

REGULAR MEETING OF THE
PLANNING COMMISSION

Dearborn, Michigan

May 11th, 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, Abdulla, Easterly, Fadlallah, Mohamed, Phillips, Abdallah & Saymuah). Absent: (2) (Commissioners King & Kadouh).

Also present were Massara Zwayen, Planning & Zoning Manager; Nolan Kukla, Assistant Planning & Zoning Manager; Ahmed Saeed, 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 April 13th, 2026 Planning Commission meeting minutes.

A motion was made by Commissioner Abdallah, supported by Commissioner Abdulla, to approve the April 13th, 2026 minutes.

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

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 proposed 5-year Capital Improvement Plan Commencing Fiscal Year 2026-2027.

Corey Jarocki, Deputy Finance Director, provided an overview of the proposed 5-year Capital Improvement Plan Commencing Fiscal Year 2026-2027 and its major projects, such as the citywide road reconstruction and infrastructure improvements, water and sewer infrastructure upgrades, library renovations, downtown alley activation improvements, senior housing maintenance projects and sewer and lead line replacement programs.

Commissioner Easterly asked a question regarding a previously discussed vacuum truck purchase and clarification regarding the vehicle replacement process.

Mr. Jarocki replied that the vehicles have a different review process and are not included in the 5-year Capital Improvement Plan.

A motion was made by Commissioner Abdallah, supported by Vice Chairperson Phillips, to approve the proposed 5-year Capital Improvement Plan Commencing Fiscal Year 2026-2027.

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

Chairperson Saymuah announced that Item IV.1 on the agenda is consideration of the request of Mike Shehadi, on behalf of AMS Regent Court LLC, to review and approve the proposed location for a transformer pad in the front and side yards at 500 Shehadi Court (Parcel #: 82-09-131-01-025) and in the BC (General Business) zoning district. The property is located south of Ford Road, west of Mercury Drive, and within the Regent Court Condominium.

Ms. Zwayen provided an overview and summary of staff report dated May 11th 2026, Ms. Zwayen explained that the request involved approval of a transformer pad location associated with a proposed gas station. Ms. Zwayen explained that transformer pads in the front yard are required to obtain Planning Commission approval under Zoning Ordinance section 2.03 (C)(1).

Chairperson Saymuah invited the petitioner to speak.

Matthew Herron, 37085 Grand River Ave, the petitioner's attorney appeared on behalf of the owner. Mr. Herron stated that the transformer location was necessary due to the proximity of an energy easement.

Chairperson Saymuah opened the public comment period. No one came forward.

Chairperson Saymuah closed the public comment period.

A motion was made by Commissioner Fadlallah, supported by Vice Chairperson Phillips, to approve the proposed location for a transformer pad in the front and side yards at 500 Shehadi Court (Parcel #: 82-09-131-01-025) and in the BC (General Business) zoning district. The property is located south of Ford Road, west of Mercury Drive, and within the Regent Court Condominium.

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

Chairperson Saymuah announced that Item V.1 on the agenda is consideration of the request of Dino Santori to review and approve the proposed lot split at 23604 Crestview Street (Parcel #: 82-09-213-01-037). This property is zoned within the RA (One-Family Residential) zoning district and located on the northside of Crestview Street between Geneva Street and S. Birch Street.

Ms. Zwayen explained that Cases 26-07 and 26-08 were related requests involving a lot split and subsequent combination with the adjacent parcel. Ms. Zwayen noted that no changes to the existing homes were proposed and that the resulting parcels would remain compatible with the surrounding neighborhood as shown in the site context map.

Chairperson Saymuah invited the petitioner to speak.

Petitioners Dino Santori, 23604 Crestview St and Leanord Ores Jr., 23630 Crestview St addressed the Commission and explained that they privately agreed on the transfer of lot (18) however, they have not formally completed the lot transfer with the City.

Commissioner Abdallah asked Mr Santori and Mr Ores Jr. if they acknowledge the conditions regarding the fence and concrete removal.

Mr. Ores Jr. confirmed that these conditions are acknowledged.

Chairperson Saymuah opened the public comment period. No one came forward.

Chairperson Saymuah closed the public comment period.

Commissioner Abdallah asked if a combined motion could be done for both or separate. Ms. Zwayen replied separate motions are preferred in case a future site plan is received.

A motion was made by Commissioner Abdallah, supported by Vice Chairperson Phillips, to approve the proposed lot split at 23604 Crestview Street (Parcel #: 82-09-213-01-037). This property is zoned within the RA (One-Family Residential) zoning district and located on the northside of Crestview Street between Geneva Street and S. Birch Street. With the condition that:

- The encroaching concrete and existing fence on Lot 18 be removed
- The split of Lot 18 is contingent upon it immediately combining with the adjacent property (23630 Crestview Street).

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

Chairperson Saymuah announced that Item V.2 on the agenda is consideration of the request of Leonard Ores Jr. to review and approve the proposed lot combination at 23630 Crestview Street (Parcel #: 82-09-213-01-036). This property is zoned within the RA (One-Family Residential) zoning district and located on the northside of Crestview Street between Geneva Street and S. Birch Street.

Ms. Zwayen explained that the conditions are the same for Cases 26-07 and 26-08.

A motion was made by Commissioner Abdallah, supported by Vice Chairperson Phillips, to approve the proposed lot combination at 23630 Crestview Street (Parcel #: 82-09-213-01-036). This property is zoned within the RA (One-Family Residential) zoning district and located on the northside of Crestview Street between Geneva Street and S. Birch Street. With the condition that:

- The encroaching concrete and existing fence on Lot 18 be removed
- The split of Lot 18 is contingent upon it immediately combining with the adjacent property (23630 Crestview Street).

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

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

Ms. Zwayen explained the next steering committee is May 20th to discuss the West Downtown Subarea.

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

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

The meeting was adjourned at 7:03 pm.
