

REGULAR MEETING OF THE
PLANNING COMMISSION

Dearborn, Michigan

August 10th, 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, Easterly, Fadlallah, Kadouh, King, Mohamed, Phillips (arrived at 6:31 p.m.), & Saymuah). Absent: (1) (Commissioner Abdulla).

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.

Chairperson Saymuah announced that Item II.1 on the agenda is the consideration of the approval of the July 13th, 2026 Planning Commission meeting minutes.

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

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

Chairperson Saymuah announced that Item III.1 on the agenda is consideration of the request of Joe Sanfillipo, on behalf of Huron River Dearborn LLC, to rezone 7100 Freda Street (Parcel #: 82-10-082-07-008) from an RE (Multi-Family Residential) and VP (Vehicular Parking) zoning classification to an RE (Multi-Family Residential) zoning classification. The property is located south of Warren Avenue between Freda Street and Normile Street, in the Warren-Wyoming Subdivision.

Ms. Zwayen provided an overview of Staff Report B-1 dated August 10th, 2026. She explained that the parcel is currently split zoned between the RE (Multi-Family Residential) and VP (Vehicular Parking) district. The rezoning is proposing to remove the VP portion, and to have the parcel under one zoning classification.

Ms. Zwayen explained that the proposed rezoning will consolidate the entire parcel under one zoning classification, allowing for a redesign that complies with the requirements of that zoning district. Reconfiguring the existing site that is currently under two different zoning classifications makes it very challenging, as any proposed changes must adhere to both zoning requirements. The VP district under the City Zoning Ordinance requires additional screening requirements when abutting residential use. This will be very hard to comply with, especially when use in VP is incidental to the use in RE. Additionally, the RE district under the City Zoning Ordinance has screening requirements for the proposed parking lot design within the RE district.

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

Ms. Zwayen stated that if the rezoning is approved, the design of the site will have to come before the Planning Commission because anything in the RE zoning district is required to come before the Planning Commission.

Chairperson Saymuah invited the petitioner to speak.

Joe Sanfillipo, 1475 Eureka Rd., Wyandotte, MI, Epic Property Management, addressed the Commission. Mr. Sanfillipo said that the tenants currently park on the street since there is limited parking. He is proposing the rezoning in order to improve the lot for the tenants and the surrounding neighborhood.

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

Chairperson Saymuah closed the public comment period.

A motion was made by Commissioner Abdallah, supported by Commissioner Kadouh, to recommend approval of the request of Joe Sanfillipo, on behalf of Huron River Dearborn LLC, to rezone 7100 Freda Street (Parcel #: 82-10-082-07-008) from an RE (Multi-Family Residential) and VP (Vehicular Parking) zoning classification to an RE (Multi-Family Residential) zoning classification.

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

Chairperson Saymuah announced that Item IV.1 on the agenda is consideration of the matter of amending the Zoning Ordinance of the City of Dearborn by amending Section 1.03 of Article 1.00 entitled "Definitions" and Article 2.00 entitled "General Provisions."

Ms. Zwayen provided an overview of Staff Report C-1 dated August 10th, 2026. She stated that it was advised by the Legal Department that this moratorium be written into the Zoning Ordinance rather than passed as a resolution through City Council. The moratorium has been drafted into Section 2.06 under “General Provisions,” and a definition for “data centers” has also been added under Section 1.03 of the Zoning Ordinance.

Ms. Zwayen stated that if approval is recommended, the amendment would have to go before City Council for final approval. If approved by City Council, it would likely go into effect in October [2026] until March 2027. During that time, staff will do research in order to classify site development standards for any data centers that may be proposed in the City. If the moratorium is lifted, then the language will have to be removed from the Zoning Ordinance as a zoning language amendment.

Chairperson Saymuah asked if this agenda item was prompted by inquiries from people wanting to open data centers in Dearborn, or if it was prompted by concern about data centers in the country currently.

Ms. Zwayen explained that this proposed zoning language amendment was brought on by research into surrounding communities in metro Detroit imposing moratoriums on data centers, as well as several general questions from community members.

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 Commissioner King, to recommend approval of the matter of amending the Zoning Ordinance of the City of Dearborn by amending Section 1.03 of Article 1.00 entitled “Definitions” and Article 2.00 entitled “General Provisions.”

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

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

Ms. Zwayen stated that there is a Steering Committee meeting scheduled for August 19th on Health and Sustainability. Planning and Zoning is working with the consultant to have the final draft of the East Subarea Report finished and presented to the Steering Committee in September.

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

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

The meeting was adjourned at 6:52 pm.
