

**PLANNING COMMISSION
CITY OF DEARBORN, MICHIGAN
NOTICE OF PUBLIC MEETING**

The following is the agenda for a regular meeting of the City of Dearborn Planning Commission to be held on Monday, August 11th, 2025 at 6:30 p.m. in the Dearborn Administrative Center, 16901 Michigan Avenue, one building west of the Henry Ford Centennial Library.

This notice is given in compliance with Act No. 267 of the Public Acts of Michigan, 1976. Written comments may be submitted to 'CityPlanning@Dearborn.gov' and other comments or questions can be directed to (313) 806-1883 no later than 12:00 p.m. on the day of the meeting.

Individuals with disabilities who require special accommodations, auxiliary aids or services to attend or participate in this program should contact (313) 806-1883. Reasonable advance notice is required.

I. CALL TO ORDER AND ROLL CALL

II. MINUTES

1. Consideration of the approval of the July 7th, 2025 Planning Commission meeting minutes.

III. SPECIAL LAND USE

1. Case No. 25-12: Consideration of the request of Michael Tsakoff, on behalf of Wayne Rental & Development LLC, to review and approve the Special Land Use and site plan for a gas station at 100 N. Telegraph Road (Parcel# 82-09-163-30-003) in the BB (Community Business) zoning district. The property is located at the northeast corner of Cherry Hill Street and Telegraph Road.
2. Case No. 25-13: Consideration of the request of Mike Shehadi, on behalf of AMS Regent Court LLC f/k/a AMS Ford LLC, to review and approve the Special Land Use and site plan for a drive-through pharmacy and grocery store for Units 6 & 7 of the Regent Court Condominium in the BC (General Business) zoning district. The property is located south of Ford Road, west of Mercury Drive, and north of Executive Plaza drive.

IV. ZONING LANGUAGE AMENDMENT

1. Case No. 25-14: Consideration of the matter of amending the Zoning Ordinance of the City of Dearborn by amending Article 14.00.
2. Case No. 25-15: Consideration of the matter of amending the Zoning Ordinance of the City of Dearborn by amending Article 4.00.

V. NEW BUSINESS

1. Consideration of the proposed Planning Commission meeting dates for the 2026 calendar year.

VI. REPORTS & DISCUSSIONS

1. Updates from the Planning and Zoning Manager regarding the Master Plan Process.

VII. ADJOURNMENT