

REGULAR MEETING OF THE
PLANNING COMMISSION
Dearborn, Michigan

August 8, 2016

The regular meeting was called to order at 7:09 p.m. by Chairperson Siwik. Upon roll call, the following members were present: (5) (Commissioners Easterly, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and 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 July 11, 2016 meeting.

A motion was made by Commissioner Sickle, supported by Vice Chairperson Zalewski, to approve the July 11, 2016 minutes as submitted. Upon roll call the following vote was taken: Ayes: (5) (Commissioners Easterly, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and Watts). The motion was adopted.

Chairperson Siwik announced that item II.1 on the agenda is the request of Mona Hammoud on behalf of Bint Jabeil to review and approve the Special Land Use and site plan for an Islamic Assembly Center located at 14201 Prospect (Parcel #82-10-184-20-008).

Mr. Ayoub stated that this case involves a request to construct a 32,416 square foot cultural center with a small chapel-like mosque at 14201 Prospect. The primary use will be an assembly hall, which is a Special Land Use under the current zoning designation Business C (General Business District). The proposed building will be located on the vacant western portion of the 7.2-acre site. The parcel currently has four buildings which house a number of industrial uses including four trucking operations. Two of the four buildings will be demolished as proposed on the site plan. The proposed plan is the first phase of the applicant's plan to transform the site from industrial to commercial.

On August 10, 2015, the Planning Commission recommended approval of the request to rezone the subject property from Industrial B (Medium Industrial District) to Business C (General Business District); on September 22, 2015 the City Council approved the request.

If the Special Land Use request is approved, the following conditions are recommended to bring the site into compliance with local ordinances:

- Removal of all junk, unlicensed, or disabled vehicles;
- Removal of all recreational vehicles;
- Removal of all junk, debris, tires, and trailers;

- All trucks on the property must be relocated and parked only on the east side of the site where truck parking is indicated on the proposed site plan; and
- Removal of the 8' high razor wire fence which is prohibited in the B-C zoning district.

Ms. Hammoud, the architect for Bint Jabeil, stated that the property was recently rezoned from industrial to commercial. The owner is phasing the industrial uses out to attract commercial tenants. The proposed site plan includes a truck route that utilizes landscape islands to restrict trucks from maneuvering into the Islamic Center parking area. The Islamic Center will provide valet service during large events to ensure that parking does not become an issue.

Chairperson Siwik asked what type of activities and events will be conducted inside the Islamic Center.

Mohamed Turfe, 20581 River Oaks Drive, the founder of Bint Jabeil Cultural Center, stated that the Islamic Center will provide many services, including marriage counseling, meal service for the needy, symposiums on important issues, religious commemorations, recreational and social youth programs, social programs for senior citizens, and American culture training for immigrants.

Commissioner Sickle asked what the peak hours of operation will be for the Islamic Center.

Mr. Turfe stated that weekends will be very busy with peak hours between 7:00 p.m. and 10:00 p.m. The center will rarely be open during weekdays.

Commissioner Sickle asked what truck operations are currently being conducted at the site.

Mr. Turfe stated that the trucking facilities use the site to park their trucks and do not conduct any operations such as loading, unloading, and processing. Two of the four facilities with trucking uses will be demolished upon approval of the Special Land Use and the remaining two will be demolished within the next five to eight years.

Mohamed Beydoun, 1258 Geneva, stated that he was one of the first members of Bint Jabeil about 22 years ago. The organization will do a marvelous job interacting with the community to create events that cater to the residents.

Vice Chairperson Zalewski stated that the site plan provides adequate separation between the industrial uses and the Islamic Center.

Commissioner Skora asked if the Bint Jabeil association is operating at another facility and, if so, where.

Ms. Hammoud stated that the current Bint Jabeil Islamic Center is located in Dearborn at 6220 Miller.

Vice Chairperson Zalewski asked the petitioner if the conditions proposed by the Planning Division present any issues.

