

City of Dearborn
Zoning Board of Appeals
Thursday, September 25, 2025
Minutes

Called to Order: 5:30 p.m.

Commissioners Present: Hassane Fadlallah (Acting Chair), Tim Muflihi, Mona Hammoud.

Technical Advisors: Nolan Kukla, Senior City Planner; Kobi Sunday, City Planner; Kaileigh Bianchini, Planning Manager; Brad Mendelsohn, City Attorney.

Approval of Minutes. Motion by Commissioner Hammoud, supported by Commissioner Muflihi that the minutes of the previous regular meeting of Thursday, August 28, 2025 are approved as recorded. Motion carried unanimously.

Appeal #25-116

Consideration of a request of Sana AlHarash, on behalf of Just Play LLC, for a variance to accommodate operating an indoor recreation facility, the property size being 4.18 acres, in the (IA) Light Industrial district:

15001 North Commerce Drive

Bianchini summarized the Staff report dated September 25, 2025. Factors to consider on the variance request: Due to the extraordinary circumstances of the current site conditions, the requirement for direct access to a major thoroughfare poses a potential traffic conflict. This is primarily due to the limited width of the parcel along Rotunda Drive and the location of the intersection between Rotunda and Commerce Drive, making it difficult to establish direct access along Rotunda Drive. Therefore, the Planning and Zoning Division recommends approving the requested variance.

Hammoud asked what is the reasoning behind the required access to a thoroughfare.

Bianchini said it is likely to ensure that the local road network is capable of handling the volume of traffic typically associated with this type of use; for example it is a type of assembly use with a lot of people coming to the site at one time; there are curbs cuts along Commerce and Century Drives, but there is no curb cut along Rotunda Drive and having one along Rotunda would be unsafe and complicated, due in part to a combination of the proximity of where a curb cut would access the parking lot to the intersection of Rotunda and Commerce, and elevation changes along Rotunda going towards Greenfield with an underpass at Greenfield Road, so there would be traffic safety concerns; also the local road network was designed to direct traffic from both Greenfield and Rotunda; these were considerations of the Planning Commission in their review of this request.

Fadlallah asked the curb cut that is open to the site along Commerce, how wide is it?

Bianchini said the first curb cut along Commerce is approx. 30ft.

Hammoud asked how many kids will they have at one time?

Applicant said they have 3 fields and will have 30 kids per field.

Hammoud asked if they are okay on parking.

Bianchini said yes, they more than meet the requirement; a parking analysis was part of the review.

Fadlallah said the three entrances to the site will be sufficient for traffic and it is not too far from the main road, there are no traffic concerns.

Public comment: None.

Outside correspondences: None.

RESOLUTION. Motion by Commissioner Fadlallah, supported by Commissioner Hammoud, for the reasons and subject to the facts, representations and stipulations stated on the record during the public hearing, to APPROVE the variance detailed below:

Sec. 7.02 Q 2 C Waive the requirement of having direct access onto a major thoroughfare. Zoning requirement: Direct vehicular access onto a major thoroughfare. Proposed: Direct vehicular access onto collector streets only is APPROVED (DZO 32.05, F.1. A, D).

This motion is conditioned on the petitioner's continuous compliance with all applicable ordinances, codes, laws and statutes; and, the petitioner must perform all work under plans, permits and final inspections approved by the City of Dearborn.

Motion carried unanimously.

Other business

2026 Zoning Board of Appeals amended meeting schedule.

Bianchini stated 2 of the meeting dates had to be rescheduled and one meeting was relocated to Room 1D due to double-bookings in the Council Chambers.

Fadlallah motioned to approve, supported by Muflihi, motion carried unanimously.

Meeting Adjourned: 5:48pm