

**CITY OF WESTLAND  
PLANNING COMMISSION REGULAR MEETING  
Via Zoom Meeting  
Tuesday, April 6<sup>th</sup>, 2021**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m. Tuesday April 6<sup>th</sup>, 2021 via Zoom Meeting.

Roll Call:

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

ABSENT:  
EXCUSED:

ALSO PRESENT: Mohamed A. Ayoub, Planning Director  
Nicole Jones, Administration  
Craig Brown, IT Director

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 March 2<sup>nd</sup>, 2021 are approved as submitted.

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried.

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**Case #2130C, Public Hearing for Proposed Rezoning Request from PUD, Planned Unit Development to R-5, Single Family Residential, Parcel Numbers Listed Below, South side of Ann Arbor Trail, between Inkster and Middlebelt.**

Mr. Ayoub summarized his staff report dated Tuesday April 6<sup>th</sup>, 2021. The subject parcels consist of a vacant site commonly owned and located on the south side of Ann Arbor Trail between Inkster and Middlebelt. The site is zoned PUD, Planning Unit Development, currently made up of seven parcels recently created via land combination and division.

The seven parcels total approximately 10.5 Acres. The applicant is proposing to rezone the properties from PUD back to the original zoning designation of R-5, Single Family Residential. The property was rezoned to PUD by the City Council in 2017 for a residential subdivision development named Parkridge Estates that was found to be unfeasible due to discovered wetland areas.

Chairman Sharp asked if the petitioner is present.

Petitioner was not present, however did communicate his absence.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport asked if petitioner needed to be present in order to make a determination.

Sharp answered no, petitioner did notify prior to the meeting that he would not be able to attend.

Rappaport ask if the original zoning designation was R-5.

Ayoub answered yes, that is correct.

Motion made by Rappaport and supported by Stachow.

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

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED:

Motion Carried

**Case #2196D, Preliminary Site Plan Approval for Proposed Tommy's Express Car Wash & Retail Building, Ford/Newburgh PUD, Parcel #049-05-0981-301, SW Corner of Ford Road and Newburgh Road**

Mr. Ayoub summarized his staff report dated Tuesday April 6<sup>th</sup>, 2021. The subject site is located on the south side of Ford Road and west side of Newburgh. The property is zoned PUD, Planned Unit Development and comprises of an undeveloped 3.5 acres. The petitioner proposes a modification to the previously approved PUD in order to develop a 5,243 square foot Tommy's Car Wash, an automated vehicle wash. A future retail building and a drive-through end cap is also proposed on the west part of the site as a future development.

Chairman Sharp asked if the petitioner is present.

Brandon Chaney and Jason, engineers on the project, were present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport mentioned that in the past there had been significant conversation about this being one of the gateways to the City of Westland, and the interest in maintaining the appearance of this corner. He wanted to make sure the Commission was aware of this.

Motion made by Spisak and supported by Richards.

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

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

**Case #2196E, Final Site Plan Approval for Proposed Tommy's Express Car Wash & Retail Building, Ford/Newburgh PUD, Parcel #049-05-0981-301, SW Corner of Ford Road and Newburgh Road.**

Mr. Ayoub summarized his staff report dated Tuesday April 6<sup>th</sup>, 2021. The subject site is located on the south side of Ford Road and west side of Newburgh. The property is zoned PUD, Planned Unit Development and comprises of an undeveloped 3.5 acres. The petitioner proposes a modification to the previously approved PUD in order to develop a 5,243 square foot Tommy's Car Wash, an automated vehicle wash. A future retail building and a drive-through end cap is also proposed on the west part of the site as a future development.

Chairman Sharp asked if the petitioner is present.

Petitioners Brandon Chaney and Jason, engineers on the project, were present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Sharp wanted to make a recommendation that the elevations be changed to start at zero feet instead of 100 feet for height to eliminate the appearance that the structure is 128 feet.

Rappaport inquired if the City Council should review the preliminary site plan.

Ayoub answered City Council will be able to see both preliminary and final site plan at their meeting on April 19<sup>th</sup>.

Motion made by Rappaport and supported by Spisak.

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

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

**Case #2203B, Public Hearing for Proposed Rezoning Request from CB-1, Low Intensity Commercial Business District to GAR, Garden Apartment Residential, Parcel #007-01-0599-307, North Side of Warren, West of Merriman.**

Mr. Ayoub summarized his staff report dated Tuesday April 6<sup>th</sup>, 2021. The subject property is located on the north side of Warren Road, west of Merriman, comprises 0.615 acres (26,789 square feet) and is zoned CB-1, Low Intensity Commercial. The petitioner is proposing a conditional rezoning of the subject property to GAR, Garden Apartment to facilitate development of an 11-unit apartment building. The self-imposed condition is as follows:

- If the rezoning and site plans are not approved, the site will revert to CB-1 zoning and construction of the retail plaza will continue.

Chairman Sharp asked if the petitioner is present.

Paul Lubienski, property owner, was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport stated that this request is simply to return this parcel to the original zoning designation.

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.

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

**Case #2203C, Site Plan Approval for Proposed Apartment Building, Parcel #007-01-0599-307, North Side of Warren, West of Merriman.**

Mr. Ayoub summarized his staff report dated Tuesday April 6<sup>th</sup>, 2021. The subject property is located on the north side of Warren Road, west of Merriman, comprises 0.615 acres (26,789 square feet) and is currently zoned CB-1, Low Intensity Commercial Business but is proposed to be rezoned to GAR. The petitioner is proposing to construct an 11-unit apartment building on the site.

