

REGULAR MEETING OF THE  
PLANNING COMMISSION

Dearborn, Michigan

September 8<sup>th</sup>, 2025

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, Kadouh, Phillips, & Saymuah). Absent: (4) (Commissioners Abdulla, Fadlallah, King, & Mohamed).

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

\*\*\*

Chairperson Easterly announced that Item II.1 on the agenda is the consideration of the approval of the August 11<sup>th</sup>, 2025 Planning Commission meeting minutes.

A motion was made by Commissioner Abdallah, supported by Commissioner Saymuah, to approve the August 11<sup>th</sup>, 2025 minutes. Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Easterly, Kadouh, Phillips, & Saymuah). Nays: (0). Absent: (4) (Commissioners Abdulla, Fadlallah, King, & Mohamed).

\*\*\*

Chairperson Easterly announced that Item III.1 on the agenda is consideration of the request of Sana Al Harash, on behalf of Fairlane Venture Fifteen LLC, to review and approve the Special Land Use and site plan for an indoor recreation center located 15001 N. Commerce Drive.

Ms. Bianchini introduced Staff Report B-1 and the accompanying exhibits dated September 8<sup>th</sup>, 2025. Ms. Bianchini explained that in 2024 the Planning Commission and City Council approved an amendment to allow indoor recreation centers in the IA – Light Industrial zoning districts as a Special Land Use. Ms. Bianchini added that the applicant is proposing indoor renovations for a soccer field. She further added that the applicant will need to receive a Zoning Board of Appeals variance for lack of direct access to a major thoroughfare. Since indoor recreation centers are a Special Land Use, the Planning Commission needs to grant their approval for the applicant to move forward.

Chairperson Easterly asked what the previous use of the site was and if any of the neighbors had objected.

Ms. Bianchini replied that the previous use was a warehouse and that staff had not received any correspondence objecting.

Chairperson Easterly invited the petitioner to speak.

Sana Al Harash, petitioner, added that they believe the use will be beneficial to the city, specifically giving kids things to do during the winter.

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

A motion was made by Commissioner Abdallah, supported by Commissioner Kadouh to approve the request of Sana Al Harash, on behalf of Fairlane Venture Fifteen LLC, to approve the Special Land Use and site plan at 15001 N. Commerce Drive for an indoor recreation center.

Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Easterly, Kadouh, Phillips, & Saymuah). Nays: (0). Absent: (4) (Commissioners Abdulla, Fadlallah, King, & Mohamed).

\*\*\*

Chairperson Easterly announced that Item IV.1 on the agenda is the election of the Planning Commission Officers for the 2025 term.

Chairperson Easterly opened the nomination period for Planning Commission Chairperson.

A motion was made by Commissioner Abdallah, supported by Commissioner Kadouh to nominate and elect Vice Chairperson Saymuah for Planning Commission Chairperson for the 2025 term.

Vice Chairperson Saymuah accepted the nomination for Planning Commission Chairperson.

Seeing no further nominations, Chairperson Easterly closed the nomination period for Planning Commission Chairperson.

Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Easterly, Kadouh, Phillips, & Saymuah). Nays: (0). Absent: (4) (Commissioners Abdulla,

Fadlallah, King, & Mohamed).

Chairperson Easterly opened the nomination period for Planning Commission Vice-Chairperson.

A motion was made by Commissioner Abdallah, supported by Vice-Chairperson Saymuah to nominate and elect Commissioner Phillips for Planning Commission Vice-Chairperson for the 2025 term.

Commissioner Phillips accepted the nomination for Planning Commission Vice-Chairperson.

Seeing no further nominations, Chairperson Easterly closed the nomination period for Planning Commission Vice-Chairperson.

Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Easterly, Kadouh, Phillips, & Saymuah). Nays: (0). Absent: (4) (Commissioners Abdulla, Fadlallah, King, & Mohamed).

Chairperson Easterly opened the nomination period for Planning Commission Secretary.

A motion was made by Commissioner Kadouh, supported by Vice-Chairperson Saymuah to nominate and elect Chairperson Easterly for Planning Commission Secretary for the 2025 term.

Chairperson Easterly accepted the nomination for Planning Commission Secretary.

Seeing no further nominations, Chairperson Easterly closed the nomination period for Planning Commission Secretary.

Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Easterly, Kadouh, Phillips, & Saymuah). Nays: (0). Absent: (4) (Commissioners Abdulla, Fadlallah, King, & Mohamed).

\*\*\*

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

Ms. Bianchini explained that they had finished the public engagement sessions for the subarea plans, and that the next steps would be direct engagement with the downtown and business boards for the relevant subareas. She added that the next steering committee meeting would be discussing Future Land Use categories.

\*\*\*

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: (5) (Commissioners Abdallah, Easterly, Kadouh, Phillips, & Saymuah). Nays: (0). Absent: (4) (Commissioners Abdulla, Fadlallah, King, & Mohamed).

The meeting was adjourned at 6:47 pm.

\*\*\*