

REGULAR MEETING OF THE  
PLANNING COMMISSION

Dearborn, Michigan

July 7<sup>th</sup>, 2025

This regular meeting was called to order at 6:37 p.m. by Chairperson Easterly. Upon roll call, the following members were present: Present: (6) (Commissioners Abdallah, Abdulla, Easterly, Fadlallah, Mohamed – arrives at 6:55, & Saymuah). Absent: (2) (Commissioners King & Phillips).

Also present were Bradley Mendelsohn, Deputy Corporation Counsel; Massara Zwayen, Assistant Planning & Zoning Manager; Nolan Kukla, Senior 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 June 9<sup>th</sup>, 2025 Planning Commission meeting minutes.

A motion was made by Commissioner Abdallah, supported by Commissioner Fadlallah, to approve the June 9<sup>th</sup>, 2025 minutes. Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Abdulla, Easterly, Fadlallah, & Saymuah). Nays: (0). Absent: (3) (Commissioners King, Mohamed, & Phillips). The motion was adopted.

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Chairperson Easterly announced that Item III.1 on the agenda is consideration of the request of Wissam Beydoun, on behalf of Sam and Sons Development LLC, to review and approve the expansion of a Special Land Use and site plan for the existing gas station located at 25351 Ford road to include a carry-out restaurant.

Ms. Zwayen introduced Staff Report B-1 and the accompanying exhibits dated July 7<sup>th</sup>, 2025. Ms. Zwayen explained that the applicant is looking to demolish the existing dumpsters and remove the sheds; and develop an addition to their existing retail store to be used for a carry-out restaurant, which will replace an existing food truck on their site. She explained that any changes to an automobile filling station in a Business – B zoning district would be a Special Land Use, requiring Planning Commission approval. Ms. Zwayen stated that the proposed addition requires Zoning Board of Appeals for parking.

Commissioner Abdallah asked if the required 21 parking spaces includes the parking requirement for the gas station pumps. Commissioner Abdallah also stated that he was concerned

about the building addition may require more parking spaces especially for provided parking that is dedicated to employees. He added that this is a busy intersection and his concern is that removing spaces and adding a carry-out restaurant which will generate additional parking may be a big issue for him.

Ms. Zwayen replied that the 21 required spaces includes the spaces in front of the pump. The city zoning ordinance requires 1.5 on each pump station. She added that the Zoning Ordinance has no parking requirements for employees of the automobile filling station

Vice Chairperson Saymuah asked if additional lighting will be proposed.

Ms. Zwayen added that the applicant is not changing the existing site lighting.

Chairperson Easterly invited the petitioner to speak.

Hassan Darwiche, project representative, explained that the carry-out restaurant addition is intended to replace the existing food truck on-site. Mr. Darwiche stated that the proposed site plan could have added more parking at the rear but it would interfere with the accessibility of the dumpster enclosure.

Commissioner Fadlallah asked if the proposed carry-out restaurant will be selling the same thing as the food truck.

Mr. Darwiche replied yes, the carry-out restaurant is replacing the food truck.

Vice Chairperson Saymuah stated that the applicant is adding a 20-ton unit, and asked if it will be screened. Vice-Chairperson Saymuah additionally asked for clarification regarding the location of the grease interceptor, since he cannot find the location on the site plan.

Mr. Darwiche stated that the plan is to screen around the unit, but did not include plans in the submission. Additionally, the omission of the grease interceptor on the site plan was an oversight.

Commissioner Abdulla asked if this was the same owner who owns the restaurant on Michigan Avenue in the WDDD if so, the store is well-run and well-maintained.

The petitioner replied yes it is.

Chairperson Easterly opened the public comment period and seeing no comment, Chairperson Easterly closed the public comment period.

Vice Chairperson Saymuah asked, knowing that the ordinance requires a grease interceptor, if it makes sense to include that requirement in the motion.

Ms. Zwayen stated that there is no zoning ordinance requirement for the grease interceptor, plumbing will review. Plumbing will review the grease interceptor requirement during permit process.

A motion was made by Commissioner Abdallah, supported by Commissioner Fadlallah to approve the request of Wissam Beydoun, on behalf of Sam and Sons Development LLC, to approve the expansion of a Special Land Use and Site plan at 25351 Ford Road to include a carry-out restaurant, contingent on the installation of a gravity grease interceptor.

Upon roll call the following vote was taken: Ayes: (6) (Commissioners Abdallah, Abdulla, Easterly, Fadlallah, Mohamed, & Saymuah). Nays: (0). Absent: (2) (Commissioners King & Phillips). The motion was adopted.

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Chairperson Easterly announced that Item IV.1 on the agenda is consideration of the request of Hassan Darwiche, on behalf of HEJ Property LLC, to rezone 16030 Michigan Avenue from OS (Office Business) to the BA (Local Business) zoning classification.

Ms. Zwayen introduced Staff Report C-1 and the accompanying exhibits dated July 7<sup>th</sup>, 2025. Ms. Zwayen explained that the applicant's intention are interior renovations for a change of use to a tattoo parlor, which is not permitted in the OS zoning district.

Commissioner Abdallah stated that the Planning Commission recommended rezoning approval for the properties located east and north of Michigan Avenue. Commissioner Abdallah asked whether the proposed rezoning is consistent with the updated Master Plan.

Ms. Zwayen replied yes, there were two items. One of the items was brought forward by the applicant, and another by the city.

Chairperson Easterly invited the petitioner to speak.

Chairperson Easterly asked if the rezoning is to accommodate the tattoo parlor.

The petitioner, Hassan Darwiche, replied yes.

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

A motion was made by Commissioner Abdallah, supported by Commissioner Abdulla to recommend approval of the request of Hassan Darwiche, on behalf of HEJ Property LLC, to rezone 16030 Michigan Avenue from OS (Business Office District) to BA (Local Business District) zoning classification.

Upon roll call the following vote was taken: Ayes: (6) (Commissioners Abdallah, Abdulla, Easterly, Fadlallah, Mohamed, & Saymuah). Nays: (0). Absent: (2) (Commissioners King & Phillips). The motion was adopted.

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

The Assistant Planning & Zoning Manager, Ms. Zwayen, provided an update and summary of the community engagement events for the East Downtown, Warren, and Southend Subareas. Additionally, she reminded the commissioners of, and encouraged them to attend, the West Downtown Subarea event which had been rescheduled for July 21<sup>st</sup>.

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Commissioner Abdallah read into the record a letter received by the City of Detroit Planning Commission. The letter stated that the city is looking to amend their Master Plan, in accordance with the Michigan Planning Enabling Act. Attached was a copy of the amendments for the commission's review and comment.

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

The meeting was adjourned at 7:05 pm.

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