

Planning Commission  
May 8<sup>th</sup>, 2025, 6:00 pm  
23480 Sumpter Road, Belleville, MI 48111  
Minutes

**1. Pledge of Allegiance:**

Chairperson Stalmack opened the meeting with the Pledge of Allegiance.

**2. Roll Call:**

Present: Stalmack, Oddy, Warren, Pokerwinski, Watson, Van Assche and Planner J. Pezzotti. Absent: Armstrong. Pezzotti. Also, shown present were Township Manager Anthony Burdick, Treasurer Patterson, Deputy Clerk Herman & 12 attendees were also present.

**3. Minutes:**

Motion by Oddy, seconded by Watson, to approve the planning commission meeting minutes of February 13th, 2025. Yay: All in favor. Nay: None. Motion carried.

**4. Public Hearings:**

- a. Motion by Oddy, seconded by Pokerwinski to open public hearing regarding Text amendments to Section 5.3, Accessory Buildings, Structures, and Uses. Yay: All in favor. Nay: None. Motion carried.

The Planner explained the text amendment there were no questions.

Motion by Oddy seconded by Watson, to close the public hearing. Yay: All in favor. Nay: None. Motion Carried.

- b. Motion by Oddy, seconded by Watson to open the public hearing regarding Text amendments to Section 5.13, Single Family Dwellings, Manufactured. Yay: All in favor. Nay: None. Motion carried.

The Planner explained the text amendment there were no questions.

Motion by Oddy seconded by Watson, to close the public hearing. Yay: All in favor. Nay: None. Motion carried.

- c. Motion by Oddy seconded by Pokerwinski, to open the public hearing of the proposed rezoning, 24235 Sumpter Rd. Yay: All in favor. Nay: None. Motion carried.

The Planner explained the current zoning and the proposed rezoning.

Applicant, Sammy Nassar, explained why he is seeking the rezoning.

Motion by Oddy seconded by Watson, to close the public hearing. Yay: All in favor. Nay: None. Motion Carried.

- d. Motion by Oddy seconded by Watson, to open the public hearing of the proposed Special Land Use, 25891 Sumpter Rd. Yay: All in favor. Nay: None. Motion carried.

The Planner explained the process regarding Special Land Use.

Applicant Bob Rashidinejad explained why he is seeking a Special Land Use.

Motion by Watson seconded by Van Assche, to close the public hearing. Yay: All in favor. Nay: None. Motion Carried.

- e. Motion by Oddy seconded by Watson, to open the public hearing of the proposed Special Land Use and Site Plan, 50425 Bemis Rd. Yay: All in favor. Nay: None. Motion carried.

The Planner explained the process regarding the special land use and site plan. Applicant Adil Almaliky explained why he is seeking a Special Land Use and Site Plan and corrected that he owns 50425 Bemis Rd, but the special land use and site plan would be for his nearby neighboring property at parcel 81-022-990001-701. Mr. Almaliky must obtain an address for this parcel and have the application for this special land use and site plan updated to reflect the new address.

Motion by Watson seconded by Van Assche, to close the public hearing. Yay: All in favor. Nay: None. Motion Carried.

## 5. Old Business:

- a. Motion by Watson supported by Oddy to **TABLE** Text Amendment to Section 5.3, Accessory Buildings, Structures, and Uses. Yay: All in favor. Nay: None. Motion carried.

- b. Motion by Oddy supported by Watson to recommend **APPROVAL** of Text Amendments to section 5.13, Single Family Dwellings, Manufactured Housing, Prefabricated Housing. Yay: All in favor. Nay: None. Motion carried.

**6. New Business:**

- c. Motion by Watson supported by Pokerwinski to recommend **DENIAL** of the proposed rezoning at 24235 Sumpter Rd to the Township Board of Trustees. Roll Call Vote: Yay: Van Assche, Pokerwinski, Watson, & Stalmack. Nay: Oddy & Warren. Motion carried.

- d. **ADDED\*** Motion by Oddy supported by Watson to **ADD** the Site Plan to item D. Yay: All in favor. Nay: None. Motion carried.

Motion by Oddy supported by Pokerwinski to **REMOVE** the site plan for 25891 Sumpter Rd until applicants meet all required criteria.  
Yay: All in favor. Nay: None. Motion carried.

- e. Motion by Oddy supported by Watson to recommend **APPROVAL** of the Special Land Use for the Auto Repair and Collision + Auto at parcel# 81-022-990001-701 (50637 Bemis Rd) and revisit the site plan.  
Yay: All in favor. Nay: None. Motion carried.

**5. Open Floor**

No comments were received.

**6. Adjournment:**

Motion by Oddy, seconded by Watson, to adjourn at 7:40 p.m.  
Yay: All in favor. Nay: None. Motion carried.

Minutes submitted by:

S.Herman  
Deputy Clerk  
Sumpter Township