REGULAR MEETING OF THE
PLANNING COMMISION
Dearborn, Michigan
July 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, Abdulla (arrived at 6:32pm), Easterly, Kadouh, Mohamed, Phillips, & Saymuah). Absent: (2) (Commissioners Fadlallah & King).

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

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Chairperson Saymuah announced that Item II.1 on the agenda is the consideration of the approval of the June 8th, 2026 Planning Commission meeting minutes.

A motion was made by Commissioner Kadouh, supported by Commissioner Abdallah, to approve the June 8th, 2026 minutes.

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

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Chairperson Saymuah announced that Item III.1 on the agenda is consideration of the request of Jeff Stefani, on behalf of Amerco Real Estate Company, to review and approve the proposed modifications to a previously approved Special Land Use and site plan at 5200 Auto Club Drive (Parcel #: 82-09-142-01-006) and in the BC (General Business) zoning district. The property is located west of Southfield Road, between Ford Road and Hubbard Drive.

Commissioner Abdallah recused himself from this agenda item and stepped out of the meeting.

Ms. Zwayen provided an overview of Staff Report B-1 dated July 13th, 2026. She explained that, in 2023, the Planning Commission approved a Special Land Use and site plan for mini-warehouses at 5200 Auto Club. She stated that, in the applicant's previously approved submittal, the plan proposed two-way traffic circulation on Southfield Service Drive. During the permitting process, the applicant was notified by the Michigan Department of Transportation (MDOT) that their proposed ingress and egress approach on Southfield Service Drive would not be acceptable, and that they would be permitted an egress approach only. She explained that the change to traffic circulation due to the Southfield Service Drive approach is considered a major modification under Sec. 32.02 (C8), which requires Planning Commission approval.

Ms. Zwayen stated that only two of the ten standards for Special Land Use approval were impacted as a result of the proposed site plan modifications: #4 Use of Adjacent Property & #6 Impact on Traffic. The proposed Special Land Use should not interfere with the use and will not adversely affect the adjacent property. The location of the proposed Special Land Use within the zoning district shall minimize the impact of traffic generated by the proposed use.

Commissioner Kadouh asked if there was a way to widen the ingress and egress from Auto Club Drive since there will be more trucks coming in from that point [due to not being able to come in through Southfield Service Drive].

Ms. Zwayen explained that the current ingress and egress point from Auto Club Drive is located within the adjacent property where they share an access easement.

Chairperson Saymuah asked the commissioners if they had any other questions for Ms. Zwayen. No one came forward.

Chairperson Saymuah invited the petitioner to speak.

Jeff Stefani, 5200 Auto Club Drive, addressed the Commission. Mr. Stefani explained that the existing curb cut on Auto Club Drive already accommodates semi-trucks, so two-way traffic should not be an issue. He also explains that that curb cut has been the main access since they bought the property in 2015. MDOT granted them the ability to widen the curb-cut to Southfield Service Road to thirty-six (36) feet, but not intended for two-way traffic circulation.

Chairperson Saymuah went over the standards for granting Special Land Use approval, and stated that the proposed modifications did not impact any of them except impact on traffic, which was addressed.

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

Chairperson Saymuah closed the public comment period.

A motion was made by Commissioner Kadouh, supported by Vice Chairperson Phillips, to approve the request of Jeff Stefani, on behalf of Amerco Real Estate Company, to review and approve the proposed modifications to a previously approved Special Land Use and site plan at

5200 Auto Club Drive (Parcel #: 82-09-142-01-006) and in the BC (General Business) zoning district. The property is located west of Southfield Road, between Ford Road and Hubbard Drive.

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

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Commissioner Abdallah came back into the meeting.

Chairperson Saymuah announced that Item IV.1 on the agenda is consideration of the request of Tim Storey, on behalf of Ford Motor Land Development Corporation, to review and approve the proposed lot split at 15555 Lundy Parkway (Parcel #: 82-09-123-01-019) and in the BC (General Business) zoning district. The property is located north of Ford Road, between Mercury Drive and Greenfield Drive.

