

REGULAR MEETING OF THE  
PLANNING COMMISSION  
Dearborn, Michigan

November 7, 2016

The regular meeting was called to order at 7:00 p.m. by Chairperson Siwik. Upon roll call, the following members were present: (6) (Commissioners Easterly, Mehregan, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and Watts).

Also present were Licia Yangouyian, Assistant Corporation Counsel; Mohamed Ayoub, Senior Planner; and Jeffrey Polkowski, Planner.

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Chairperson Siwik announced that Item I.1 on the agenda is consideration of the approval of the minutes from the October 10, 2016 meeting.

A motion was made by Commissioner Sickle, supported by Vice Chairperson Zalewski, to approve the October 10, 2016 minutes as submitted. Upon roll call the following vote was taken: Ayes: (6) (Commissioners Easterly, Mehregan, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and Watts). The motion was adopted.

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Chairperson Siwik announced that item II.1 is the reconsideration of the matter of amending the Zoning Ordinance of the City of Dearborn to add Bicycle Parking Requirements, by amending Article 4.00, "Off-street parking and loading requirements," Section 4.03, "Bicycle parking requirements." The proposed Zoning Ordinance amendment was tabled at the October 10, 2016 meeting for the following action items:

- Investigate the dividing of commercial land uses based upon zoning type or building use.
- Examine additional considerations for the approval of an exemption.

Mr. Ayoub stated that the concerns expressed last month regarding the lack of standards for approving an exemption has been addressed. The basis for an exemption has been tied to the location standards. An exemption may be granted only if the development is unable to meet the on-site location standards for bicycle parking.

The ordinance no longer requires all commercial facilities to provide bicycle parking. The revision calls out specific Zoning Districts instead of stating "all commercial uses." A list of exempt land uses is also provided which includes Industrial Uses; Utilities; Vehicle Sales and Services; Commercial Parking Lots; and Child or Day Care Centers.

Commissioner Mehregan asked who makes the decision on what is equivalent to the preferred inverted U-rack design.

Mr. Ayoub stated that the Senior Planner will make the decision during the administrative intake review process. If Planning Commission approval is required, the Planning Commission will ultimately have the final decision. An approved alternative to the inverted U-rack must provide two points of contact to allow the user to lock the frame and one wheel using a standard U-lock. The bicycle rack must be constructed of steel pipe and galvanized with a finish to protect against corrosion.

Commissioner Easterly asked if Senior Housing developments can be added to the list of exempt uses.

Mr. Ayoub stated that he has no objection to exempting Senior Housing developments from the bicycle parking requirements.

Vice Chairperson Zalewski stated that the revisions provide a more straight forward ordinance.

Chairperson Siwik stated that the Mayor provided a letter to her that shows support from a group named Bike Dearborn. In the letter, the group thanked the Mayor and City staff for considering bicycle parking requirements and stated that there is a need for more bicycle facilities in the City of Dearborn.

Commissioner Mehregan asked if there is a map that displays City and County owned bike racks.

Mr. Ayoub stated that there is no map but that one may be prepared before the ordinance is adopted. There are currently a limited number of public bicycle parking facilities and Mr. Ayoub stated he is familiar with their locations.

Commissioner Mehregan stated that a commercial facility located within 200 feet of public bicycle parking would receive a waiver according to the proposed ordinance. Mr. Mehregan asked if the public bicycle parking is not sufficient to service the establishments within 200 feet will the new commercial development be required to provide additional bicycle parking?

Mr. Ayoub stated that the Planning Division has been working on an ordinance for the past few months that will help gradually incorporate bicycle parking requirements without being a burden on potential development. Bicycle parking facilities provided by the City are extremely limited at this time which means many businesses will need to provide their own bicycle parking facilities to meet the proposed requirements. If a greater demand for bicycle parking arises, then the City can begin to provide public facilities and this ordinance may be reviewed and updated accordingly.

Commissioner Skora asked if there is any ordinance that addresses illegal bicycle parking.

Mr. Ayoub stated that he doesn't believe there is any language that specifically relates to illegal bicycle parking. The nuisance ordinance may address it.

Ms. Yangouyian stated that if a bicycle is left at the property for a period of time, it may be considered abandoned.

A motion was made by Commissioner Easterly, supported by Commissioner Skora, to table the request to consider of the matter of amending the Zoning Ordinance of the City of Dearborn to add Bicycle Parking Requirements, by amending Article 4.00, "Off-street parking and loading requirements," Section 4.03, "Bicycle parking requirements." Upon roll call the following vote was taken: Ayes: (6) (Commissioners Easterly, Mehregan, Sickle, Siwik, Watts, and Zalewski). Absent: (2) (Commissioners Green, and Watts). The motion was adopted.

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Chairperson Siwik announced that item II.2 is the reconsideration of the matter of amending the Zoning Ordinance of the City of Dearborn to modify the landscaping requirements for single-family residences, by amending Article 5.00, "Landscaping," and Article 29.00, "Schedule of Regulations," Section 29.02, entitled "Schedule of Regulations."

Mr. Ayoub made the following statements regarding the requested revisions from the October 10, 2016 meeting.

- Language from Section 17-249 of the General Code has been added to exempt existing trees in the public right-of-way from the clearance requirements.
- No community that has been researched uses a specific number of inches with respect to the edging requirements.
- The word 'trees' has been removed from Section 5.02.B.3(d).
- Ash trees have been added to the list of undesirable plant material.

Chairperson Siwik stated that the lateral clearance exemption for trees in the public easement between the street and sidewalk should be listed as a bullet under lateral clearance requirements for better clarity.

Commissioner Skora asked if there are any restrictions for tree cutting and what the replacement requirements are.

Mr. Ayoub stated that it is in the General Code. Mr. Ayoub read Section 12-1106 "Replacement of Trees."

A motion was made by Vice Chairperson Zalewski, supported by Commissioner Easterly, to table the request of is the reconsideration of the matter of amending the Zoning Ordinance of the City of Dearborn to modify the landscaping requirements for single-family residences, by amending Article 1.00, "Short Title, Rules of Construction and Definitions," Section 1.03, entitled "Definitions;" Article 2.00, "General Provisions," Section 2.05, entitled "Residential Design Standards," Section 2.09, entitled "Yard and Bulk Regulations;" Article 5.00, "Landscaping," Section 5.02, entitled "General Landscaping Requirements," Section 5.03,

entitled “Specific Landscaping Requirements for Zoning Districts,” Section 5.04, entitled “Standards for Landscaping Materials;” and Article 29.00, “Schedule of Regulations,” Section 29.02, entitled “Schedule of Regulations” with the following action items:

Upon roll call the following vote was taken: Ayes: (6) (Commissioners Easterly, Mehregan, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and Watts). The motion was adopted.

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Mr. Ayoub made a miscellaneous comment stating that Planning Commission and City Council will be invited to a joint Form-Based Code training session in December or January.

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A motion was made by Commissioner Skora supported by Vice Chairperson Zalewski, to adjourn the meeting. Upon roll call the following vote was taken: Ayes: (6) (Commissioners Easterly, Mehregan, Sickle, Siwik, Skora, and Zalewski). Absent: (2) (Commissioners Green and Watts). The motion was adopted. The meeting was adjourned at 7:45 p.m.

**THERESA SKORA**  
Secretary