

1. Agenda

Documents: [06-02 14 AGENDA.PDF](#)

2. Packet

Documents: [06-02 14 PACKET.PDF](#)



INKSTER CITY COUNCIL

June 2, 2014
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

Mayor – Hilliard L. Hampton, II
Mayor Pro Tem – Marcus L. Hendricks, District II

Council Members:

Timothy Williams, District I
Lorenzo A. Moner, Jr., District III
Michael A. Canty, District IV
Kim Howard, District V
Dennard Shaw, District VI

FELICIA RUTLEDGE
CITY CLERK

RICHARD MARSH
CITY MANAGER

DAVID JONES
CITY ATTORNEY

Council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor. Please state your name and your address for the record prior to providing your comments. Comments are limited to three (3) minutes.

Council Orientation Agenda – 6:00 PM

1. Call to Order
2. Discussion
 - A. Agenda Discussion
3. Public Hearing
4. Public Participation (limit to 3 minutes)
5. CLOSED SESSION – Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).
6. Adjournment

June 2, 2014

Regular City Council Agenda – 7:30 PM

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

- A. Top Lady of Distinction, DeAtriss Richarcharson – Proclamation

Pg. 1

4. Public Hearing

5. Consent Agenda

- A. May 19, 2014 Regular Council Meeting Minutes.

Pg. 3

- B. Allen Brother's and Attorney's PLLC. invoice \$20,212.35.

Pg. 7

- C. CCW Resolution 2014-13.

Pg. 8

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions.

Pg. 10

7. Previous Business

8. Ordinance(s)

- A. Second Reading(s)

9. New Business

- A. Discussion/Action: (Jeannie Fields) Consider authorizing issuance of a Request for Proposals (RFP) to solicit grant writing services for citywide programs and/or initiatives.

Pg. 17

B. Discussion/Action: (Jeannie Fields) Consider auctioning of City-owned properties to include residential and commercial structures and vacant residential and commercial lots. **Pg. Pg. 24**

C. Discussion/Action: (Jeannie Fields) Consider approval of a Special Conditions Use (SCU 14-02) and Site Plan (SP14-03) to allow a Department of Human Services Child Protective Services and Michigan Rehabilitation Services in the TCD (Town Center District) with the conditions noted per the recommendation of the Planning Commission on May 27, 2014. **Pg. 26**

D. Discussion/Action: (Jerome Bivins) Consider authorizing the Deputy Director of DPS to make an application to the Wayne County Department of Public Service for permit to maintain the storm water management maintenance plan. **Pg. 63**

E. Discussion/Action: (Jerome Bivins) Consider authorizing Administration to accept and sign the revision contract as it pertains to the compost yard waste and leaves collection services throughout the compost season in the amount of \$40,000.00. Funds to be budgeted from account # 226-521-810-000. **Pg. 68**

10. Public Participation (limit to 3 minutes)

11. Mayor and Council Communication

12. City Clerk

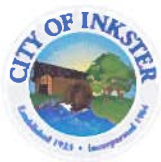
13. City Manager

14. Closed Session

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15. Adjournment

Felicia Rutledge
City Clerk



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15. Adjournment

Felicia Rutledge
City Clerk



TOP LADIES OF DISTINCTION, INC.

Michigan Metro Chapter

P.O. Box 353

Inkster, Michigan 48141

Lady Betty J. Thomas, President

Lady Ernestine Williams, First Vice President

April 7, 2014

Dear Lady DeArtiss Richardson

On behalf of Top Ladies of Distinction, Inc., Michigan Metro Chapter we are so very proud to inform you that you have been chosen to become TOP LADY OF THE YEAR 2014. An honor that is voted on by the membership of a lady that has done outstanding work in promoting the purpose of TLOD.

Special recognition will be given to you at our Annual Luncheon, being held on Saturday, May, 17, 2014 at 11:30 a.m. at the Hellenic Cultural Center, located at 36375 Joy Rd., Westland, MI 48185. Our luncheon theme: *Ladies That R.O.C.K. – "Ladies that are Radiantly Overcoming Cancer Keenly"*. Ticket donation is \$40.00 per person. There will also be a Souvenir Program Booklet in which congratulatory messages made be your honor. Attached is the form for securing such ads.

Any questions that you might have please contact me: Lady Betty Thomas, Chapter President @313-561-4792

Again we are so honored that you have been chosen TOP LADY OF THE YEAR 2014.

