

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday, April 5, 2023**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m., Wednesday April 5, 2023, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:
EXCUSED: Durante

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 Richards, supported by Rappaport, that the minutes of the regular meeting of March 1, 2023 are approved as submitted.

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

NAYS:
ABSTAIN: Thompson
ABSENT: Durante
EXCUSED:

Motion Carried.

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Ayoub asked Chairman Sharp to move Case #2256 to the bottom of the Agenda due to petitioner not being present, but having confirmed attendance.

Motion made by Rappaport to change orders of the day, supported by Richards.

6) AYES: Commissioners: Sharp, Fowlkes, Rappaport

Richards, Stachow, Thompson

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Durante

Motion Carried

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Case #1701E, Proposed Land Division, 6555 N. Newburgh Rd., Kyle Flaming/JM Civil Engineering, LLC.

Mr. Ayoub summarized his staff report dated Wednesday April 5, 2023. The subject property is located at the southwest corner of Newburgh and Warren roads. The property comprises 22.91 acres and is zoned CB-3, General Commercial Business District, and developed with an existing 135,179 square foot Lowes Home Improvement Retail Warehouse.

Chairman Sharp asked if the petitioner is present.

Project Manager representing JM Civil Engineering, Philip Sarandos, 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 Rappaport.

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

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

NAYS:
ABSTAIN:
ABSENT:

EXCUSED:

Durante

Motion Carried

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Case #1701F, Proposed Rezoning from CB-3, General Commercial Business District to CB-4, Vehicle Service District, 6555 Newburgh Rd, Kyle Flaming/JM Civil Engineering, LLC.*

Mr. Ayoub summarized his staff report dated Wednesday April 5, 2023. The subject property is located at the southwest corner of Newburgh and Warren roads. The property comprises 22.91 acres and is zoned CB-3, General Commercial Business District, and developed with an existing 135,179 square foot Lowes Home Improvement Retail Warehouse. The petitioner is requesting to rezone the property from CB-3, General Commercial Business District to CB-4, Vehicle Service District to accommodate the development of a Take 5 Oil Change.

Chairman Sharp asked if the petitioner is present.

Project Manager representing JM Civil Engineering, Philip Sarandos, was present. He wanted to add that this is not like a typical automotive use where you will see cars parked and hear loud mechanical noise. This entails none of that, as this is a drive-thru oil change. He wanted to this will be kept very clean and very quiet.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport stated that the proposal looked very nice, he asked the administration to confirm that under the new ordinance that this would not require a rezoning.

Ayoub confirmed.

Rappaport inquired about how the waste oil will be picked up, and if carrying the waste oil off premises could increase fire hazards.

Petitioner explained the waste oil will be stored in large containers within the building, it will be picked up by a truck no larger than a garbage truck, hauled off site one to two times weekly, and disposed of per EPA standards. Everything done on site is regulated by the EPA.

Kenneth B. Sharp
WESTLAND PLANNING COMMISSION

APPROVED: 05/03/23