I-1, Light Industrial and currently vacant. The petitioner is seeking approval to combine both properties and split the resulting parcel into two parcels.

Chairman Sharp asked if the petitioner is present.

Petitioner Samir Mashni on behalf of the Cherry Hill Real Estate Group was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened the meeting to the Commission.

Hornbuckle asked Mr. Ayoub about the rules of collocated and retail establishments being within close proximity.

Ayoub explained the rules with which the facilities can exist within one another.

Rappaport wanted to clarify that we are only considering the land division and not the use for this meeting, also inquired about any possibility of land locks.

Ayoub explained that this was discussed with the applicant for a very lengthy amount of time and the property owner is dedicating 33 feet to be part of the Florence right of way in the future of possible and potential development of parcel B there will be sufficient width to extend Florence.

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.

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: Fowlkes

