

REGULAR MEETING OF THE
PLANNING COMMISSION
Dearborn, Michigan

March 07, 2016

The regular meeting was called to order at 7:03 p.m. by Chairperson Siwik. Upon roll call, the following members were present: (7) (Commissioners, Al Rayashi, Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Absent: (0).

Also present were Licia Yangouyan, Assistant Corporation Counsel; Mohamed Ayoub, Senior Planner; and interested citizens.

Chairperson Siwik announced that Item I.1 on the agenda is consideration of the approval of the minutes from the February 8, 2016 meeting.

A motion was made by Commissioner Sickle, supported by Commissioner Watts, to approve the February 8, 2016 minutes as submitted. Upon roll call the following vote was taken: Ayes: (7) (Commissioners, Al Rayashi, Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Absent: (0). The motion was adopted.

Chairperson Siwik announced that item II.1 on the agenda is the request of City Accountant III, Dori Hawkins-Freelain, to review and approve the proposed 5 year Capital Improvement Plan commencing Fiscal Year 2017.

City Accountant III, Dori Hawkins-Freelain summarized the 5 year proposed Capital Improvement Plan.

Chairperson Siwik asked why the Dunworth Pool project was removed from the proposed Capital Improvement Plan for fiscal year 2017.

Ms. Hawkins-Freelain stated that the project is part of the 5 year Capital Improvement Plan but will not occur till fiscal year 2018. The City is prepared to do minor repairs if necessary before the major repairs begin in 2018.

Commissioner Sickle asked if the Camp Dearborn zip line project will replace the Camp Dearborn spray park project.

Ms. Hawkins-Freelain stated that the Parks and Recreation Department requested that the spray park project be replaced by the zip line project.

Chairperson Siwik asked if the Whitmore Bolles spray park will still be constructed.

Ms. Hawkins-Freelain stated that the Whitmore Bolles Spray Park is part of the Capital Improvement Plan but the Camp Dearborn spray park has been removed.

Commissioner Sickle asked how Camp Dearborn and the Mystic Creek Golf Course are doing financially.

Finance Director Jim O'Conner stated that both Camp Dearborn and Mystic Creek Golf Course are extremely successful.

Commissioner Al Rayashi asked for more information about the indoor soccer field.

Ms. Hawkins-Freelain stated that the indoor soccer field project is still in the feasibility study phase and no funding has been allocated for it yet.

Commissioner Charter asked if there is priority given to projects that are consistent with the Master Plan.

Ms. Hawkins-Freelain stated that no projects are given priority based on their relation to the Master Plan goals and vision.

Commissioner Watts asked how the streets infrastructure reserve fund works.

Ms. Hawkins-Freelain stated that this fund is used to cover estimated overruns and under-projections.

A motion was made by Vice-Chairperson Zalewski, supported by Commissioner Charter, to recommend approval of the proposed 5 year Capital Improvement Plan commencing Fiscal Year 2017. Upon roll call the following vote was taken: Ayes: (7) (Commissioners, Al Rayashi Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Absent: (0). The motion was adopted.

Chairperson Siwik announced that item II.2 on the agenda is the request of Regina Sistrunk, Community Development Coordinator, to review and approve the proposed Community Development Block Grant Capital Improvement Plan funding.

Commissioner Watts asked what makes a project eligible for CDBG funding.

Community Development Coordinator, Regina Sistrunk stated that these projects are specifically designated for areas in need based off of a HUD formula. The designated areas are typically low income neighborhoods.

Chairperson Siwik asked how projects will be fully funded if there is a shortfall between the proposed CDBG funding and the actual funding needed.

Ms. Sistrunk stated that the City will usually have to leverage funds to make up the difference.

Vice-Chairperson Zalewski asked why CDBG dollars are being used to fund chairs and tables at a library when the libraries have a mileage of their own to fund projects.

Ms. Sistrunk stated that Esper Library is located in a HUD eligible area, and because of that, it is permitted to apply for CDBG funding.

A motion was made by Vice-Chairperson Zalewski, supported by Commissioner Watts, to recommend approval of Upon roll call the following vote was taken: Ayes: (7) (Commissioners, Al Rayashi, Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Absent: (0). The motion was adopted.

Chairperson Siwik announced that Item III.1 on the agenda is consideration of the request of Saleh Hazimi to rezone 6122 Greenfield Road (Parcel #82-10-073-10-039), located in the Horger's Ford Park Subdivision, from Office S (Business Office District) to Business A (Local Business District) zoning classification. The properties requested to be rezoned are located east of Greenfield Road between Hemlock Avenue and Donald Avenue.

