

REGULAR MEETING OF THE
PLANNING COMMISSION
Dearborn, Michigan
March 9th, 2026

This regular meeting was called to order at 6:30 p.m. by Chairperson Saymuah. Upon roll call, the following members were present: Present: (8) (Commissioners Abdallah, Abdulla, Easterly, Kadouh, King, Mohamed, Phillips & Saymuah). Absent: (1) (Commissioner Fadlallah).

Also present were Adam Mourtada, Senior Attorney; Massara Zwayen, Planning & Zoning Manager; Nolan Kukla, Assistant Planning & Zoning Manager; 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 December 8th, 2025 Planning Commission meeting minutes.

A motion was made by Commissioner Kadouh, supported by Vice Chairperson Phillips, to approve the December 8th, 2025 minutes. Upon roll call the following vote was taken: Ayes: (8) (Commissioners Abdallah, Abdulla, Easterly, Kadouh, King, Mohamed, Phillips & Saymuah). Nays: (0). Absent: (1) (Commissioner Fadlallah).

Chairperson Saymuah announced that Item III.1 on the agenda is consideration of the request of Taylor Ranella, on behalf of Rahi, Al-Hilfi, to rezone 10450 Tractor Street from IA (Light Industrial District) and IB (Medium Industrial District) to IB (Medium Industrial District).

Ms. Zwayen introduced Staff Report B-1 and the accompanying exhibits dated March 9th, 2026. Ms. Zwayen explained that the site is currently split zoned IA – Light Industrial and IB – Medium Industrial; the applicant is proposing to rezone the IA portion of the property to IB – Medium Industrial to permit vehicle storage on the entire site. Ms. Zwayen added that the IA split zoning was originally established to act as a buffer from the more intense industrial uses to the commercial and residential uses to the south of the property across Eagle Street.

Commissioner Abdallah asked if the applicant would be permitted to do vehicular storage on the site as it is zoned now.

Ms. Zwayen replied that vehicular storage is permitted as a Special Land Use in the IB – Medium Industrial portion but is not permitted in the IA – Light Industrial portion.

Chairperson Saymuah stated that the City's intent, when they zoned this area in 1979, was to have the IA zoning serve as buffer to the residential properties from the more intensive industrial districts. Chairperson Saymuah added that, once rezoned, the owner of the property could legally choose to develop the property under any of the permitted uses in the IB zoned district. Chairperson Saymuah stated that this rezoning does not fit with the Master Plan's stated goals to right size Dearborn's industrial properties and expanding clean industrial uses. Lastly, he noted the rezoning would not be consistent with surrounding uses and would have a negative impact on surrounding uses.

Chairperson Saymuah walked the commission through the rezoning criteria, and felt that the rezoning does not meet the following criteria: A – "Is the rezoning in accordance with the Zoning Ordinance", C – "Have conditions changed since the Zoning Ordinance was adopted", F – "Does the Amendment set an inappropriate precedent", G – "Is the proposed zoning consistent with the zoning classification of the surrounding land", and H – "Can all requirements in the zoning ordinance be complied with".

Commissioner King stated that he felt the costs of the rezoning outweighed the benefits.

Commissioner Abdallah stated that the applicant was trying to put a much more intense use on a property that is not appropriate for that intensity.

Commissioner Easterly asked for more information regarding the 2015 rezoning of this property.

Ms. Zwayen replied that in 2015 a different applicant requested a similar rezoning with self-imposed conditions, which included hours of operation, a screening wall and that development would commence by a specific deadline. Since the applicants failed to meet those conditions by the deadline the property reverted to the original zoning classification.

Chairperson Saymuah invited the petitioner to speak.

Rachelle Cress, of LAG Development in Highland, MI, noted that the intention for this property would be storage of new vehicles for the LaFontaine dealership at 14505 Michigan Avenue. They were not proposing any structure on the site, but would provide a 6-foot screening wall and additional landscape screening. Ms. Cress added further details about site lighting and that they would operate under normal business hours.

Chairperson Saymuah opened the public comment period.

Abraham Zwayden, 3360 Salina Street noted that the residents are having issues with the noise from this industrial area, as well as the trucks that drive through. Mr. Zwayden added that,

while it has improved due to actions by Dearborn Code Enforcement, there are still issues with the noise and trucks, particularly at night. Mr. Zwayden opposes the rezoning, in order to prevent further issues with noise pollution and truck traffic.

Samera Luqman, 1247 Ferney Street, noted that a long time ago, before the property became industrial, it was residential. Ms. Luqman added that the city should try and deindustrialize this site, to align with its stated goals. Ms. Luqman noted that once its rezoned, a different owner could choose any of the permitted uses in the rezoned district. Ms. Luqman voiced her opposition to the rezoning.

Gus Abdulkharem, 3350 Salina, added that some of these industrial sites sell after being rezoned, and he thinks this one will be as well. Mr. Abdulkharem noted that this property used to be residential, and that the neighboring residential properties are having to deal with issues like light and noise pollution from the industrial sites nearby. He stated that he would support storage for dealerships where it makes sense, like Telegraph road, but he opposes this Rezoning.

Seeing no further public comment, Chairperson Saymuah closed the public comment period.

Commissioner Kadouh brought up the history of the Southend, and how many of the residential properties were rezoned and turned into industrial sites, often against the vociferous opposition from the nearby residents.

Ms. Zwayen added that the city is looking at the Southend as a key subarea in the new Master Plan, and that one of the focus areas will be deindustrialization.

Commissioner Abdallah stated that he understood and supported many of the concerns brought up in public comment, and that he opposes the rezoning request.

Commissioner Easterly stated that he opposes the rezoning request.

A motion was made by Commissioner Kadouh, supported by Commissioner Abdallah to recommend denial of the request of Taylor Ranella, on behalf of Rahim Al-Hilfi, to rezone 10450 Tractor Street from IA (Light Industrial District) and IB (Medium Industrial District) to IB (Medium Industrial District). Upon roll call the following vote was taken: Ayes: (8) (Commissioners Abdallah, Abdulla, Easterly, Kadouh, King, Mohamed, Phillips & Saymuah). Nays: (0). Absent: (1) (Commissioner Fadlallah).

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

Ms. Zwayen stated that the Steering Committee is working on the Subareas, which include West Downtown, East Downtown, Warren, and the Southend. She noted that the committee has finalized the East Downtown and at their next meeting on March 18th, the Committee will be discussing the Southend.

A motion was made by Commissioner Abdallah, supported by Commissioner Abdulla, to adjourn the meeting.

Upon roll call the following vote was taken: Ayes: (8) (Commissioners Abdallah, Abdulla, Easterly, Kadouh, King, Mohamed, Phillips & Saymuah). Nays: (0). Absent: (1) (Commissioner Fadlallah).

The meeting was adjourned at 7:14 pm.
