

**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, April 13th, 2026 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 March 9th, 2026 Planning Commission meeting minutes.

III. CAPITAL IMPROVEMENT PLANNING

1. Consideration of the request of the City of Dearborn to review and approve the 52nd year Community Development Block Grant Capital Improvement projects that will become part of the City's 2026-2027 Capital Improvements Budget.

IV. SITE PLAN REVIEW

1. Case No. 26-02: Consideration of the request of Yousef Dabaja, on behalf of Dabaja Fairlane North Properties, to review and approve the proposed location for a transformer pad in the front yard at 5701 Mercury Drive (Parcel #: 82-09-123-02-009) and in the BC (General Business) zoning district. The property is located in the Fairlane North Condominium and north of Ford Road.
2. Case No. 26-03: Consideration of the request of David Makki, on behalf of 1751 Monroe LLC, to review and approve the proposed modification to a previously approved site plan at 1751 Monroe Street (Parcel #: 82-09-223-35-003) and in the OS (Business Office) zoning district. This property is located within the Welch & Lonngquist subdivision and at the corner of Monroe and Audrey Streets.

V. SPECIAL LAND USE

1. Case No. 26-04: Consideration of the request of Natalie Palestino Sanchez, on behalf of Naser Holdings 1000 LLC, to review and approve the Special Land Use and site plan for a carry-out restaurant at 1314 N. Telegraph Road (Parcel #: 82-09-161-24-001) and in the BA (Local Business) zoning district. The property is located on the east side of Telegraph Road between Oak and Hollander Streets.

VI. ZONING LANGUAGE AMENDMENT

1. Consideration of the matter of amending Articles 1.00, 7.02, 18.00, 19.00, 20.00, and 21.00 of the City of Dearborn's Zoning Ordinance.

VII. REPORTS & DISCUSSIONS

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

VIII. ADJOURNMENT