Mr. Ayoub stated that the owner is requesting to rezone the subject property from Office S (Business Office District) to Business A (Local Business District) zoning classification. If the rezoning request is approved, the owner will demolish the vacant home in order to build a new plaza that would accommodate personal service establishments and small retail shops. City Plan met with the owner to explain the purpose of the Business A district and to review the permitted and regulated uses within the district. The subject property is compatible with the Business A district specifically because of its location along Greenfield, a County road. An 18 foot wide alley separates the subject property from the existing residential uses to the East. The subject property and the properties adjacent to it along Greenfield Road are compatible with the Business A district and would be well-suited to being rezoned to B-A, which will allow for increased economic flexibility and encourage development on the vacant subject property. Rezoning the whole block would also extend the Northerly Business A district to the South. The rezoning will align the subject properties consistency with the Master Plan and Future Land Use map. Per the Master Plan, the future land use for this portion of Greenfield Road (between Tireman and Ford Road) is Mixed Use Center, Vehicle Oriented. City Plan recommends approval of the rezoning of the property located at 6122 Greenfield Road.

Saleh Hazimi owner of 6122 Greenfield stated that he's owned the property for 18 years and that he is having financial difficulty maintaining and renting the home. The reason for the rezoning request is to sell the property to a potential buyer that would purchase the property and build a retail plaza.

Daniel Hammoud, 6123 Yinger stated the he purchased his home on Yinger Street because the property behind him (subject property, 6122 Greenfield) did not have a commercial building on it and provided him with a good view of Greenfield. He is now concerned that if the

property is rezoned it would attract a large commercial building which would impact his view and lower his home value. Mr. Hammoud stated the he will sue the owner if he builds a tall retail plaza. He also does not want the existing home on the subject property to be demolished.

Commissioner Sickle stated that the existing homes on Greenfield in between commercial uses look very out of place and should not be there.

Mr. Hammoud stated that he does not want a two-story retail plaza to be built on the property because of the impact it will have on his view.

Mr. Ayoub stated that the building on the corner directly adjacent to the subject property is a 3 story building. In the current O-S zoning district developers are permitted to build 3 story structures as opposed to the proposed B-A zoning district which only allows for 2 story structures.

Mr. Hammoud asked to see a plan of what the developer proposes to build.

Chairperson Siwik explained that the request in front of the commission is to rezone the property. There is no site plan or proposed use required for this request and that the Planning Commission cannot take it into consideration. Chairperson Siwik agrees that the homes on Greenfield look very out of place.

Kudur Hammoud 6123 Yinger stated that he is concerned with the potential height of a retail plaza. A 2 story commercial building will negatively impact his property value.

Chairperson Siwik stated that the future developer of any commercial development should understand the concerns of the neighborhood residents and attempt to mitigate them as much as possible.

A motion was made by Commissioner Watts, supported by Commissioner Charter, to recommend approval of the request of Saleh Hazimi to rezone 6122 Greenfield Road (Parcel #82-10-073-10-039), located in the Horger's Ford Park Subdivision, from Office S (Business Office District) to Business A (Local Business District) zoning classification. The property requested to be rezoned is located east of Greenfield Road between Hemlock Avenue and Donald Avenue. Upon roll call the following vote was taken: Ayes: (7) (Commissioners, Al Rayashi, Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Absent: (0). The motion was adopted.

Chairperson Siwik announced that Item III.2 on the agenda is the consideration of the City-initiated request to rezone 6050 Greenfield (Parcel #82-10-073-10-040), 6140 Greenfield (Parcel #82-10-073-10-003), and 6150 Greenfield Road (Parcel #82-10-073-10-038) located in the Horger's Ford Park Subdivision, from Office S (Business Office District) to Business A (Local Business District) zoning classification. The properties requested to be rezoned are located east of Greenfield Road between Hemlock Avenue and Donald Avenue.