Sincerely,

Lady Betty Thomas,

TLOD Michigan Metro Chapter President.

requesting Tribute:

Dee Richardson
2384 Isabelle
Inkster, MI 48141
734.595-1593



BIOGRAPHY

DeArtriss Richardson

DeArtriss Richardson is a lifelong resident of Inkster, Michigan. An Inkster High School graduate, she continued her education at Michigan State University. It was at MSU; she met and married James L. Richardson III. They are enjoying thirty-nine years of marriage and are the proud parents of two adult children, while "spoiling" four (4) grandchildren.

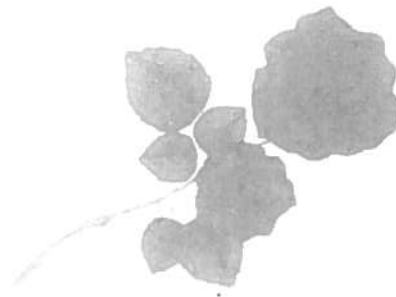
DeArtriss is retired from the State of Michigan, Department of Social Services. While employed with the State of Michigan, Dee was elected UAW Chief Steward and also served as a Health and Safety Representative. She presently serves as a Trustee on the Inkster District Board of Education, receiving her certification, and earned the Award of Distinction by the Michigan State Board of Education. DeArtriss served as commissioner of the Zoning and Appeals Board for the City of Inkster. She later was elected and served on the Inkster City Council for eight (8) years. Upon the election of husband, James, to the Inkster School Board, history was made in the city. It was the first time a husband and wife team was elected to serve on the School Board and City Council simultaneously.

DeArtriss was the first female council person to establish organizations to positively impact Inkster residents. As Chairperson of the City of Inkster Task Force, she successfully secured grants totaling \$625,000. Under her leadership, these funds provided a network of services to promote healthy development for children and special assistance to aid families in crisis. She chaired the Inkster Development Review Team for the beautification of the downtown area of Inkster and was awarded a \$50,000 planning grant. She also served on the Wayne County Community Development Block Grant Advisory Committee.

Founder and chairperson, DeArtriss established the Inkster High School Alumni Viking Pride Committee. The committee has provided over \$60,000 in scholarship awards for college bound Inkster High School graduates and funding to the JROTC Program, Performing Arts Department, I.H.S. Football Team, and clothing to the closet for elementary students.

In 2005, DeArtriss established the "Inkster Coat Drive" which has donated coats, hats, gloves and other winter clothing to area youths and seniors. In June 2010, DeArtriss formed a partnership with Aramark Corporation and Samaritan's Feet, Shoes for Hope Project, and 300 new pairs of shoes and socks were given to children in need. The partners have agreed to sponsor this project for another 2 years. In December 2010, DeArtriss used her influence to bring a team of engineers, including an Astronaut from NASA Glenn Research Center in Ohio to visit the students of Inkster Public Schools. This partnership was formed and will continue as an effort to encourage and recruit girls and other minorities to pursue, science and engineering opportunities. Her strong religious upbringing propels her to always reach out to others.

Other affiliations include the following organizations: UAW Retiree's Association (Region IA); NAACP; Top Ladies of Distinction; Board member of Inkster Group Inc.; Michigan Democratic Party; Inkster Democratic Club; President-League of Christian Women of Inkster Advisory Board; Inkster Teen Health Center; Elected first Woman President of the Inkster Optimist club, Member of the Citadel of Praise Church in Detroit; serves as member of Pastor's Choir. DeArtriss' hobbies include cooking and baking, writing poetry, traveling, and watching the "old" classic TV programs.



May 19, 2014

Regular City Council Meeting – 7:30 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday May 19, 2014.

Prior to the Regular Council Meeting: City Council members discussed the agenda.

Moved by Mayor Hampton, Seconded by Councilmember Canty that Council convenes into a Closed Executive Session at 7:20 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 7
NAYS: 0
ABSENT:

Moved by Mayor Hampton, Seconded by Councilmember Moner to adjourn the closed Executive Session at 7:45 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Hampton called the meeting to order at 8:00 p.m.

Pledge of Allegiance

City Council and the public in attendance pledged allegiance to the flag of the United States of America.

Roll Call

Mayor Hampton	Present	Councilwoman Howard	Present
Councilman Moner	Present	Councilman Williams	Present
Mayor Pro Tem Hendricks	Present	Councilman Canty	Present
Councilman Shaw	Present		

***A Quorum was present**

Approval of Agenda

Moved by Councilmember Moner, Seconded by Councilmember Howard to approve the agenda, as amended with adding item F under New Business.