Ms. Hammoud stated that the conditions will be met.

A motion was made by Vice Chairperson Zalewski, supported by Commissioner Easterly, to approve the request of Mona Hammoud on behalf of Bint Jabeil, for the Special Land Use and site plan for an Islamic Assembly Hall located at 14201 Prospect (Parcel #82-10-184-20-008), subject to the following conditions: (a) removal of all junk cars, trailers, RVs, and debris; (b) relocation of all trucks to the southeast corner of the site; and, (c) removal of the 8' high razor wire fence around the entire perimeter. Upon roll call the following vote was taken: Ayes: (5) (Commissioners Easterly, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and Watts). The motion was adopted.

Chairperson Siwik announced that item III.1 on the agenda is the request of Guido Architects, Inc., to review and approve the site plan for a medical office located at 22359 Cherry Hill, Lots 23, 24, 25, 26, and 27 (Parcel #82-09-221-01-001). The property is currently zoned Office S (Business Office District) zoning classification. The property is located east of South Military Street and south of Cherry Hill Street.

Mr. Ayoub stated that the last known use of the property was for an automobile repair shop (Westborn Auto Clinic). The applicant is proposing a 2,903 square foot medical office on the 11,725 square foot property. A site plan was previously approved by the Planning Commission on May 11, 2009. Site plan approval expired before development of the subject property began. The proposed site plan is substantially identical to the site plan approved in 2009; however, the curb cut off of Cherry Hill has been shifted to the west to accommodate an existing telephone utility box that is cost-prohibitive to relocate. This has pushed the building closer to South Military Street. The side yard setback has also been increased from 3' to 7' which complies with requirements. The proposed medical office would have a total of six employees during the peak shift, as well as six examination rooms. The proposed hours of operation are from 8:00 a.m. - 8:00 p.m. The office will be open Monday through Friday and possibly Saturday. A tenant has not yet been found. Three variances are required for the site plan to proceed as proposed:

1. Encroachment on easement: screening wall, dumpster enclosure & parking encroach on easement along eastern property line.
2. Sight triangle obstruction: building encroaches into the 25' sight triangle at the corner of Cherry Hill and Military.
3. Landscaping adjacent to R.O.W. (Military): site plan calls for a 7' greenbelt but 10' is required.

Joe Guido, 23419 Ford Road, the architect for owner of 22359 Cherry Hill, stated that the same plan was approved in 2009 but the poor market condition and cost of relocating the existing telephone box delayed the project. Since 2009 the underground storage tanks from the old gas

station have been removed and the site has been cleaned according to state standards. The medical space will be leased out to one or two doctors depending on who is interested and how much space they will need. The curb cut at Cherry Hill has been adjusted to promote right turns and egress only.

Vice Chairperson Zalewski asked if the developer would need Planning Commission approval to alter an approved site plan.

Mr. Ayoub stated that any modification to a Special Land Use requires review and approval by the Planning Commission.

Commissioner Sickle asked how many years the site has been vacant.

Mr. Ayoub stated that the property has been vacant for over ten years.

Commissioner Sickle stated that the proposed building features architectural components that blend in with the residential neighborhood.

Mr. Guido stated that the proposed use conforms with the Office S zoning district.

Roger Sommerville, 331 S. Military, asked when the property was rezoned to Office S.

Mr. Ayoub stated that the property has been zoned Office S since 2009.

Mr. Somerville stated that he is against the proposed land use and will express the same opinion at the Zoning Board of Appeals.

Mr. Somerville asked if the decision tonight is final.

Ms. Yangouyian stated that the Planning Commission decision is final and can be appealed only to the Wayne County Circuit Court.

Ernie Bridganan, 134 S. Military, stated that a medical office will attract patrons from all over the region. He is concerned that the hours of operation and the type of medical use could disrupt the neighborhood.

