

REGULAR MEETING OF THE  
PLANNING COMMISSION

Dearborn, Michigan

June 9<sup>th</sup>, 2025

This regular meeting was called to order at 6:32 p.m. by Chairperson Easterly. Upon roll call, the following members were present: Present: (8) (Abdulla, Easterly, Fadlallah, Kadouh, King, Mohamed, Phillips, & Saymuah). Absent: (1) (Commissioner Abdallah).

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

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Chairperson Easterly announced that Item II.1 on the agenda is the consideration of the approval of the May 12<sup>th</sup>, 2025 Planning Commission meeting minutes.

A motion was made by Chairperson Easterly, supported by Commissioner Kadouh, to approve the May 12<sup>th</sup>, 2025 minutes. Upon roll call the following vote was taken: Ayes: (8) (Commissioners Abdulla, Easterly, Fadlallah, Kadouh, King, Mohamed, Phillips, & Saymuah). Nays: (0). Absent: (1) (Commissioner Abdallah). The motion was adopted.

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Chairperson Easterly announced that Item III.1 on the agenda is consideration of the request of Lina Haraiji, on behalf of ACCESS, to partially vacate the 16 ft. wide public alley south of Michigan avenue and parallel to Eugene and Porath Streets.

Ms. Bianchini introduced the staff report and accompanying exhibits dated June 9<sup>th</sup>, 2025, for the request to vacate the 16 ft. wide public alley located south of Michigan Avenue and parallel to Eugene and Porath Streets. Ms. Bianchini informed the commissioners that this item is related to the next item on the agenda. Ms. Bianchini explained that the staff recommends approval. Ms. Bianchini reminded the commissioners that, according to the Land Division Act, the alley will be equally split between all adjoining parcels.

The petitioner, Rachid Elabed, stated that the desire is for ACCESS to eventually combine all of the parcels into one. He added that this is the first step to doing that.

Chairperson Easterly opened the public comment period.

A resident introduced herself as Kristin Krishgrove, owner of 5103 Eugene Street. She expressed concern over access to the alley. Ms. Krishgrove asked, if there is a snowstorm, if the alleyway will be cleared by the city. She further inquired about landscaping.

Ms. Bianchini stated that she wasn't completely clear what the procedure is for unpaved alleys, and was unsure if it is currently being plowed. She stated that whatever is the current procedure should remain the same. She further clarified that the northern part of the alley was already legally vacated by City Council, and there is legally no public access from that portion. She added that ACCESS offered to keep the access and allow residents to cut through their lot, despite them having no legal obligation to do so. Ms. Bianchini explained that there is landscaping and screening alongside the lot lines abutting homes, and added that the ordinance requires a 10-foot landscaping green belt with walls along residential areas.

Mr. Elabed stated that their parking lot is plowed, and that the resident is free to access the alley from their lot.

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

A motion was made by Vice Chairperson Saymuah, supported by Commissioner Phillips to recommend approval of the request of Lina Haraiji, on behalf of ACCESS, partially vacate the 16 ft. wide public alley south of Michigan Avenue and parallel to Eugene and Porath streets.

Upon roll call the following vote was taken: Ayes: (8) (Commissioners Abdulla, Easterly, Fadlallah, Kadouh, King, Mohamed, Phillips & Saymuah). Nays: (0). Absent: (1) (Commissioner Abdallah). The motion was adopted.

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Chairperson Easterly announced that Item IV.1 on the agenda is consideration of the city-initiated request to rezone 5146 Porath Street from RB (One-Family Residential) to the VP (Vehicular Parking) zoning classification.

Ms. Bianchini introduced the staff report and accompanying exhibits dated June 9<sup>th</sup>, 2025, for the request to rezone 5146 Porath Street from RB (One-Family Residential) to the VP (Vehicular Parking) zoning classification. Ms. Bianchini explained that, to keep the zoning consistent, and to complement the development plan for the area, the city is recommending the rezoning. Ms. Bianchini further explained that the intent is to demolish the existing home.

Seeing no one from the public, Chairperson Easterly opened and closed the public comment period.

A motion was made by Commissioner Kadouh, supported by Commissioner Fadlallah to recommend approval of the to recommend approval of the city-initiated request to rezone 5146 Porath Street from RB (One-Family Residential) to VP (Vehicular Parking) zoning classification.

Upon roll call the following vote was taken: Ayes: (8) (Commissioners Abdulla, Easterly, Fadlallah, Kadouh, King, Mohamed, Phillips & Saymuah). Nays: (0). Absent: (1) (Commissioner Abdallah). The motion was adopted.

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Chairperson Easterly announced that Item V.1 on the agenda is updaters from the Planning and Zoning Manager regarding the Master Plan Process.

Kaileigh Bianchini showed the commissioners the flyer and dates for the upcoming Master Plan subarea events: West Downtown, East Downtown, Warren, and the Southend. She added that a separate plan, spearheaded by MKSK, is conducting an event in the Midtown area. Ms. Bianchini added that they will plan separate meetings with the DDA's to gather their feedback.

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A motion was made by Commissioner Fadlallah, supported by Commissioner Kadouh, to adjourn the meeting. Upon roll call the following vote was taken: Ayes: (8) (Commissioners Abdulla, Easterly, Fadlallah, Kadouh, King, Mohamed, Phillips, & Saymuah). Nays: (0). Absent: (1) (Commissioner Abdallah). The motion was adopted.

The meeting was adjourned at 7:01 pm.

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