Resolution 05-14-79R - Motion carried unanimously.

Presentations/Discussion

A. Parks and Recreation Presentation – Jerome Bivins

Public Hearings

Inkster City Council Meeting
May 19, 2014

Consent Agenda

- A. May 5, 2014 Regular City Council Meeting Minutes.

Moved by Councilmember Moner, Seconded by Mayor Pro-Tem Hendricks to approve the consent agenda.
Resolution 05-14-80R - Motion carried.

Boards and Commission

- A. Update of current list of appointments to Boards & Commissions

Moved by Mayor Pro-Tem Hendericks, Seconded by Councilmember Moner to re-appoint Gabe Henderson to the Beautification Committee.
Resolution 05-14-81R – Motion carried.

Previous Business

Ordinance(s)

New Business

- A. Discussion/Action: (Felicia Rutledge) Consider acceptance of the Polling Place Improvement Grant in the amount of \$13,392.00 thru the State of Michigan's Election Bureau with funds granted thru the Help America Vote Act (HAVA).

Moved by Councilmember Moner, Seconded by Councilmember Williams
Resolution 05-14-82R-Motion carried.

- B. Discussion/Action: (Jerome Bivins) Consider allowing Administration to accept Brilar's quote to cut and clean the Michigan Avenue Trunkline from Beech Daly to Henry Ruff during the grass cutting season. (May –October 2014). In the amount of \$4,950.00 Funds to be budgeted from account 101-441-813-000.

Moved by Councilmember Moner, Seconded by Councilmember Howard
Resolution 05-14-83R-Motion carried.

- C. Discussion/Action: (Jerome Bivins) Consider authorizing the Deputy Director of DPS to become the new Street Administrator and to sign off on documents pertaining to Act 51, street fund. Consider adopting the attached Resolution to be submitted to Michigan Department of Transportation with the Deputy Director of DPS as the city designee as part of the requirement.

Moved by Councilmember Moner, Seconded by Mayor Pro-Tem Hendericks
Resolution 05-14-84R-Motion carried.

- D. Discussion/Action: (Jerome Bivins) Consider authorizing Administration to accept the quote from Johnston Litho to print 11,000 copies of the Consumer Annual Water Quality Report to be distributed to the citizens of Inkster in the amount of \$2,146.00. Funds to be disbursed from account 592-564-801-000.

**Moved by Councilmember Williams, Seconded by Councilmember Moner
Resolution 05-14-85R-Motion carried.**

- E. Discussion/Action: (Mark Stuhldreher) Consider approval of the FY2014-2015 Budget and Special Appropriation Acts.

**Moved by Councilmember Moner, Seconded by Councilmember Canty
Resolution 05-14-86R-Motion carried.**

- F. Approval of the agreement with Peterson Academy for the amount agreed upon in closed session.

**Moved by Councilmember Moner, Seconded by Councilmember Canty
Resolution 05-14-87R**

Public Participation

- Jessica Russell**-Gave City Council an update about an upcoming Bazaar to be held June sixth, seventh and eighth.
- Willie Johnson**-Gave statements about the PA system, city streets, housing and the parade.
- Dorothy Gardner**-Gave information about upcoming events at the library and a statement on concerns about the city.
- Noel Carter**-Stated she had concerns about a sink hole, grass cutting, city-wide clean up, and house inspections.
- Mr. Stephens**-Asked about water bill payment arrangements.
- Patricia Morgan**-Stated she had concerns about clean up on her street, grass cutting, vacant houses, and pit bulls.
- Juanita Davis**-Asked about tax levies and sewer rates.
- Tanya Upthegrove**-Gave information on upcoming Starfish activities.
- American Legion**-Gave update on the Annual Memorial Day Service and thanked Councilman Moner for keeping his promise.
- Michael Wells**-Asked questions about Boards and Commissions and a 30-day water billing cycle and requested a list of Boards and Commissions.
- George Williams**-Gave a statement about the water bill and asked about banners on fences.
- Larry Bonarek**-Gave statements about grass cutting, asphalt, water meters, legal cases and Inkster schools.