Rose Rondi, 22345 Long, stated that she is concerned with the speculative nature of the proposal. She is concerned that the site does not have adequate parking which will lead to patrons parking on her street. Ms. Rondi stated that a portion of the subject property was taken by a utility company for an easement.

Mr. Guido stated that the property has remained the same size since 2009 and that no land has been taken by any utility company.

Chairperson Siwik asked for the survey to be presented on the screen.

Commissioner Skora asked if there are other instances where the Planning Commission has approved a speculative building.

Chairperson Siwik stated that it is not unusual for the Planning Commission to approve structures that do not have tenants identified.

Ms. Rondi asked for the rendering of the building to be presented on the screen.

Rebecca Bridganan, 134 S. Military, stated she is concerned that the proposed medical office is too close to the homes. The commercial nature of the facility will discourage people from walking in the neighborhood.

Pat Kuptz, 22335 Long, stated that this property was zoned residential in the past. She stated that if it was rezoned to Office S, the City never notified the residents. There is also concern about hazardous materials being disposed by the medical office.

Ms. Kuptz asked what types of businesses are permitted in the Office S zoning district.

Mr. Ayoub read the permitted uses in the Office S zoning district.

Chairperson Siwik asked if there is any information in the backup outlining the zoning history of this property.

Mr. Ayoub stated that he can obtain that information but did not provide it in the backup for today's meeting.

Chairperson Siwik stated that she would like to table this item until the zoning history is obtained and presented.

Commissioner Easterly stated that most of the questions received tonight are related to the zoning history and not the use. It is a good idea to table the item until we learn more about the zoning history.

Commissioner Sickle asked for the Planning Division to obtain the zoning history of the dental office at the northwest corner of the intersection.

Mr. Guido stated that this proposed use would not be more disruptive than the dentist office and is conforming with the existing zoning district.

Vice Chairperson Zalewski stated that he would like a comparison of the number of parking spaces and employees at the dental office and the proposed medical office.

Alicia Hameister, 330 S. Military, stated that she was opposed to the rezoning change in the past and is opposed to the proposed medical office. The area should continue to serve only residential uses.

Elena Sophiea, 610 S. Lafayette, stated that the amount of parking proposed is inadequate.

Vice Chairperson Zalewski stated that he is also concerned with the amount of proposed parking and thinks the site may need more.

A motion was made by Vice Chairperson Zalewski, supported by Commissioner Easterly, to table the request of Guido Architects, Inc., to review and approve the site plan for a medical office located at 22359 Cherry Hill, Lots 23, 24, 25, 26, and 27 (Parcel #82-09-221-01-001), in order to obtain the zoning history of the property and an updated parking calculation. The property is currently zoned Office S (Business Office District) zoning classification. The property is located east of South Military Street and south of Cherry Hill Street. Upon roll call the following vote was taken: Ayes: (5) (Commissioners Easterly, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and Watts). The motion was adopted.

Chairperson Siwik announced that item IV.1 on the agenda is the request Mansoor Mashrah on behalf of Al-Huda Islamic Association to rezone 8835 West Warren (Parcel #82-10-091-04-001), from Industrial B (Medium Industrial District) to Business B (Community Business District) zoning classification. The property requested to be rezoned is located south of Warren and east of Lonyo.

Mr. Ayoub stated that the property owner is requesting to rezone the two acre corner lot in order to construct a new mosque and community center. The property is currently occupied by a vacant hardware and building materials store that appears to be blighted. If approved, the vacant building will be demolished in order to construct the community center. The rezoning request is not consistent with the Future Land Use designation but is consistent with the zoning district immediately to the north. Many of the properties along Warren Avenue in Dearborn are zoned Business B. The proposed mosque and community center will have a positive aesthetic impact on the surrounding area that is a gateway into Dearborn. The center will also act as a civic anchor and provide support to both neighborhoods located to the south and north of the site.

