

**CITY OF WESTLAND  
PLANNING COMMISSION REGULAR MEETING  
Wednesday July 7<sup>th</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 July 7<sup>th</sup>, 2021, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:  
EXCUSED:

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

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

NAYS:  
ABSTAIN: Durante  
ABSENT:  
EXCUSED:

Motion Carried.

\* \* \* \* \*

**Case #2250, Public Hearing for Site Plan and Special Land Use Approval for Proposed Natural Gas Regulator, 5980 N. Wayne, West side of Wayne between Stacy and Ford Road.**

Mr. Ayoub summarized his staff report dated Wednesday July 7<sup>th</sup>, 2021. The property is located on the southeast corner of Wayne and Stacy. The site is approximately 16,000 square feet and is zoned CB-3, General Commercial Business district. The property is developed with a medical office building. Consumers Energy proposes to construct a

natural gas regulator in a vacant area east of the building. The land area for this development is 6,960 square feet and will be controlled by Consumers through a permanent easement. The natural gas regulator area will include a 240 square foot building. The site will be screened from Stacy using a seven (7') foot tall chain link fence with privacy slats on the eastern portion. There will be seven four-foot tall burning bushes planted along the Stacy frontage in front of the fence. Natural gas regulators are classified by the Zoning Ordinance as essential services but are subject to special land use approval in commercial zoning districts.

Chairman Sharp asked if the petitioner is present.

Petitioner Joseph Lawson, representing Consumers Energy, was present. Mr. Lawson gave a brief overview of the project, highlighting the reasons for keeping the landscaping low for security purposes.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened the meeting to the Commission.

Rappaport asked the petitioner if he could share the security concerns.

Petitioner answered that any potential damage to valves or pipes could provide an issue, so they must maintain visibility as it is a high security situation.

DeLano asked why not the use of barbwire on the security fence, and he wanted to know if the heater to be used will give off any odor.

Petitioner answered, the barbwire was negated to try to soften the visibility, and no, the heater runs off natural gas and will not give off any odor.

Stachow inquired as to if there would be security or flood lighting in place, and also if there was a schedule of maintenance.

Petitioner answered no flood lighting, however there will be adequate lighting for security purposes, and yes the crew will perform maintenance periodically, but not on a specific shedule.

Fowlkes asked where the nearest facility is located.

Ayoub provided the answer by displaying a map provided by Consumers Energy showing the nearest facility at Warren and Wayne Road.

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 1879B, Proposed Land Division & Combination, Parcels 053-99-0022-000 and 053-99-0028-000, South side of Cherry Hill Road, just West of Newburgh.**

Mr. Ayoub summarized his staff report dated Wednesday July 7<sup>th</sup>, 2021. The two properties are located at the southwest corner of Newburgh and Cherry Hill and are zoned I-2, General Industrial. The two properties are currently vacant. Parcel 3 is the proposed location of one of the conditionally approved collocated marijuana businesses. The petitioner is requesting the split to accommodate the site plan for the collocated marijuana business.

Chairman Sharp asked if the petitioner is present.

Petitioner Curt Molino was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened the meeting to the Commission.

Rappaport asked the administration if the two properties that are proposed to be combined are the exact same zoning, and if there would be any issues of a land-lock.

Ayoub answered the zoning is the same, and there would be no issues of a land-lock.

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.

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

NAYS:  
ABSTAIN:  
ABSENT:  
EXCUSED:

Motion Carried

\* \* \* \* \*

### **Adjourn**

Motion by Rappaport, supported by Spisak;

Unanimously carried – that the meeting be adjourned at 6:26 P.M.

Respectfully submitted,

Kenneth B Sharp, Chairman  
WESTLAND PLANNING COMMISSION

APPROVED: 08/04/21