Mayor and Council Communications

- Councilwoman Howard**-Asked if the funds from the removal of pay increases in the budget be place in the Parks and Recreation for the kids. She also asked if documents showing the water rate increases from Detroit be posted on the website and what were the results of a survey done of the water department. She thanked the residents on Dartmouth and the Princeton Block Club for pitching in and helping out with clean-up. She stated she would be giving code enforcement 4 pages listing the conditions of her district and again thanked the residents who came out for clean sweep. She also thanked Chief Adams and Jerome Bivins for their assistance.
- Councilman Williams**-Asked residents to shop Inkster and gave information on the Memorial Day Parade. He thanked Mr. Stubbs and all the citizens who came out for clean sweep last month and this month, giving a special thanks to "Boys to Men". He also thanked Jerome Bivins for obtaining a dumpster he requested. He then asked the Administration for an update on the sale of fire equipment. He lastly encouraged everyone to come out to clean sweep.
- Councilman Moner**-Stated it should be clean sweep every week in the city. He gave the Veteran name of SGT. Arvell B. Holston, U.S.A. and thanked him for his service.

- **Councilman Shaw**-Asked about the proposal on the old lumber site from DHS for children and the public hearing. He also asked the City Attorney about YWCA. He asked about the road work money and the status of the water bill hardship policy. He requested updates on H & H Metals, the old DHS building, the old Coney Island and Arrow Star Manufacturing. He gave his concerns about motor bikes. He then thanked Commissioner Richard LaBlanc and his office staff for getting trees trimmed on Colonial and Inkster Roads.
- **Mayor Pro-Tem Hendricks**-Asked for an update on Annapolis Street. He thanked Jerome Bivins for getting the information about DTE. He stated residents concerns about vacant homes on Hazelwood and Lexington. He also requested the status of the water bill hardship policy.
- **Mayor Hampton**-Asked for an update on the complaint from Katherine Thomas about Yale Street. Requested the information about the Bazaar be placed on the cable station or government channel. He stated the government channel was looking great, he noticed the updates and the music was good but would like to see it slowed down.

City Clerk

- Informed residents Clerk's Office looking for election inspectors for the upcoming August Primary and November General Elections.

City Manager

- Thanked Mayor and Council for the opportunity to serve.
- Thanked Staff and Organization for hard work.
- Stated budget was worked on in unity and harmony.
- Gave out number for code enforcement.

Closed Session

Adjournment

There being no further business to come before Council, on motion duly made by Councilmember Moner, Seconded by Councilmember Shaw and carried, the Regular Council meeting of May 19, 2014 was adjourned at 9:46 p.m.



Felicia Rutledge, City Clerk
City of Inkster

Allen Brothers
Attorneys & Counselors, PLLC
400 Monroe Street, Suite 220
Detroit, MI 48226-2963

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Attn: City Manager

Page: 1
05/23/2014
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6,002.34
Municipal Legal Services	\$543.75
Labor	\$0.00
Litigation	\$13,666.26
Total billed for May 23, 2014	\$20,212.35
Previous Unpaid Balance-April 23, 2014	\$21,338.16
Previous Unpaid Balance-March 31, 2014	\$18,807.00
Total Balance Due	\$60,375.51



Conference of Western Wayne
39293 Plymouth Road
Suite 101
Livonia, MI 48150
734.953.8834

CWW

Serving 700,000 Michigan Residents

CWW Represents:

Cities: Belleville, Dearborn, Dearborn Heights, Garden City,
Inkster, Livonia, Northville, Plymouth, Romulus, Wayne and Westland

Townships: Canton Charter Township, Huron Charter Township, Northville Charter
Township, Plymouth Charter Township, Redford Charter Township,
Sumpter Charter Township and Van Buren Charter Township.

CWW RESOLUTION 2014-103

SUPPORTING LOCAL COMMUNITY STABILIZATION AND PERSONAL PROPERTY TAX REFORM WITHOUT RAISING TAXES

May 9, 2014

WHEREAS, local governments in Michigan have struggled with unstable funding needed to provide services; and

WHEREAS, Michigan businesses have struggled with an uncompetitive tax on business; and

WHEREAS, small businesses and manufacturers power our economy and are the largest contributor to job growth in Michigan; and

WHEREAS, no other state in our region taxes business equipment the way Michigan does – and most of those states don't tax it at all, which makes Michigan significantly less competitive when it comes to job creation and business investment; and

WHEREAS, Michigan communities have struggled for years to pay for essential services like police, fire, EMS and schools; and

WHEREAS, Michigan communities have relied on this shrinking source of Personal Property Tax (PPT) revenue to provide the funds for other community services as well; including roads, transportation and libraries; and