Ghassan Abdelnour, 24001 Orchard Lake Road, the architect for Al-Huda Islamic Association, stated that the existing building does not meet any setback requirements. The landscaping at the site is not in good condition. The existing building is very difficult to modernize and renovate into a community center. This is why the plan is to demolish the existing building and construct a new one. The proposed plan meets the required parking requirements. However, in order to obtain additional parking for religious holidays and commemorations, the Islamic Association has a 50-year license agreement with Shatila Bakery to use a portion of their property for additional parking. The proposed plan will beautify the property with landscaping and a new building that will create a vibrant atmosphere at that intersection.

Mansoor Mashrah, 6620 Ternes, the president of Al-Huda Islamic Association, stated that the proposed community center will serve the Dearborn community. That area has been

neglected and forgotten about for years, but this project will revive that intersection and help bring the surrounding neighborhoods back to life.

Commissioner Sickle asked if the association is currently operating at an existing facility.

Mr. Mashrah stated that the association is operating out of a facility in Detroit on McGraw.

Commissioner Sickle asked if the parking agreement is in writing.

Mr. Ayoub stated that the 50-year license agreement is in the Planning Division records.

Chairperson Siwik asked if there are any variances required for the proposed structure.

Mr. Ayoub stated that City departments have completed initial intake reviews and a variance for parking is required. The site is deficient two parking spaces.

Chairperson Siwik asked if the building is going to be compatible with surrounding structures.

Mr. Ghasan stated that the building will include materials and colors similar to surrounding structures.

Commissioner Sickle stated that the renderings to the building look aesthetically pleasing.

Mr. Ayoub reminded the Commission that the issue presented today is a request for a rezoning, not a site plan review.

A motion was made by Commissioner Easterly, supported by Commissioner Sickle, to approve the request of Mansoor Mashrah on behalf of Al-Huda Islamic Association to rezone 8835 West Warren (Parcel #82-10-091-04-001), from Industrial B (Medium Industrial District) to Business B (Community Business District) zoning classification. The property requested to be rezoned is located south of Warren and east of Lonyo. Upon roll call the following vote was taken: Ayes: (5) (Commissioners Easterly, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and Watts). The motion was adopted.

Chairperson Siwik announced that items V.1 and V.2 will be tabled until the September 12, 2016 meeting.

Chairperson Siwik announced the new business item on the agenda is to consider approval of the proposed Planning Commission meeting dates for the year of 2017.

A motion was made by Vice Chairperson Zalewski, supported by Commissioner Sickle, to adopt the proposed Planning Commission meeting dates for the year of 2017. Upon roll call, the following vote was taken: Ayes: (5) (Commissioners Easterly, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green, and Watts). The motion was adopted.

<i>Date</i>	<i>Event</i>	<i>Location</i>	<i>Time</i>
1/9/2017	Planning Commission Meeting	(DAC)	7:00 PM
2/13/2017	Planning Commission Meeting	(DAC)	7:00 PM
3/13/2017	Planning Commission Meeting	(DAC)	7:00 PM
4/10/2017	Planning Commission Meeting	(DAC)	7:00 PM
5/8/2017	Planning Commission Meeting	(DAC)	7:00 PM
6/12/2017	Planning Commission Meeting	(DAC)	7:00 PM
7/10/2017	Planning Commission Meeting	(DAC)	7:00 PM
8/7/2017	Planning Commission Meeting	(DAC)	7:00 PM
9/11/2017	Planning Commission Meeting	(DAC)	7:00 PM
10/9/2017	Planning Commission Meeting	(DAC)	7:00 PM
11/13/2017	Planning Commission Meeting	(DAC)	7:00 PM
12/11/2017	Planning Commission Meeting	(DAC)	7:00 PM

A motion was made by Commissioner Sickle supported by Vice Chairperson Zalewski, to adjourn the meeting. Upon roll call the following vote was taken: Ayes: (5) (Commissioners Easterly, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and Watts). The motion was adopted. The meeting was adjourned at 9:17 p.m.

THERESA SKORA
Secretary