

REGULAR MEETING OF THE
PLANNING COMMISSION

Dearborn, Michigan

April 13th, 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: (7) (Commissioners Abdallah (joined at 6:38pm), Easterly, Fadlallah, Kadouh, King, Mohamed, & Saymuah). Absent: (2) (Commissioners Abdulla & Phillips).

Also present were Ola Faraj, Assistant Corporation Counsel; Massara Zwayen, Planning & Zoning Manager; Nolan Kukla, Assistant Planning & Zoning Manager; Kobi Sunday, Planner; and members of the public.

Commissioner Easterly congratulated Chairperson Saymuah for receiving an Adjunct Professorship at Eastern Michigan University in Construction Systems.

Chairperson Saymuah announced that Item II.1 on the agenda is the consideration of the approval of the March 9th, 2026 Planning Commission meeting minutes.

A motion was made by Commissioner Kadouh, supported by Commissioner King, to approve the March 9th, 2026 minutes. Upon roll call the following vote was taken: Ayes: (6) (Commissioners Easterly, Fadlallah, Kadouh, King, Mohamed, & Saymuah). Nays: (0). Absent: (3) (Commissioners Abdallah, Abdulla, & Phillips). The motion is adopted.

Chairperson Saymuah announced that Item III.1 on the agenda is 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.

Chairperson Saymuah recused himself from this item due to a conflict of interest.

Ms. Zwayen introduced Regina Sistrunk (Community Development Compliance Officer) to the Commissioners. Ms. Sistrunk explained the accompanying exhibits for the 52nd year Community Development Block Grant (CDBG) Capital Improvement projects, as well as the overall CDBG funding process. Ms. Sistrunk noted that the administration's priorities are specifically on small businesses and micro enterprises, and the budget reflects that.

Commissioner Kadouh asked if the public, at large, were able to apply for the grants, and if the process was public. In addition, she asked for clarification regarding the amount that different programs are funded at, specifically asking about the Home Rehabilitation Program as compared to commercial projects.

Ms. Sistrunk walked the commissioners through some of the advertising channels the city utilized. Ms. Sistrunk noted that, for the façade improvement grants, the application period was open for 3 months for any eligible business to apply. Ms. Sistrunk added that the focus was on the Dix-Vernor and Warren commercial corridors. Ms. Sistrunk noted that the Mayor and administration chooses the funding amounts. She also went into further detail regarding the Home Rehabilitation Program. Ms. Sistrunk added that there is also the HOME program, which does similar work but is not funded by CDBG.

Commissioner Kadouh noted that her preference was for money to be allocated directly to residents, and less money to be allocated towards businesses.

Commissioner King recommended that the city advertise in the Michigan Chronicle and Detroit Legal News.

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

A motion was made by Commissioner Kadouh, supported by Commissioner King, to recommend approval 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. Upon roll call the following vote was taken: Ayes: (6) (Commissioners Abdallah, Easterly, Fadlallah, Kadouh, King, & Mohamed). Nays: (0). Absent: (3) (Commissioners Abdulla, Phillips, & Saymuah). The motion is adopted.

Chairperson Saymuah reenters the meeting and is present for the remainder.

Chairperson Saymuah announced that Item IV.1 on the agenda is 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.

Ms. Zwayen introduced Staff Report C-1 and the accompanying exhibits dated April 13th, 2026. Ms. Zwayen explained that transformer pads in the front yard are required to obtain Planning Commission approval under the Zoning Ordinance Sec. 2.03.C.1. and added that the transformer pads are to accompany electric vehicle charging stations.

Commissioner Easterly asked how many cars could be charged.

Commissioner Kadouh clarified if they were fast chargers or not.

Chairperson Saymuah invited the petitioner to speak.

Yousef Dabaja, petitioner for 5701 Mercury Drive, provided an overview of the intent of the project.

Mr. Dabaja stated that 10 cars can be charged and that they would be fast chargers.

Commissioner Kadouh noted that it would be a great asset for the community.

Chairperson Saymuah asked for clarification regarding the 2 employees listed in the project narrative.

Mr. Dabaja noted that an employee would watch the station to ensure it was functioning properly, and another employee would come out every few days to clean the station.

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

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

Chairperson Saymuah announced that Item IV.2 on the agenda is 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.