Mr. Ayoub stated that the City-initiated request is to rezone the subject properties from Office S (Business Office District) to Business A (Local Business District) zoning classification. The subject properties are compatible with the Business A district specifically because of their location along Greenfield, a County road. An 18 foot wide alley separates the subject property from the existing residential uses to the East. The subject properties and the uses along Greenfield Road are compatible with the Business A district and would be well-suited to being rezoned to B-A, which will allow for increased economic flexibility. The rezoning will align the area's consistency with the Master Plan and Future Land Use map. City Plan recommends approval of the rezoning of the properties located at 6050 Greenfield (Parcel #82-10-073-10-040), 6140 Greenfield (Parcel #82-10-073-10-003), and 6150 Greenfield Road (Parcel #82-10-073-10-038, from Office S (Business Office District) to Business A (Local Business District) zoning classification.

Chairperson Siwik stated that the circumstances for this rezoning are similar to the previous request. The existing O-S designation makes the character of the block look out of place compared to the rest of Greenfield Road.

Commissioner Skora asked if the business owners of the subject properties have been notified of the rezoning.

Mr. Ayoub stated that each business owner was notified.

A motion was made by Commissioner Al Rayashi supported by Commissioner Skora to recommend approval the City-initiated request to rezone 6050 Greenfield (Parcel #82-10-073-10-040), 6140 Greenfield (Parcel #82-10-073-10-003), and 6150 Greenfield Road (Parcel #82-10-073-10-038) located in the Horger's Ford Park Subdivision, from Office S (Business Office District) to Business A (Local Business District) zoning classification. The properties requested to be rezoned are located east of Greenfield Road between Hemlock Avenue and Donald Avenue. Upon roll call the following vote was taken: Ayes: (7) (Commissioners, Al Rayashi Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Absent: (0). The motion was adopted.

Chairperson Siwik announced that Item IV.1 on the agenda is consideration of the request of the City of Dearborn, to review and approve the special land use and site plan for a Dog Park located at Parcel #82-09-242-02-001, currently zoned Business C (General Business District) zoning classification. The property is located south of the Henry Ford Centennial Library parking lot off of Michigan Avenue between Greenfield Road and Southfield Freeway (M-39).

Mr. Ayoub stated that this case involves a City-initiated request to locate a 2.2 Acre City-owned Dog Park behind the Henry Ford Centennial Library. The City would like to construct the secured dog park on the vacant site. The Parks and Recreation Department will take initial control of the park after construction; they will require users to register their dogs and pay an annual fee in order to obtain access to the dog park using a key fob. The City will be connecting water and electric to the park in order to service the drinking fountains and key fob readers. The exact hours of operation are unknown at this time. The property is currently zoned Business C

(General Business District). The proposed dog park will likely create a greater demand for parking spaces in the parking lot located to the North of the site but due to the size of the lot it is unlikely that the increased demand will cause any negative impacts. The City Planner and Zoning Administrator believe there is adequate parking to service the library and dog park. The site is serviced by two main access roads from the East and West that allow entry and exit points, these roads are connected to Michigan Avenue a State trunkline. Thus, the impact of traffic generated by the proposed use should not have any negative impacts. The dog park will be serviced and maintained initially by the Parks & Recreation Department. There will be bags and trash cans provided for users to remove dog waste. There are currently no dog parks in the City and residents have expressed an interest in one. Numerous cities in southeast Michigan have recently constructed dog parks.

Commissioner Sickle asked if the proposed Dog Park will be located adjacent to the Animal Shelter.

Ms. Yangouyian stated that the Dog Park will be located to the west.

Chairperson Siwik stated that she did receive two separate phone calls opposing the dog park due to the proposed name change of the Dearborn Animal Shelter.

Mr. Ayoub stated that there have been discussions to give the Dog Park to the Dearborn Animal Shelter after it is up and running.

Commissioner Watts asked if the Dog Park will require the City to obtain additional insurance policies.

Assistant Corporation Counsel stated that the City has a property and casualty policy and will communicate with the provider to see if the City has adequate coverage. If the Dog Park was ever sold to a private entity, they would need to comply with the City's insurance requirements.

Commissioner Sickle asked if the City will be able to run the Dog Park if the animal shelter does not take ownership.

Mr. Ayoub stated that the Parks and Recreation department is willing to keep it.

Based upon the abovementioned facts and analysis, City Plan recommends approval of the Special Land Use for a Dog Park located at Parcel #82-09-242-02-001, currently zoned Business C (General Business District) zoning classification. The property is located south of the Henry Ford Centennial Library parking lot off of Michigan Avenue between Greenfield Road and Southfield Freeway (M-39).