WHEREAS, with bipartisan support the Michigan Legislature has voted to reform the antiquated PPT to help increase Michigan's competitiveness with other states and remove an onerous tax that will allow more business investment and create more jobs while providing a stable revenue source for local communities; and

WHEREAS, this is not a constitutional amendment, but the state constitution requires Michigan voters to approve certain changes in local taxes; and

WHEREAS, the proposal will make Michigan more competitive, thus helping local communities attract more businesses and talent to create more local jobs; and

WHEREAS, the proposal is supported by the Michigan Municipal League, the Michigan Townships Association, the Michigan Association of Chiefs of Police, Michigan Association of Police Organizations, Michigan Community College Association, Michigan Farm Bureau, the Small Business Association of Michigan, Michigan Sheriffs Association, Michigan Chamber of Commerce, National Association of Independent Businesses and the Michigan Manufacturers Association, among others; and

NOW, THEREFORE, BE IT RESOLVED, the Conference of Western Wayne hereby expresses its strong support for the proposal to eliminate the Personal Property Tax and strengthen our communities. We urge our residents to vote YES on this proposal on August 5, 2014.

Supervisor Tracey Schultz Kobylarz, CWW Chairman of the Board:

I attest that this is a true and correct copy of the Motion
adopted by the CWW Board of Directors
at its regular meeting held on May 9, 2014 in
the City of Plymouth.

Motion:

Second:

Ayes:

Nays:

Absent:



Conference of Western Wayne
39293 Plymouth Road
Suite 101
Livonia, Michigan 48150
c-w-w.org

CITY OF INKSTER

Boards & Commissions

[MADE OPERATIVE BY STATE LAW, CITY OF INKSTER CHARTER PROVISION OR CITY OF INKSTER ORDINANCE]

AGING COMMISSION

[MEETINGS: Third Friday of each month at 1:00 p.m., Twin Towers Activity Room]

2 Year Term	9 Members	Ordinances: 414,457 & 508
Richard Marsh, Jr., Director		Tenure
Denise Champagne, Project Dir. - (Ex-Officio Member)		Tenure
Rochelle Wells		Exp. 08/20/14
April Walton		Exp. 01/18/15
Audrey Jean Searcy		Exp. 06/02/14
Doris Horne		Exp. 09/07/14
Theola Jones		Exp. 11/15/14
Henry Wade		Exp. 03/07/15
Dorothy M. Moore		Exp. 11/15/15
Nellene Moore		Exp. 08/16/14
Dorothy Gardner		Exp. 06/16/14
Chuck Coleman		Exp. 04/04/15
Gabe Henderson		Exp. 04/04/15

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment	3 Members	Charter Provision and State Law
Alfreda Robinson		Clerk of the Board – Non Voting
Gloria Brown		Exp. 12/31/14
Ned Sanders (Alternate)		Exp. 05/02/14
Dante Williams		Exp. 03/19/14
Celeste McDuffie		Exp. 03/19/14

BEAUTIFICATION COMMITTEE

[MEETINGS: Second Monday of each month @ 6:00 p.m., Recreation Center]

2 Year Term	
Toni Bailey	Exp. 04/26/16
Enoch Jackson	Exp. 04/26/14
Joe Burton	Exp. 04/26/14
Rev. George Williams (T)	Exp. 04/26/16
Eunice Williams (C)	Exp. 04/26/14
Wyanetta Motley (S)	Exp. 04/16/14
Horace Jordan	Exp. 04/26/14
Larry Motley (C)	Exp. 04/26/14
Dorothy McClendon	Exp. 05/14*
Dr. Evelyn Clark	Exp. 05/14*
Tommie Jones	Exp. 05/14*
Cephus Thomas	Exp. 04/26/14
Clareese Jordan	Exp. 11/13
LaShawn Westbrook	Exp. 05/14*
Blinda Jones	Exp. 05/14*
Robert Broadnax	Exp. 05/07/14
Minnie Johnson	Exp. 05/14*
Alana Glover	Exp. 05/07/14
Gabe Henderson	Exp. 05/19/16
Shera Johnson	Exp. 05/14*
Demetrius Dalton	Exp. 05/21/14
Henry Wade	Exp. 05/14*

BEAUTIFICATION COMMITTEE (continued)

