

**CITY OF WESTLAND  
PLANNING COMMISSION REGULAR MEETING  
Wednesday June 2<sup>nd</sup>, 2021**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:02 p.m., Wednesday June 2<sup>nd</sup>, 2021, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:

EXCUSED: Durante

ALSO PRESENT: Mohamed A. Ayoub, Planning Director

Chairman Sharp called for citizens' comments on items not on the agenda. No one spoke.

Motion by Spisak, supported by Rappaport, that the minutes of the regular meeting of May 5<sup>th</sup>, 2021 are approved as submitted.

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

NAYS:

ABSTAIN:

ABSENT:

EXCUSED: Durante

Motion Carried.

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**Case #1481B, Special Land Use approval for Proposed Child Daycare Center, 35551 Ford Road, South side of Ford Road between Parent and Wayne Road.**

Mr. Ayoub summarized his staff report dated Wednesday June 2<sup>nd</sup>, 2021. The subject property is located at the southeast corner of Ford Road and Parent Street, comprises 26,305 square feet and is zoned CB-1, Low Intensity Commercial Business District. The site is developed with an office building, which has been vacant for two years.

The petitioner proposes to relocate her existing Child Daycare Center to the existing building. The existing daycare center, Little Treasures Day Care, is located in the City of Wayne at 4915 S. Wayne. The center will initially open with 45 students in four different rooms based on age ranges. The first room is for infants, the second for toddlers aged between 18 months and three years, the third is for preschoolers aged three to five years, and the fourth is for school-agers aged six to twelve years. The center will employ 13 teachers. The building is 5,168 square feet and the day care operation will utilize 2,235 square feet. The remaining square footage will make up common areas and office space for the day care. The building does include a kitchen to be used for food preparation and for service for the day care operation. The hours of operation will be Monday through Friday from 4:30 AM to 11 PM.

Chairman Sharp asked if the petitioner is present.

Petitioner Jawana Patillo-Edwards, was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Fowlkes inquired as to why the move from Wayne to Westland.

Petitioner answered that she needed to move to a larger location which she found in Westland.

Richards asked if daycare will be set-up for children with special needs, and if so will the teachers be trained to work with children with special needs.

Petitioner answered yes to both questions.

Stachow asked if there was going to be a staggered time for drop-off.

Petitioner answered that children are dropped off by 9:30 am.

Rappaport asked about the food services and kitchen inspections.

Petitioner explained that the Health Department comes out to inspect the kitchen and the State Licensing Department comes out to inspect as well. They follow all state guidelines.

Rappaport also asked the petitioner if she would consider a proposal to better design the traffic flow for drop-off and pick-up due to the Planning Commission's concerns of a potential back-up on Ford Road.

Petitioner said she would consider the proposal.

Sharp discussed the proposal of a possible solution for the drop-off and pick-up traffic flow to free up Ford Road of any blocking/backing up of traffic. The proposed solution per Mr. Ayoub, would have cars enter the driveway on the east side, loop around the south side of the parking lot and then curve to the west for the drop-off/pick-up area, in turn freeing up Ford Road and lessening any chance of blocking traffic.

Petitioner was agreeable.

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 subject to the following conditions regarding play area, and drop-off maneuvering.

- The play area be relocated to the south side of the building
- Drop-off circulation must utilize the south end of the parking lot

(7) AYES:	Commissioners:	Sharp, Fowlkes, Hornbuckle, Rappaport, Richards, Spisak, Stachow
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NAYS:	
ABSTAIN:	
ABSENT:	
EXCUSED:	Durante

Motion Carried

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**Adjourn**

Motion by Spisak, supported by Fowlkes;

Unanimously carried – that the meeting be adjourned at 6:27 P.M.

Respectfully submitted,

Kenneth B Sharp, Chairman  
WESTLAND PLANNING COMMISSION

APPROVED: 07/07/21