

REGULAR MEETING OF THE
PLANNING COMMISSION
Dearborn, Michigan

May 09, 2016

The regular meeting was called to order at 7:01 p.m. by Chairperson Siwik. Upon roll call, the following members were present: (6) (Commissioners, Al Rayashi, Charter, Sickle, Siwik, Skora, and Zalewski). Absent: (1) (Commissioner Watts).

Also present were Licia Yangouyian, 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 March 7, 2016 meeting.

A motion was made by Commissioner Sickle, supported by Commissioner Charter, to approve the March 7, 2016 minutes as submitted. Upon roll call the following vote was taken: Ayes: (6) (Commissioners, Al Rayashi, Charter, Sickle, Siwik, Skora, and Zalewski). Absent: (1) (Commissioner Watts). The motion was adopted.

Chairperson Siwik announced that item II.1 on the agenda is the request of Guido Architects, to review and approve the modification of the special land use and site plan that was approved at the March 07, 2016 Planning Commission meeting 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 modify the previously approved Special Land Use and Site Plan for the 2,878 sq. ft. Sonic drive-through restaurant located at 10401 Ford Rd. The proposed modification is a request to eliminate the by-pass lane and swap the location of the canopy-covered drive-in spaces with the location of the standard parking spaces. These modifications do not affect the approved Sonic building but will allow for a 4,800 sq. ft. retail building as opposed to the 3,000 sq. ft. building indicated on the site plan that was approved on March 7th. Significantly increasing the size of the retail building will likely attract a more favorable business/tenant in the proposed retail building. The proposed modifications do not appear to have any negative impacts on traffic circulation and will not interfere with the proposed and existing uses on the lot. The two existing Sonic drive-in restaurants located in Wayne County are both configured in a similar way, comparable to the modified plan. Based upon the facts and analysis, City Plan recommended approval of the modifications to the special land use and site plan that were approved at the March 07, 2016 Planning Commission for the proposed Sonic at 10401 Ford Road with the condition that a distance waiver be obtained from the Zoning Board of Appeals.

Property Owner Tom Fakih 10401 Ford Road stated that he has made some modifications to the site plan to meet the Fire Marshal's lane width requirements and to allow the construction of a larger retail building that will look more attractive than the smaller one proposed on the plans in March.

Owner of Ford Wyoming Drive-in Theater, Sherrelle Johnson, 10400 Ford Road, stated that her only concern is the potential for the glare created by the lighting at the Sonic restaurant impacting the drive-in movie projectors. She stated that Tom Fakih has assured her that this won't be an issue and is recommending that the Planning Commission approve the project.

Co-owner of Taystee's Burger, Mohamed Nasser, 6547 Bingham, stated that bringing in such a big franchise restaurant like Sonic is going to negatively impact his business and sales.

Co-owner of Taystee's Burger, Leila Jawad, 10419 Ford Road, stated that Dearborn is saturated with burger restaurants and is concerned that this project will impact her ability to grow Taystee's Burger.

Chairperson Siwik stated that there is no requirement that regulates how many burger restaurants can be within a certain distance.

Mr. Ayoub agreed with the Chairperson and stated that there are certain types of uses that the City does regulate, such as drive-through restaurants, but a burger restaurant is not one of those uses.

Commissioner Sickle stated that this will be a nice addition to the area that will make it more pleasant to drive by as opposed to the industrial uses.

A motion was made by Commissioner Charter, supported by Commissioner Al Rayashi, to approve the request of Guido Architects, to approve the modification of the special land use and site plan that was approved at the March 07, 2016 Planning Commission meeting for a Sonic Restaurant located at 10401 Ford Road (Parcel #82-10-172-01-013), currently zoned Business C (General Business District). The property is located south of Ford Road between Wyoming and Miller. Upon roll call the following vote was taken: Ayes: (6) (Commissioners, Al Rayashi Charter, Sickle, Siwik, Skora, and Zalewski). Absent: (1) (Commissioner Watts). The motion was adopted.

Chairperson Siwik announced that item III.1 on the agenda is the request of Tom Fakih, to schedule a special meeting on May 31st in order to review and approve the special land use and site plan for a Tim Horton's drive-through restaurant at 24921 Ford Road (Parcel #82-09-172-01-018).

Chairperson Siwik asked what the urgency is with scheduling a special meeting two weeks earlier than the scheduled meeting on June 13, 2016.

Tom Fakih stated that he wants to start construction a couple weeks earlier in order to open up in November, which he identified as the busy season for Tim Horton's drive-through restaurants. He stated that he is ok with the June meeting date if it is not possible to schedule a special meeting.

Chairperson Siwik stated that the Planning Commission only schedules special meetings under extreme circumstances that are outside of the property owner's control.

Mr. Fakih stated that he is agreeable with his item being scheduled for the June 13, 2016 meeting.

A motion was made by Vice Chairperson Zalewski supported by Commissioner Sickle, to adjourn the meeting. Upon roll call the following vote was taken: Ayes (6) (Commissioners Al Rayashi, Charter, Sickle, Siwik, Skora, and Zalewski). Nays (0). Absent (1) (Commissioner Watts). The motion was adopted. The meeting was adjourned at 7:25 p.m.

THERESA SKORA
Secretary