John W. Gee, Jr.	Exp. 05/14*
Tania James	Exp. 05/14*
Khalisha Nathan	Exp. 05/21/14
Toya Ellis	Exp. 05/14*
Princella Ellis	Exp. 05/21/14
Theresa Lindsey	Exp. 05/21/14
Norma Taylor	Exp. 05/21/14
Alto Baker	Exp. 05/14*
Kent Hudson	Exp. 05/14*
Donna Towns	Exp. 06/04/14
Elcfernack M. Lotman	Exp. 06/14*
Epson Johnson	Exp. 06/14*
Patricia Morgan	Exp. 06/14*
LeVania Henderson	Exp. 06/18/14
DeShandra Motley	Exp. 6/17/15
Denise Motley	Exp. 06/17/15

BUILDING AUTHORITY COMMISSION - Inactive**[MEETINGS: Second Monday in January]**

3 Year Term	5 Members	State Law and Resolution 74-1-39
Nathaniel Elcock	Exp. 12/31/05	
Hersey Bryant, (C)	Exp. 12/31/00	
Horace Wells	Exp. 12/31/01	

CABLE TELEVISION COMMISSION**[MEETINGS: Second Tuesday of each month at 6:00 p.m., Recreation Center]**

3 Year Term	9 Members	Ordinances 593 and 609
Timothy Williams Ex-Official	Exp. 11/16/12	
Danny Van Schoiack Dist. 1	Exp. 12/01/11	
Vacant Dist. 2		
Vacant Dist. 3		
Alfreda Flowers Dist. 4	Exp. 06/04/15	
Vacant Dist. 5		
Lewis Gregory (C) Dist. 6	Exp. 01/04/13	
George Celler Mayoral	Exp. 03/16/12	
Carmen Mitchell At-Large	Exp. 02/18/11	

CANVASSERS BOARD**[MEETINGS: As Required]**

4 Year Term	4 Members	State Law
Deborah Owens (Dem)	Exp. 12/31/15	
Gloria Brown (Dem)	Exp. 06/04/16	
Courtney Owens (Dem)	Exp. 06/04/16	
Eugene Brazeal (Rep)	Exp. 08/06/16	

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS**[MEETINGS: Monthly]**

3 Year Term	3 Members	Ordinances 237 & 559
Clarence Oden	Exp. 6/18/15	
Vacant - (Employee Representative)		
James White	Exp. 12/04/11	
- (Commission Appointment)		

CONSTRUCTION BOARD OF APPEALS/DANGEROUS BUILDING BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Theola Jones		Exp. 04/14
Henry Wade		Exp. 05/11
- (Licensed Plumber)		
Kenyatta Mason		Exp. 11/12
- (Licensed Electrician)		
Marcus Hendricks – Temporary Alternative		
- (Licensed Electrician)		
- Building Inspector		
- (Licensed Engineer/Inspector)		
Yuri Mayorchak		Exp. 11/13
George A. Chatman		
David Stevens		

DOWNTOWN DEVELOPMENT AUTHORITY

[MEETINGS: Third Tuesday of each month, 6:00 p.m. City Hall Council Chambers]

4 Year Term 12 Members State Law and Ordinances 687 and 741

Hilliard L. Hampton, II	Tenure
Martha Theis	Exp. 01/14/18
Lewis Gregory (Treasurer)	Exp. 09/20/14
Cynthia Adams	Exp. 01/14/18
Tom Costello (VC)	Exp. 10/06/18
Peter Cemot	Exp. 01/21/18
Vacant	Exp. 07/19/14
Andrea Parson	Exp. 08/01/15
Winston Wade(Secretary)	Exp. 12/17/16
Vacant	

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

[MEETINGS: Second Thursday each month, held in the Conference Room, City Hall]

6 Year Term 11 Members State Law and Ordinances 517 and 570

Hilliard L. Hampton, II	
Bishop Walter Starghill, Jr.	Exp. 06/07/16
Vacant	Exp. 06/07/16
Vacant	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Mary Weislo	Exp. 03/07/17
Cassandra Leonard	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Dennis Weislo	EXP. 06/07/19
Vacant	

ELECTRICAL EXAMINING BOARD

Indefinite Terms 4 Members State Law and Ordinance 616

Walter Bays (Elec. Cont.)
 Andrew Hughes (Adm. Official)
 Carlton Trouteaud (Rep. of Detroit Edison)

HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]

5 Year Term

6 Members

State Law and Ordinance 99

Tony Love, Director & Secretary

Tenure

William Acklin

Exp. 03/17

Ernest Hendricks

Exp. 03/13

James Orr

Exp. 11/13

Ernestine Williams

Exp. 03/13

Delphine Oden

Exp. 08/14

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]

