

REGULAR MEETING OF THE
PLANNING COMMISSION
Dearborn, Michigan
December 8th, 2025

This regular meeting was called to order at 6:29 p.m. by Chairperson Saymuah. Upon roll call, the following members were present: Present: (7) (Commissioners Abdulla (arrives at 6:38), Easterly, Fadlallah, Kadouh, Mohamed, Phillips & Saymuah). Absent: (2) (Commissioners Abdallah & King).

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.

Chairperson Saymuah announced that Item II.1 on the agenda is the consideration of the approval of the November 10th, 2025 Planning Commission meeting minutes.

A motion was made by Commissioner Phillips, supported by Commissioner Kadouh, to approve the November 10th, 2025 minutes. Upon roll call the following vote was taken: Ayes: (6) (Commissioners Easterly, Fadlallah, Kadouh, Mohamed, Phillips & Saymuah). Nays: (0). Absent: (3) (Commissioners Abdallah, Abdulla & King).

Chairperson Saymuah announced that Item III.1 on the agenda is consideration of the request of Hassan Chami, on behalf of TAA Fairlane Property LLC, to review and approve the Special Land Use and site plan for a food truck park located at 720 Town Center Drive and within the BC (General Business) zoning district.

Ms. Bianchini introduced Staff Report B-1 and the accompanying exhibits dated December 8th, 2025. Ms. Bianchini explained that the site currently contains a one-story food hall and commissary kitchen, 7 mobile food establishments, and an outdoor seating area. The food trucks are operating under a 6-month temporary use permit that was approved by the City Council in July 2024 and set to expire in February. Ms. Bianchini explained that the applicant is not proposing any changes to the site, but are seeking to gain permanent Special Land Use approval from the Planning Commission.

Chairperson Saymuah expressed concern regarding grease disposal on the site and asked if the applicant had or would submit any grease disposal plans with the city. Chairperson

Saymuah asked for clarification regarding the requirements for grease disposal in the zoning ordinance amendment that permitted food trucks.

Ms. Bianchini clarified the requirements in the zoning ordinance and indicated that this site met the requirements and stated that the food truck site development standards under the zoning ordinance requires the installation of an exterior gravity grease interceptor for the building and must comply with Michigan plumbing code. Ms. Bianchini also explained that, for zoning language amendments, the Planning Commission is a recommending body. City Council may have proposed edits in the final stage.

Mr. Mendolsohn mentioned that a copy of the plan for grease disposal for each food truck must be provided to the Michigan Department of Agriculture and Rural Development.

Chairperson Saymuah invited the petitioner to speak.

Tahrik Alcodray, the property owner, summarized the project and further explained the process of grease disposal in the building.

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

A motion was made by Vice Chairperson Phillips, supported by Commissioner Fadlallah to approve the request of Hassan Chami, on behalf of TAA Fairlane Property LLC, to review and approve the Special Land use and site plan for a food truck park located at 720 Town Center Drive.

Upon roll call the following vote was taken: Ayes: (7) (Commissioners Abdulla, Easterly, Fadlallah, Kadouh, Mohamed, Phillips & Saymuah). Nays: (0). Absent: (2) (Commissioners Abdallah & King). The motion was adopted.

Chairperson Saymuah announced that Item IV.1 on the agenda is consideration of the request of Tarek Jawed, on behalf of Ford & Schaefer Holdings LLC, to partially vacate the 22 ft. wide public alley east of Schaefer road and parallel to Ford Road.

Ms. Bianchini introduced Staff Report C-1 and the accompanying exhibits dated December 8th, 2025. Ms. Bianchini stated that the intent after vacation is to combine the adjacent properties that are under common ownership. Ms. Bianchini stated that the City Engineer has no objection to the vacation, however a 22 ft. easement should be retained for the city-owned sewer under the alley.

Chairperson Saymuah invited the petitioner to speak.

Joe Guido, project architect located at 23419 Ford Road, explained the intent behind the request. Mr. Guido added that they are intending to develop a gas station at this site; the pump stations would be located on either side of the easement, so the easement would not be an issue for them.