Ms. Zwayen introduced Staff Report D-1 and the accompanying exhibits dated April 13th, 2026. Ms. Zwayen explained that all uses located in the OS – Business Office zoning district are required to obtain Planning Commission approval. Additionally, the proposed changes are considered major modifications to a previously approved site plan. Ms. Zwayen explained that the applicant is only proposing interior renovations to the existing building by proposing removing the garage doors and further interior renovations to expand the office gross floor area. This increase in gross floor area is considered a major modification due to a need to obtain a parking variance from the Zoning Board of Appeals. Ms. Zwayen stated that there are no proposed changes to the existing site plan.

Commissioner Abdallah asked if the Planning Commission is the final decision on the proposed changes or just a recommendation.

Ms. Zwayen stated that the Planning Commission is the final determination on the proposed site plan. However, the parking variance request must go to the Zoning Board of Appeals for consideration.

Commissioner Kadouh asked for clarification regarding the location of the parking spots within the site.

Ms. Zwayen further clarified the location of the parking spaces which are 5 existing parking spaces, and the proposed development is not proposing any changes to the previously approved site plan.

Chairperson Saymuah invited the petitioner to speak.

David Makki, petitioner for 1751 Monroe Street, stated that the proposed renovations to use the building for a tele-health office with no patients. Mr. Makki stated that a parking agreement will be established to utilize parking for 6 parking spots within the church located at 1570 Mason Street, as well as 5 on-street parking spots. Mr. Makki stated that the parking is only for employees, as they do not take walk-ins.

Commissioner Fadlallah asked how many employees they would have.

Mr. Makki replied that they currently have 6, with plans in the future to expand up to 8 or 10.

Chairperson Saymuah read from the applicant's letter, noting that the applicant stated there would be no patients on-site, no examinations or procedures on-site, no medical equipment or pharmaceuticals stored on site, and the site would be strictly tele-health.

Mr. Makki clarified that the building operates as an office.

Chairperson Saymuah opened the public comment period.

Chairperson Saymuah read a letter that the Planning Commission received about this item. It was authored by a Brian Nestika, a resident of Aubrey Street. Mr. Nestika expressed hesitation about this request, and specifically wanted the following to be addressed: landscaping and its maintenance, cleaning up trash and the dumpster on property, a pipe and hole to be fixed, snow to be removed, and vermin concerns.

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

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

Chairperson Saymuah announced that Item V.1 on the agenda is 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.

Ms. Zwayen introduced Staff Report E-1 and the accompanying exhibits dated April 13th, 2026. Ms. Zwayen explained that the applicant is proposing interior renovations for a carry-out restaurant to an existing tenant space in a commercial plaza. Carry-out restaurants are a Special Land Use in the BA zoning district.

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

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

Chairperson Saymuah announced that Item VI.1 on the agenda is consideration of the request of the City of Dearborn of the matter of amending Articles 1.00, 7.00, 18.00, 19.00, 20.00, and 21.00 of Dearborn's Zoning Ordinance.

Ms. Zwayen introduced Staff Report F-1 and the accompanying exhibits dated April 13th, 2026. Ms. Zwayen stated that the city of Dearborn is currently under a moratorium on junkyards, scrap iron and junk storage, metal recycling facilities, recycling centers, and other associated uses, and The Moratorium is set to expire on June 10th,2026.

Ms. Zwayen stated that the proposed zoning amendment needed to be updated to address overlapping and inconsistent regulations for certain categories of uses related to scrap, junk, metal, and recycling. And a lack of design standards for such uses. Ms. Zwayen also stated that these inconsistencies and overlaps have created challenges with classifying and regulating these types of uses when they come in for staff review and processing, and as a result, it is necessary to update the ordinance to address these procedural concerns.

Commissioner Easterly expressed concern regarding singling-out any single business and the amendment's legality.

Commissioner Abdallah disagreed and noted that the amendment would, if anything, help provide clarity and clear development paths for future applicants and businesses. Chairperson Saymuah noted that the Zoning Language Amendment is consistent with the updates to the Master Plan.

A motion was made by Commissioner Easterly, supported by Commissioner Abdallah to recommend approval of the request of the City of Dearborn in the consideration of the matter of amending Articles 1.00, 7.00, 18.00, 19.00, 20.00, and 21.00. Upon roll call the following vote was taken: Ayes: (7) (Commissioners Abdallah, Easterly, Fadlallah, Kadouh, King, Mohamed, & Saymuah). Nays: (0). Absent: (2) (Commissioners Abdulla & Phillips). This motion was adopted.

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

Ms. Zwayen provided a summary of the previous Master Plan Steering Committee meeting, and added that the next Master Plan Steering Committee meeting, on April 15th, will be concerning the Warren subarea.

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

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

The meeting was adjourned at 7:34 pm.