Chairman Sharp asked if the petitioner is present.

Paul Lubienski, property owner, was still present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Sharp asked if the property owner would consider a vinyl fence rather than wooden one along the west property line.

Lubienski stated that a vinyl fence will be installed instead.

Spisak asked if the apartment would be sprinkled.

Petitioner answered he believed so, and a fire hydrant will be installed in front of the building.

Rappaport asked if Mr. Ayoub could give a short summary of the variances that would be requested.

Ayoub summarized the required variances and made note of how unique this property is as a result of its irregular shape and backing up to the Rouge River.

Spisak gave a brief history of the property and explanation of its uniqueness.

Rappaport asked Mr. Ayoub if he believed this proposal to be the best use for this parcel.

Ayoub answered it fits in with the existing developments in the area.

Durante stated he felt this would be the best use rather than another vacant commercial building/plaza.

Motion made by Rappaport and supported by Spisak.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval subject to a vinyl fence in lieu of wood, and contingent upon necessary variances.

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

**Case #2243A, Public Hearing for Proposed Special Land Use for an Adult Day Care, 33116 Palmer, West of Venoy, North of Palmer.**

Mr. Ayoub summarized his staff report dated Tuesday April 6<sup>th</sup>, 2021. The subject parcel is the site of a vacant medical office building located on the north side of Palmer and west of Venoy. The parcel is zoned OB, Office Business and is approximately 2 acres. The property was recently purchased by the petitioner who is requesting to use a portion of the building for an adult day care facility with a maximum capacity of 20 individuals. The hours of operation are Monday through Friday from 9 AM to 5 PM.

- Building #1, Adult Day Care
  - Building 1 (waiting area) - Office for home based medical services
- Building 2 & 3, Future general medical office

Chairman Sharp asked if the petitioner is present.

Vivek Chaven, property owner, was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Fowlkes asked the property owner if he will also be the manager/owner of the adult day care and if he owns or manages any other locations.

Petitioner answer yes he will be the manager and business owner, and no there are no other locations.

Sharp asked how lunch will be provided to individuals.

Mr. Chaven stated that the participants will be provided lunch, and two snacks as required by Michigan State Law. He plans on using local businesses for the lunch catering.

Richards inquired as to why the daycare isn't going to be open seven days per week and also how would people who work past 5 o'clock be accommodated.

Chaven answered that he will consider adjusting hours of operation based on demand.

Rappaport wanted information on the requirements of the trees and pavement upgrades.

Chaven stated there is plans for those upgrades.

Durante asked for the number of employees.

Chaven answered based on current occupancy they will have four employees.

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 subject to the installation of four trees and the parking lot being repaired.

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

**Case #2247, Proposed Land Division & Combination, Beatrice Street, Parcels 005-99-0015-701 and 005-99-0015-702, West side of Beatrice, between Mackenzie and Merritt.**

Mr. Ayoub summarized his staff report dated Tuesday April 6<sup>th</sup>, 2021. The two parcels are located on the west side of Beatrice between Mackenzie and Merritt, are both zoned R-5 Single Family Residential and are both vacant of vacant. The applicant is proposing to combine these two parcels and split them into three parcels to build three homes.

Chairman Sharp asked if the petitioner is present.



Petitioner Richard Hurley was present and he wanted to add that all the surrounding properties have homes that are on 40 foot lots. He also added that he would like to build three very nice homes.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport gave some advice to the petitioner, he told him to be prepared to focus on the uniqueness of his properties and the reasonableness of his request, which are minimal, and he should make that known to the zoning board.

Motion made by Rappaport and supported by Spisak.

To make a recommendation that this petition be forwarded to City Council with a recommendation for approval contingent upon the required variances being granted by the ZBA.

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

**Public Hearing for Proposed Ordinance Amendment to Chapter 110, entitled Zoning, Modifying the Use List to remove Service Stations from Section 110-9.7.1.**

Mr. Ayoub gave an overview of the zoning ordinance amendment, which would permit gas stations only as special land uses.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

No one spoke.

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.

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

**Public Hearing for Proposed Ordinance Amendment to Chapter 110, entitled Zoning, Adding Section 110-9.7.8, Site Development Standards and Conditions for Service Stations.**

Mr. Ayoub stated the purpose of these site development standards is to promote the public health, safety and general welfare in the city by establishing standards for the site design and operation of gasoline service stations. The need for such standards is created by the abundance of gasoline stations within the City of Westland, high volume of traffic and the frequency with which vehicles enter and leave the sites. This is an inherent trait of this land use in the city. By establishing standards, it is intended that the smooth flow of traffic will be facilitated and greater safety will be provided. It is also the purpose of this chapter to establish development and operational regulations consistent with the health, safety and general welfare objectives of the city and which are appropriate to the characteristics of this land use.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

No one spoke.

Motion made by Rappaport and supported by Fowlkes.

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

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

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### **Adjourn**

Motion by Spisak, supported by Fowlkes;

Unanimously carried – that the meeting be adjourned at 7:22 P.M.

Respectfully submitted,

Kenneth B Sharp, Chairman  
WESTLAND PLANNING COMMISSION

APPROVED: 05/05/21