City of Dearborn

Zoning Board of Appeals

Thursday, September 3, 2026

SPECIAL MEETING

Minutes

Called to Order: 5:35 p.m.

Commissioners Present: Glen Green (Chair), Hassane Fadlallah (Vice-Chair), Samera Ajami (Secretary), Mona Hammoud, Afan Bapacker.

Technical Advisors: Nolan Kukla, Assistant Planning and Zoning Manager; Yassmen Sobh, City Attorney.

Appeal #26-119

Consideration of a request of Joe Guido, on behalf of Rack Holdings LLC, for variances to accommodate a building addition to an indoor recreation facility, the property size being approx. 528 ft wide, 380 ft deep, 4.606 acres, 200,640 sq ft, in the (IA) Light Industrial zoning district:

2727 South Gulley Road

Kukla summarized the Staff report dated September 3, 2026. Factors to consider on the variance request: The applicant owns a 4.6-acre site on the east side of Gulley Road, south of Michigan Avenue that houses a 72,754 sq ft indoor recreation facility. Proposed is a 1,357 sq ft building addition and exterior site modifications accommodating additional parking along Gulley Road and in the rear of the property. The proposal is triggering three variances: one for parking, one for the location of parking, and one for greenbelt depth along Gulley Road. While the site plan indicates a substantial increase in the amount of parking to accommodate the enlarged facility it still falls short of the required parking. However, the required parking is based largely on the occupant load for the building, which includes accessory uses such as locker rooms. The applicant is providing additional parking within the required front yard along Gulley Road, leaving 6 ft for landscaping. Parking is not allowed in the required front yard and 10 ft is required for landscaping along Gulley.

Staff is recommending approval of the request.

Green said so if they weren't doing anything now they would have 136 spaces.

Kukla said they did start to add parking areas without a permit, but yes they did have 136 spaces.

Green asked if there are public lots nearby in the park.

Fadlallah said there is a fence so there is no vehicular access, but you can walk.

Ajami asked if they own the lot.

Kukla said it is city-owned.

Green asked the 192, does that include the 20 that is within the required front setback?

Kukla said that is including everything that is shown on the site plan, so yes.

Kukla said that the property to the north is similarly situated to what is being proposed with the parking within the required front yard, and it is industrially zoned, and the applicant is providing a hedge to screen the proposed parking along Gulley.

Hammoud asked the southeast parking in the back, whose is that.

Kukla said that is part of the site, the applicant's property.

Hammoud said so they are adding those to the site, too, and not just adding parking along Gulley, and is the setback variance for the entire parking or just one area?

Fadlallah said the members are using the parking lot to the south after hours.

Kukla said the Board cannot legally consider that.

Green asked what is going along here with the landscaping, is it just shrubs?

Kukla said they are Broadmoor Junipers, which are 30 inches tall.

Ajami asked about safety along Gulley.

Guido said there is an abundance of landscape area along most the Gulley, 26 ft deep.

Hammoud asked why he is doing the 12 spaces along Gulley.

Guido said there is a parking problem during peak times.

Green said we are improving the overall parking on the site, reducing the nonconformity, it is a good improvement for the site.

Public comment: None

Outside correspondences: None

RESOLUTION. Motion by Commissioner Ajami, supported by Fadlallah, for the reasons and subject to the facts, representations and stipulations stated on the record during the public hearing, to APPROVE the request detailed below:

Section 4.01 C9. Reduce the required number of parking spaces from 263 to 190 parking spaces. Zoning requirement: 263. Proposed: 190 parking spaces is APPROVED (DZO 32.05, F.1. B, F, L, M).

Section 4.01 B 1 b. Permit parking within the 20 ft front yard setback. Zoning requirement: Parking not permitted within the required 20 ft front yard setback. Proposed: Parking within the required 20 ft front yard setback is APPROVED (DZO 32.05, F.1. B, F, L, M).

Section 5.02 B. Reduce the required landscaped area along the Gulley Road right-of-way from 10 ft to 6 ft. Zoning requirement: 10 ft depth. Proposed: 6 ft depth is APPROVED (DZO 32.05, F.1. B, F, L, M).

This motion is conditioned on the petitioner's continuous compliance with all applicable ordinances, codes, laws and statutes; and, the petitioner must perform all work under plans, permits and final inspections approved by the City of Dearborn.

Motion carried unanimously.

Adjournment

Motion by Commissioner Fadlallah, supported by Commissioner Ajami, to adjourn the hearing. Motion carried unanimously.

Meeting Adjourned: 5:59 p.m.