2 Year Term

7 Members

State Law and Ordinance 196

Vacant Dist. 1

Vacant Dist. 2

Vacant Dist. 3

Vacant Dist. 4

Vacant Dist. 5

Michael Wells Dist. 6

Exp. 12/20/12

Vacant

LIBRARY BOARD

4 year term

Michael Wells

Exp. 2015

Sandra Markwart

Exp. 2015

Dorothy Gardner

Exp. 2015

Dosys Thompson

Exp. 2015

LaDon Gibbs

Exp. 2015

Paulette Dye

Exp. 2015

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term

7 Members

Ordinance: 603

Vacant Dist. 1

Curtistine Barge Dist. 2

Exp. 12/05/13

Vacant Dist. 3

Vacant Dist. 4

Vacant Dist. 5

Vacant Dist. 6

Vacant Mayoral

LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

7 Year Term

7 Members

State Law and Ordinance 409

Theodore Mimms

Exp. 11/19/14

Eugene Thompson (VC)

Exp. 11/19/14

Dorothy Gardner

Exp. 11/19/14

Darwin Howard

Exp. 12/15/14

William Howard

Exp. 11/03/15

Cheryl Stinson

Exp. 02/02/16

Vacant

PARKS AND RECREATION COMMISSION

[MEETINGS: First Tuesday of each month at 7:30 P.M., Recreation Complex]

2 Year Term

9 Members

Ordinances: 493 & 551

Sandra French	Dist. 1	Exp. 04/30/14
Shirley Miller	Dist. 2	Exp. 03/25/14
Shelby Johnson	Dist. 3	Exp. 01/03/14
Vernell Massey	Dist. 4	Exp. 11/04/14
Gloria Mitchell	Dist. 5	Exp. 07/18/13
James Richardson IV	Dist. 6	Exp. 01/03/14
Tonia Williams	Mayoral	Exp. 04/04/13
Sheila Garland	Mayoral	Exp. 05/21/14
Norma McDaniel	Council	Exp. 12/20/14

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term

6 Members

Vacant	Dist. 1	
Vacant	Dist. 2	
Cory Wells	Dist. 3	Exp. 12/05/13
Vacant	Dist. 4	
Vacant	Dist. 5	
Vacant	Dist. 6	
Vacant	Mayoral	

PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 6:00 p.m., City Council Chambers]

3 Year Term

9 Members

State Law and Ordinance 33

Marcus Hendricks	Tenure
Hilliard L. Hampton, II	Tenure
Darryl Davis (City appointee) (Vice Chairman)	Exp. 10/15
Robert Thomas (Secretary)	Exp. 10/15
Emmereal Wells	Exp. 01/15
James Garrett	Exp. 02/14
April Walton	Exp. 09/16
Sam Brown (Chairman)	Exp. 10/14
Richard Wooten	Exp. 08/16

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 6:00 p.m., Fire Station]

2 Year Term

5 Members

Charter

Jean Overman	Mayoral	Exp. 02/16
Barry O'Bryan		Exp. 12/13
Christopher Crawley		Exp. 12/13
Hilliard L. Hampton II	Council	Exp. 12/14
Charles Hines (Pension Board Appt)		Exp. 12/12

WATER REVIEW COMMITTEE

[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Sam Brown	App. 01/07/13
Carl Woods	App. 01/07/13
Ann Coleman	App. 01/07/13
Courtney Owens	App. 01/07/13
Councilmember Williams	App. 02/04/13
Mayor Pro-Tem Hendricks	App. 02/18/13
Dennis Welslo	App. 02/18/13

ZONING BOARD OF APPEALS (ZBA)

[MEETINGS: First Thursday of each month at 6:00 P.M., City Council Chambers]

3 Year Term

7 Members

State Law and Ordinance 277

Dorothy Gray	Dist. 1	Exp. 01/14/17
Clarence Oden, Jr.	Dist. 2	Exp. 01/14/17
James Cross (VC)	Dist. 3	Exp. 07/01/16
Roosevelt Stubbs	Dist. 4	Exp. 05/16/14
Vanola Williams	Dist. 5	Exp. 09/03/16
Norma McDaniel (S)	Dist. 6	Exp. 10/19/15
Richard Wooten (Planning Comm. Appointee)		Exp. 01/14/17

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit 37137 Marquette, Westland, MI. 48185]

