REGULAR MEETING OF THE
PLANNING COMMISION
Dearborn, Michigan
September 14th, 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, Easterly, Fadlallah, Kadouh, King (arrived at 6:37 p.m.), Phillips, & Saymuah). Absent: (2) (Commissioners Abdulla & Mohamed).

Also present were Ola Hammoud, Assistant Corporation Counsel; Massara Zwayen, 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 August 10th, 2026 Planning Commission meeting minutes.

A motion was made by Commissioner Kadouh, supported by Commissioner Abdallah, to approve the August 10th, 2026 minutes.

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

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Chairperson Saymuah announced that Item II.2 on the agenda is the consideration of the approval of the August 31st, 2026 Planning Commission special meeting minutes.

A motion was made by Commissioner Abdallah, supported by Commissioner Fadlallah, to approve the August 31st, 2026 special meeting minutes.

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

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Chairperson Saymuah announced that Item III.1 on the agenda is consideration of the request of Tim Storey, on behalf of Smart Town North LLC, for a one-year extension to the Special Land Use and site plan approval, that was approved on October 7th, 2024 for a multiple-family residential development, at 15625 Lundy Parkway (Parcel #: 82-09-123-01-020) (former Planning Commission Case No. 24-14) and located within the BC (General Business) zoning district. The property is located west of Greenfield Road and north of Ford Road.

Ms. Zwayen provided an overview of Staff Report C-1 dated September 14th, 2026. In October 2024, the Planning Commission reviewed this same multiple-family residential development since multiple-family dwellings are a Special Land Use in the BC zoning district. She explained that the Planning Commission Special Land Use approval will expire within 24 months if construction has not commenced, according to Section 32.03 (B) (14) under the city Zoning Ordinance. Therefore, the Special Land Use approval [from October 2024] will expire on October 7th, 2026.

Ms. Zwayen further stated that construction has not commenced because the project is in the final stage of obtaining city permits; therefore, the applicant is seeking an extension of the Special Land Use approval granted by the Planning Commission. The proposal from 2024 is the same one that is being proposed tonight, except now the three parcels are combined.

Ms. Zwayen explained that the only changes to the Review Standards are that the original proposal required a parking variance. However, the city amended parking requirements for multiple-family units under Section 4.00 of the city zoning ordinance by reducing the parking requirements for multiple-family dwellings. As a result, the proposed development now complies with the updated parking requirements, and no parking variance is needed.

Chairperson Saymuah asked the commissioners if they had any other questions for Ms. Zwayen.

Commissioner Easterly asked why the construction was delayed.

Ms. Zwayen answered that the petitioner needs a special permit for a water easement from EGLE [Michigan Department of Environment, Great Lakes, and Energy].

Chairperson Saymuah invited the petitioner to speak.

Tim Storey, Storey Engineering Group, 48264 Manchester Drive, Macomb, MI, addressed the Commission. Mr. Storey said that when his client met with the City, they wanted the client to resubmit plans for another review, which has held up permitting and construction.

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

Chairperson Saymuah closed the public comment period.

A motion was made by Vice Chairperson Phillips, supported by Commissioner Fadlallah, to approve the request of Tim Storey, on behalf of Smart Town North LLC, for a one-year extension to the Special Land Use and site plan approval, that was approved on October 7th, 2024 for a multiple-family residential development, at 15625 Lundy Parkway (Parcel #: 82-09-123-01-020) (former Planning Commission Case No. 24-14) and located within the BC (General Business) zoning district.

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

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Commissioner King arrived at the meeting.

Chairperson Saymuah announced that Item IV.1 on the agenda is consideration of the request of Abdel Yaffai, on behalf of Fatame Ismail, to review and approve the proposed lot split at 7637 Mead Street (Parcel #: 82-10-063-14-018) and in the RA (One Family Residential) zoning district. The property is located on the west side of Mead Street, between Morross and Diversey Streets.

Ms. Zwayen provided an overview of Staff Report D-1 dated September 14th, 2026. She stated that this proposed lot split 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. The existing subject property is 70 ft. wide, consisting of two lots that were originally platted at a width of 35 ft. The proposed lot split creates a lot that has a width of 33 ft., which is smaller than what was originally platted. Although the resulting parcels do not conform with the minimum lot area and width requirements, they are considered to be generally consistent with the existing parcel sizes in the surrounding area.

Ms. Zwayen further stated that the subject property contains three existing chain link fences. If the lot split is approved or if a combination is requested in the future, all existing fences must be removed or relocated to the property line.

Chairperson Saymuah asked the commissioners if they had any other questions for Ms. Zwayen.

Commissioner Abdallah asked about the fence encroachment and how many feet the resulting lot widths are going to be. Vice Chairperson Phillips asked if the city has a recommendation. Mrs. Zwayen stated that Planning and Zoning has no recommendation.

Chairperson Saymuah invited the petitioner to speak.

Fatame and Samer Ismail, 7651 Mead, addressed the Commission. Ms. Ismail stated that she is requesting the lot split at 7637 Mead in order to increase the size of her driveway.

Vice Chairperson Phillips asked Mr. and Ms. Ismail if they own both parcels.

Ms. Ismail responded yes.

Vice Chairperson Phillips then asked the petitioner to clarify what they are trying to do [by requesting the lot split].

Mr. Ismail responded that they are trying to make their driveway [at 7651 Mead] bigger. He further explained that Ms. Ismail owns the property 7637 Mead and he owns the property next door [7651 Mead]. He says that they can't use their driveway because it is too narrow. They tried to extend it, but it is still impossible to pull up into it.

