

REGULAR MEETING OF THE  
PLANNING COMMISSION

Dearborn, Michigan

December 9<sup>th</sup>, 2024

This regular meeting was called to order at 6:30 p.m. by Chairperson Easterly. Upon roll call, the following members were present: Present: (5) (Commissioners Abdallah, Easterly, Fadlallah, Kadouh, & Saymuah). Absent: (3) (Commissioners Aljahmi, King, & Phillips, King arrives at 6:37).

Also present were Bradley Mendelsohn, Deputy Corporation Counsel; Kaileigh Bianchini, Planning & Zoning Manager; Massara Zwayen, Assistant Planning & Zoning Manager; Nolan Kukla, Planner; Kobi Sunday, Planner; and members of the public.

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Chairperson Easterly announced that Item II.1 on the agenda is consideration of the approval of the November 18<sup>th</sup>, 2024 Planning Commission meeting minutes.

A motion was made by Commissioner Fadlallah, supported by Commissioner Abdallah, to approve the November 18<sup>th</sup>, 2024 minutes. Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Easterly, Fadlallah, Kadouh, and Saymuah). Nays: (0). Absent: (3) (Commissioners Aljahmi, King & Phillips). The motion was adopted.

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Chairperson Easterly announced that Item III.1 on the agenda is consideration of the matter of amending the Zoning Ordinance of the City of Dearborn by amending Article 18.00.

Ms. Bianchini explained that the IA – light industrial zoning districts, due to economic shifts over the past decades, have lost much of their value. She added that one of the only economically viable uses for former buildings and structures in the IA district are warehousing uses. Ms. Bianchini explained that indoor recreational uses are a good use for IA district buildings, additionally the buildings needed for these uses are difficult to construct in commercial districts. She stated that the proposal is for indoor recreational uses to be permitted as a special land use in the IA district, with additional specific site development standards. Ms. Bianchini further added that additional changes to the IA district are expected after the completion of the new Master Plan.

Commissioner Aljahmi asked in what other zoning districts are indoor recreation uses allowed in currently.

Ms. Bianchini replied that it is currently allowed as a Special Land Use in the BC – General Business zoning district.

Chairperson Easterly opened the public comment period.

There was no public comment.

Seeing no public comment, Chairperson Easterly closed the public comment period.

A motion was made by Commissioner Abdallah, supported by Commissioner Ramsey, to approve amendments to Article 18.00 of the Zoning Ordinance of the City of Dearborn.

Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Easterly, Fadlallah, Kadouh, & Saymuah). Nays: (0). Absent: (3) (Commissioner Aljahmi, King, & Phillips). The motion was adopted.

Commissioner King enters and is present for the remainder of the meeting.

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Chairperson Easterly announced that Item IV.1 on the agenda is to receive updates from the Planning and Zoning Manager regarding the Master Plan Process.

Ms. Bianchini notified the commission that the PlanDearborn website had been updated to include the Parking Study, completed by Walker Consultants. Additionally, she reminded commissioners that the next Master Plan Steering Committee meeting would be on December 18th, and concern the city-wide housing study and Municipal Resiliency Strategy.

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Chairperson Easterly announced that Item IV.2 on the agenda is to receive updates regarding the citywide Housing Market Study from Progressive AE.

Eric Kehoe from Progressive AE presented “Dearborn’s Blue Ocean Strategy for Housing”. Mr. Kehoe gave a summary of Dearborn’s current housing market conditions, the projected housing market, and some recommendations for changes.

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A motion was made by Commissioner Aljahmi, supported by Commissioner Fadlallah, to adjourn the meeting. Upon roll call the following vote was taken: Ayes: (6) (Commissioners Abdallah, Easterly, Fadlallah, Kadouh, King, & Saymuah). Nays: (0). Absent: (2) (Commissioner Aljahmi & Phillips). The motion was adopted.

The meeting was adjourned at 7:40 pm.

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