

**CITY OF WESTLAND
PLANNING COMMISSION REGULAR MEETING
Wednesday, August 2, 2023**

A regular meeting of the Westland Planning Commission was called to order by Chairman Kenneth B. Sharp at 6:00 p.m., Wednesday August 2, 2023, in the City Council Chambers, Westland City Hall, 36300 Warren Road, Westland, Michigan.

Roll Call:

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

ABSENT:
EXCUSED:

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 Rappaport, supported by Fowlkes, that the minutes of the regular meeting of July 12, 2023 are approved as submitted.

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

NAYS:
ABSTAIN: Thompson
ABSENT:
EXCUSED:

Motion Carried.

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Case #2260, Proposed Land Division, 6225 Arthur, West side of Arthur, Between Yale and Hunter, Michael Conrad.

Mr. Ayoub summarized his staff report dated Wednesday August 2, 2023. The three subject properties are zoned R-5, Single Family Residential. One is developed by a single

family dwelling and two are vacant. The petitioner is seeking approval to combine and split the three lots into two parcels.

Chairman Sharp asked if the petitioner is present.

Petitioner Michael Conrad was present.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport confirmed with Ayoub that the legal non-conforming parcels will be brought into compliance with the proposal being brought today.

Ayoub confirmed that is correct.

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.

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

Motion Carried

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Case #2261, Site Plan Approval for Proposed Building Addition and New Building, 1475 S. Newburgh, East side of Newburgh, West of the Railroad Line, Mohinderpal Singh Samra.

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

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Case #1199D, Proposed Land Division, 7300 N. Merriman, East side of Merriman, North of Warren, City of Westland/Mohamed Ayoub, City Planner.

Mr. Ayoub summarized his staff report dated Wednesday August 2, 2023. The subject parcels are located on the east side of Merriman Road, north of Warren Road and comprise of 15.263 acres.

- Parcel: 56-007-01-0589-001, Hawthorne Valley Golf Course, City-owned, Split zoned CB-3, General Commercial Business and R-5, Single Family Residential.
- Parcel: 56-007-01-0591-000, Vacant, County-owned, zoned CB-3, General Commercial Business.
- Parcel: 56-007-01-0590-000, Vacant, City-owned, zoned CB-3, General Commercial Business.

Chairman Sharp asked if the petitioner is present.

Petitioner Mohamed Ayoub representing the City of Westland was present. Ayoub gave a detailed presentation/overview regarding the land division, which the City intends to use to develop a new fire station.

Chairman Sharp opened the meeting to the public.

No one spoke.

Chairman Sharp opened it up to the Commission.

Rappaport wanted it on the record that he had a conversation with Ayoub about a concern that he had regarding the western most portion of current lot #589, the proposed parcel B, as it appears to look like if approved, would be land locked. Ayoub clarified that the administration is aware and plan to resolve it by having parcel B absorbed into the surrounding municipal properties.

Ayoub confirmed that is correct however, he wanted to clarify it will be the County's property, not the City's property.

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 proposed parcel B being absorbed into the neighboring County municipal parcel thus avoiding the need for easement of access and the departmental requirements and recommendations.

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

NAYS:
ABSTAIN:
ABSENT:
EXCUSED:

Motion Carried

Adjourn

Motion by Rappaport supported by Richards;

Unanimously carried – that the meeting be adjourned at 6:21 P.M.

Respectfully submitted,

Kenneth B. Sharp
WESTLAND PLANNING COMMISSION

APPROVED: 10/11/23