A motion was made by Commissioner Charter, supported by Commissioner Sickle to approve the request of the City of Dearborn, to review and approve the special land use and site plan for a Dog Park located at Parcel #82-09-242-02-001, currently zoned Business C (General Business District) zoning classification. The property is located south of the Henry Ford Centennial Library parking lot off of Michigan Avenue between Greenfield Road and Southfield

Freeway (M-39). Upon roll call the following vote was taken: Ayes: (7) (Commissioners, Al Rayashi Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Absent: (0). The motion was adopted.

Chairperson Siwik announced that Item IV.2 on the agenda is consideration of the request of Guido Architects, to review and approve the special land use and site plan for a Sonic Restaurant located at 10401 Ford Road (Parcel #82-10-172-01-013), currently zoned Business C (General Business District) zoning classification. The property is located south of Ford Road between Wyoming and Miller.

Mr. Ayoub stated that this case involves a request to construct a 2,878 sq. ft. Sonic drive-through restaurant at 10401 Ford Rd. The parcel area is 1.66 Acres, a Tim Horton's is currently located on the Eastern portion of the site; a proposed retail building will occupy the western portion, and the proposed Sonic restaurant will occupy the middle portion. The area of the parcel is adequate enough to service all three uses. Only the Sonic restaurant is being brought forward due to the drive-through. The subject site is vacant and is located about 850 feet away from the Wyoming and Ford Rd. intersection. This intersection is one of the major gateways into the City and for year's industrial uses along with vacant land has dominated the area. There is potential for the proposed Sonic along with the proposed retail shop to create an aesthetically pleasing and welcoming image for the major gateway. The use is consistent with the Master Plan designation of Vehicle Oriented, Mixed-Use Center. The proposed site plan will require a variance to proceed as proposed. One waiver will be required to locate the Sonic closer than 700' to the adjacent Tim Horton's. The applicant worked with City Plan and traffic engineer to alter the initial site plan to meet the recommendations of the traffic study. Access is proposed for the site via one new full access drive on the West side of the site, an existing full access drive to the East side of the site, and a proposed egress only drive for the existing approach in the center. The cross access proposed to all three businesses for convenience and safety is desirable for such businesses with narrow frontage. It allows someone shopping at the retail shop to drive to either restaurant without having to enter Ford Road. The stacking spaces provided meet the City's required minimum 15 spaces. There is no Sonic restaurant in the City of Dearborn, nor within the surrounding municipalities. City Plan recommends approval with of the Special Land Use for the proposed restaurant at 10401 Ford Road (Parcel #82-10-172-01-013) with the condition that a distance variance is obtained from the Zoning Board of Appeals.

Architect Joe Guido 23419 Ford Road stated that he has worked closely with City Plan and the traffic engineer to update the site plan. The Sonic will be a typical corporate design.

Commissioner Sickle stated that there will be no traffic issues generated from this proposed development.

Ms. Yangouyian stated that the proposed site appears to be encroaching onto the City property to the west.

Mr. Ayoub stated that the GIS zoning map is not an accurate description of the site plan.

Mr. Guido stated that he has a certified survey and the site plan does not encroach onto the City property to the west.

A motion was made by Commissioner Al Rayashi, supported by Vice-Chairperson Zalewski to recommend approval of the consideration of the request of Guido Architects, to review and approve the special land use and site plan for a Sonic Restaurant located at 10401 Ford Road (Parcel #82-10-172-01-013), currently zoned Business C (General Business District) zoning classification. Approval is conditioned upon the applicant obtaining a drive-thru distance waiver. The property is located south of Ford Road between Wyoming and Miller. Upon roll call the following vote was taken: Ayes: (7) (Commissioners, Al Rayashi, Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Absent: (0). The motion was adopted.

Chairperson Siwik announced that Item V.1 on the agenda is consideration of the request of the City Plan Division to cancel the April 11, 2016 Planning Commission meeting.

A motion was made by Commissioner Watts, supported by Vice-Chairperson Zalewski to cancel the April 11, 2016 Planning Commission meeting. Upon roll call the following vote was taken: Ayes: (7) (Commissioners, Al Rayashi, Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Absent: (0). The motion was adopted.

A motion was made by Commissioner Al Rayashi supported by Chairperson Siwik, to adjourn the meeting. Upon roll call the following vote was taken: Ayes (7) (Commissioners Al Rayashi, Charter, Sickle, Siwik, Skora, Watts, and Zalewski). Nays (0). Absent (0). The motion was adopted. The meeting was adjourned at 8:28 p.m.