Commissioner Fadlallah asked if the split would allow for access to both homes [on both lots], and more space for both of the driveways [there is also a driveway on 7651 Mead].

Mr. Ismail responds that Ms. Ismail's driveway is on the other side, and she does not have any use for the extra land in between. Ms. Ismail agrees that it is just empty land, and that they would gain use of the driveway on 7651 Mead.

Commissioner Abdallah suggests splitting [7637 Mead] in half, and then combining one half with 7637 Mead and the other half with 7651 Mead. That would give each of the parcels a 50 ft. frontage.

Ms. Ismail says that they will do whatever the City recommends.

Vice Chairperson Phillips agrees that [making each parcel frontage 50 ft.] is the better decision. He states that first, they would need to split the 7637 Mead [how it is being proposed], and then Ms. Ismail would have to deed a portion of that lot to 7651 Mead.

Commissioner Abdallah asks if it is possible to do a lot split and combination at the same time.

Ms. Zwayen replies that the petitioners could have done the lot split and combination at the same time, per the City's Assessing Division. However, they will have to deed the portion of the land they plan on splitting before they can finalize the lot split and combination. Then, they will have to do paperwork with Assessing to finalize the process. The builder, Abdel Yaffai, suggested bringing the item to the Planning Commission to split the lot and possibly combine it in a different way in the future, in order to expand the driveway.

Commissioner Easterly asks if it is possible for Mr. and Ms. Ismail to deed the lot to themselves, and then split the lot administratively without having to come back to the Planning Commission.

Ms. Zwayen responds that it is possible, but they will have to work with Assessing.

Chairperson Saymuah suggests tabling the proposal so that the petitioners can come back with a solution that more readily accomplishes their goal [of expanding their driveway].

Ms. Zwayen says that the Planning Commission can approve the lot split that is being proposed. This signals administratively that the Planning and Zoning Division approves the split, and then Mr. and Ms. Ismail can apply with Assessing for a separate lot combination that does not have to come before the Planning Commission.

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

Chairperson Saymuah closed the public comment period.

A motion was made by Vice Chairperson Phillips, supported by Commissioner Kadouh, to approve the request of Abdel Yaffai, on behalf of Fatame Ismail, to review and approve the proposed lot split at 7637 Mead Street (Parcel #: 82-10-063-14-018) and in the RA (One Family Residential) zoning district.

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

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Chairperson Saymuah announced that Item V.1 on the agenda is the election of Planning Commission Officers for the 2027 term.

Chairperson Saymuah opened the nomination period for Planning Commission Chairperson.

A motion was made by Secretary Easterly, supported by Commissioner Abdallah, to nominate and elect Chairperson Saymuah for Planning Commission Chairperson for the 2026 term.

Vice Chairperson Saymuah accepted the nomination for Planning Commission Chairperson.

Seeing no further nominations, Chairperson Saymuah closed the nomination period for Planning Commission Chairperson.

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

Chairperson Saymuah opened the nomination period for Planning Commission Vice Chairperson.

A motion was made by Commissioner Abdallah, supported by Commissioner Kadouh to nominate and elect Vice Chairperson Phillips for Planning Commission Vice Chairperson for the 2026 term.

Vice Chairperson Phillips accepted the nomination for Planning Commission Vice Chairperson.

Seeing no further nominations, Chairperson Saymuah closed the nomination period for Planning Commission Vice Chairperson.

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

Chairperson Saymuah opened the nomination period for Planning Commission Secretary.

A motion was made by Vice Chairperson Phillips, supported by Commissioner Fadlallah, to nominate and elect Commissioner Kadouh for Planning Commission Secretary for the 2026 term.

Chairperson Kadouh accepted the nomination for Planning Commission Secretary.

Seeing no further nominations, Chairperson Saymuah closed the nomination period for Planning Commission Secretary.

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

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Chairperson Saymuah announced that Item VI.1 on the agenda is review of the Planning Commission Annual Report for the Fiscal Year 2025-2026.

Ms. Zwayen provided an overview of Staff Report F-1. The Planning and Zoning Division, on behalf of the Planning Commission, has prepared a report that summarizes the activities of the Planning Commission for Fiscal Year 2025-2026, as required by the City Code Sec. 2-382. This is the first annual report since 2015, which [Planning and Zoning staff] wanted to bring back.

Ms. Zwayen stated that [during the 2025-2026 fiscal year] the Planning Commission heard twenty-eight (28) total cases, approved sixteen (16) items, recommended approval of ten (10) items for City Council that were also approved by City Council, recommended denial of one (1) zoning language amendment that was approved and adopted by City Council, and recommended denial of one (1) rezoning case that was withdrawn before proceeding to City Council.

Ms. Zwayen further stated that the Commission's goals for the upcoming year include working with the Planning and Zoning team on the Master Plan reports, continuing to review items presented by the Planning and Zoning team, continuing to make recommendations to the Council covering any proposed amendment to the provisions of the city's zoning ordinance, and pursuing the City's longstanding goal of regulating industrial site standards.

A motion was made by Commissioner Abdallah, supported by Vice Chairperson Phillips, to approve the Planning Commission Annual Report for the Fiscal Year 2025-2026.

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

Commissioner King personally commended the Planning and Zoning staff for the content of the Annual Report. Him and the rest of the commissioners gave a round of applause.

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Chairperson Saymuah announced that Item VI.2 on the agenda is updates from the Planning and Zoning Manager regarding the Master Plan Process.

Ms. Zwayen stated that the Draft Report for the East Subarea will be presented to the Steering Committee on Wednesday, September 16. When the draft is finalized, it will be presented to the Planning Commission.

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

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

The meeting was adjourned at 7:09 pm.

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