Ms. Zwayen provided an overview of Staff Report C-1 dated July 13th, 2026. This matter is appearing before the Planning Commission due to Section 17.5-11 of the City's Code of Ordinances, which requires the Planning Commission to review the divisions when the resulting parcels are less than what was originally platted.

Ms. Zwayen explained that the resulting parcel (Parcel B) would create an internal thoroughfare lot with double frontages. This may face future development challenges due to the parcel's shape. It would also create an irregular parcel shape that is inconsistent with the existing pattern of development in the area.

Tim Storey, project engineer, Storey Engineering Group, 48264 Manchester Drive, Macomb, MI, stated that the intent of the lot split is for future expansion of the proposed Smart Town Condominium, and it will be combined in the future with 15625 Lundy Parkway, which they already own.

Ahmed Gelan, Waza Construction, 5487 Schaefer Rd., stated that the proposed lot split would be used to add more townhomes to what is already being proposed on 15625 Lundy Parkway.

Commissioner Abdallah asked the intent behind why Smart Town is opposed to combining the proposed Parcel B with the parcel they already own [if the lot split is approved]. Commissioner Abdallah also asked whether the parcels are going to have to be combined anyways in order to eventually develop on both of them.

Mr. Gelan stated that Smart Town plans have been approved by the Planning Commission. Combining the resulting Parcel B would require additional approvals. He stated that Smart Town doesn't plan to sell [the proposed Parcel B], and that Smart Town would continue to comply with any city requirements. He added that if they do not move forward with the lot split request, he does not know if Ford will want to continue the process.

Commissioner Abdallah asked if that was the case from Ford's perspective.

Mr. Storey agreed that Ford wants Smart Town to get the lot split done now, otherwise the opportunity might not be available in the future.

Ms. Zwayen stated that it would be best for the parcels to be combined. She also stated that if the split parcel developed as an expansion to Smart Town North, it would have to come back before the Planning Commission because it would be a modification to the previous approved Special Land Use.

Commissioner Abdallah stated that he believed the potential concern with the proposed lot split is that Smart Town has not started developing on 15625 Lundy Parkway, and there is worry that the project will not be completed. This would result in proposed Parcel B, an irregularly-shaped parcel, being left undeveloped between two developed parcels.

Chairperson Saymuah stated that he understood why the City recommended denial [because of proposed Parcel B's irregular shape], but that doesn't mitigate the potential for successful development on it.

Commissioner Abdallah asked if there were any deed restrictions on the property from Ford Land Development Corporation.

Mr. Storey stated that there are a number of items that need to be satisfied for Ford in order [for Smart Town] to develop on it, but that they do not see any issue satisfying them.

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

Chairperson Saymuah closed the public comment period.

Vice Chairperson Phillips asked if the approval should be made on the condition that Smart Town completes the first phase of their project.

Commissioner Abdallah responded that it would get in the way of the lot split. Chairperson Saymuah agreed.

A motion was made by Vice Chairperson Phillips, supported by Commissioner Kadouh, to approve the request of Tim Storey, on behalf of Ford Motor Land Development Corporation, to review and approve the proposed lot split at 15555 Lundy Parkway (Parcel #: 82-09-123-01-019) and in the BC (General Business) zoning district. The property is located north of Ford Road, between Mercury Drive and Greenfield Drive.

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

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Chairperson Saymuah announced that Item V.1 on the agenda is consideration of the proposed Planning Commission meeting dates for the 2027 calendar year.

Commissioner Abdallah requested the proposed March 8th, 2027 to be pushed back one week to March 15th, 2027 in order to accommodate those fasting for Ramadan.

A motion was made by Commissioner Abdallah, supported by Commissioner Kadouh, to approve the proposed Planning Commission meeting dates for the 2027 calendar year, with the exception of March 8th, 2027, which will be moved to March 15th, 2027.

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

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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 stated that the July Steering Committee was cancelled.

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

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

The meeting was adjourned at 7:16 pm.

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