

SPECIAL MEETING OF THE
PLANNING COMMISSION

Dearborn, Michigan

August 31st, 2026

This special meeting was called to order at 6:28 p.m. by Chairperson Saymuah. Upon roll call, the following members were present: Present: (5) (Commissioners Abdallah, Abdulla, Fadlallah, Mohamed, & Saymuah). Absent: (4) (Commissioners Phillips, Easterly, Kadouh, & King).

Also present were Yassmen Sobh, Senior Attorney Administrative; Massara Zwayen, Planning & Zoning Manager; Ahmed Saeed, Senior Planner; Kobi Sunday, Planner; and members of the public.

Chairperson Saymuah announced that Item I.1 on the agenda is consideration of the request of Joe Guido, on behalf of Rack Holdings LLC, to review and approve the Special Land Use and site plan for an indoor recreation facility at 2727 S. Gulley Road (Parcel #: 82-09-291-76-007) and in the IA (Light Industrial) zoning district. The property is located south of Oxford Street and west of Crowley Park.

Ms. Zwayen provided an overview of Staff Report A-1 dated August 31st, 2026. She explained that the proposed development includes an addition to the existing building, expansion of the parking area and landscaping improvements, which requires a Special Land Use. The property was recently rezoned from IB to IA.

Ms. Zwayen stated that the proposed indoor recreation facility requires three variances to be granted from the Zoning Board of Appeals; that Zoning Board of Appeals meeting will occur later this week. The variances were triggered due to the petitioner adding more parking spaces.

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. The petitioner did not come forward.

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 Fadlallah, to recommend approval of the request of request of Joe Guido, on behalf of Rack Holdings LLC, to review and approve the Special Land Use and site plan for an indoor recreation facility at 2727 S. Gulley Road (Parcel #: 82-09-291-76-007) and in the IA (Light Industrial) zoning district.

Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Abdulla, Fadlallah, Mohamed, & Saymuah). Nays: (0). Absent: (4) (Commissioners Phillips, Easterly, Kadouh, & King). The motion is adopted.

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

Upon roll call the following vote was taken: Ayes: (5) (Commissioners Abdallah, Abdulla, Fadlallah, Mohamed, & Saymuah). Nays: (0). Absent: (4) (Commissioners Phillips, Easterly, Kadouh, & King).

The meeting was adjourned at 6:34 pm.