Chairperson Saymuah opened the public comment period.

Ziad Abdulmalek, a resident of Dearborn, stated that he has concerned about the traffic flow in the area. Mr. Abdulmalek stated that residents consistently use this alley to access Schaefer Road. Mr. Abdulmalek added that the residents do not want an unsightly development on this site and further questioned the purpose of the lot combination if the vacated portion will need an easement, and asked if anything could be built on the portion with an easement; in particular, residents expressed concern for a potential development.

Commissioner Kadouh asked if he lived on Calhoun Street and how often he and the residents utilize the subject portion of the alley.

Mr. Abdulmalek replied that he utilizes the alley every day and that his brother lives in this area.

Commissioner Kadouh explained that that residents are still able to access Schaefer road by utilizing the rest of the alley to get Alber Avenue. Commissioner Kadouh explained that turning left from the subject alley to access Schaefer would not be permitted and dangerous based on the road's configuration. Commissioner Kadouh added that traffic circulation in this area would be better with the alley closed.

Vice Chair Phillips mentioned that this these are commercial properties on a major corridor, which has been vacant, and he has an interest in seeing it redeveloped. Vice Chair Phillips stated that the current structure is an eyesore, and that the alley closing would be better for the surrounding community as it would support future development.

Commissioners Easterly and Mohamed asked what the purpose of an alley vacation and combining the surrounding parcels is if the easement would prevent anything from built on the vacated portion.

Ms. Bianchini replied that parcels are treated differently when they are separated or combined—even when under common ownership. The easement would stipulate that no structure, could go on that portion of the alley since the city would need to retain access to it for the sewer line underneath. However, combining the parcels would make any future redevelopment easier to meet certain zoning ordinance requirements such as lot coverage and setbacks

A motion was made by Commissioner Kadouh, supported by Vice Chairperson Phillips to recommend approval of the request of Tarek Jawad, on behalf of Ford & Schaefer Holdings LLC, to partially vacate the 22 ft. wide public alley east of Schaefer Road and parallel to Ford Road.

Upon roll call the following vote was taken: Ayes: (5) (Commissioners Easterly, Fadlallah, Kadouh, Phillips & Saymuah). Nays: (2) (Commissioners Abdulla & Mohamed). Absent: (2) (Commissioners Abdallah & King). The motion was adopted.

Chairperson Saymuah announced that item V.1 was consideration to review and discuss the proposed amendments to the Planning Commission bylaws.

Ms. Bianchini stated that staff withdrew this item for additional time to review the requested edits from the Planning Commission.

Chairperson Saymuah announced that item V.2 was consideration of the matter to reschedule the January 2026 Planning Commission meeting.

Ms. Bianchini explained that due to the city's partner with public notices being out during the holidays, the commission will have to reschedule their January 12th, 2026 meeting. Ms. Bianchini then proposed a variety of dates.

After a brief discussion the commissioners agreed that January 26th, 2026 at 6:30pm would be the best date for the meeting.

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

A motion was made by Vice Chairperson Phillips, supported by Commissioner Kadouh to reschedule the January 12th, 2026 Planning Commission meeting to January 26th, 2026 at 6:30pm.

Upon roll call the following vote was taken: Ayes: (7) (Commissioners Abdulla, Easterly, Fadlallah, Kadouh, Mohamed, Phillips & Saymuah). Nays: (0). Absent: (2) (Commissioners Abdallah & King). The motion was adopted.

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

Ms. Bianchini gave an update on the previous Steering Committee meeting, which included finalizing the specialty Future Land use categories and a workshop focused on the East Downtown subarea.

A motion was made by Vice Chairperson Phillips, supported by Commissioner Fadlallah, to adjourn the meeting.

Upon roll call the following vote was taken: Ayes: (7) (Commissioners Abdulla, Easterly, Fadlallah, Kadouh, Mohamed, Phillips & Saymuah). Nays: (0). Absent: (2) (Commissioners Abdallah & King). The motion was adopted.

The meeting was adjourned at 7:29 pm.