Michael Canty, Council Appointee

Exp. Tenure

Denise Champagne, Council Appointee

Exp. (Appointed in 2009)

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]

6 Year Term

13 Members

Resolution 85-8-331

Hilliard L. Hampton, II	Tenure
Richard Marsh	Tenure
Bishop Walter L. Starghill, Jr.	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Vacant	Exp. 06/07/16
Dennis Weislow	Exp. 06/07/19
Cassandra Leonard	Exp. 06/07/16
Mary Weislow	Exp. 06/07/16

TIFA WORKING COMMITTEE FOR THE JUSTICE CENTER

5 Members

Bishop Walter L. Starghill	Exp. 06/07/16
Herbert Johnson	Exp. 06/07/16
Deborah Walker	Exp. 06/07/16
Vacant	Exp. 06/07/16
Vacant	

BROWNFIELD REDEVELOPMENT AUTHORITY

[MEETINGS: Second Tuesday of each month at 5:00 P.M., City Hall Council Chambers]

Terms 1, 2 and 3 years Up to 9 members

Resolution 02-9-458

Timothy Williams, City Council Representative	Tenure
Richard Marsh, City Manager	Tenure
Mark Stuhldreher, Treasurer	Tenure
Community Development Director (VC)	Tenure
Tonia C. Williams (C)	Exp. 6/27/14
Dorothy Gardner	Exp. 10/05/15

CARVER HOMES DISTRICT CITIZENS COUNCIL- *Inactive*

[MEETINGS: Third Thursday of each month at 6:30 P.M., St. Clements Manor]

Velma Hammons
Daniel Henderson
Willie Johnson
Bessie Jones
Melodie Jones
Clara Gray-Joiner
Geneva Lyles
Norma McDaniel
Ramona Rogers
Antonio Shaw
Jacqueline Treadway
Rita Watson
Barbara Whatley
Julius Williams
Glaynda Wright
Chris Yatooma

NOTES:

 Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Richard Marsh, City Manager

Date: May 21, 2014

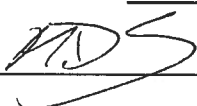
From: M. Jeannie Fields, Manager 
Community Development

Date for Council Consideration: June 2, 2014

ACTION REQUESTED: Consider authorizing issuance of a Request for Proposals (RFP) to solicit grant writing services for city wide programs and/or initiatives.

Current Action x Emergency Future

Funds Budgeted: If Yes Account # No N/A

Treasurer's Approval 

BACKGROUND:

As a means to leverage existing funding and to find new sources of funding for various projects, programs and community activities, staff is seeking to obtain assistance in seeking and applying for grants.

SCOPE OF SERVICES

Provide grant writing services in accordance with the attached Request for Proposal.

JUSTIFICATION:

To explore opportunities and resources available through grant writing efforts and to create and sustain continued community growth.

PROJECT IMPROVEMENTS

Which of the Five (5) Council Goals does this request meet?

This request has the potential to meet all of City Council's goals by approaching the task of grant writing and project/program development in a comprehensive and strategic manner.

COSTS

The successful individual or firm will be paid on a commission basis per successful grant application.

PROJECTED TIME TABLE:

Upon Council approval.

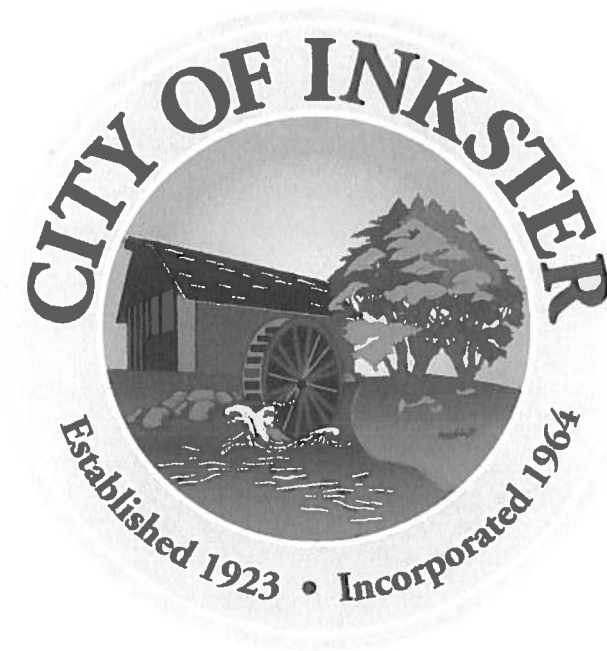
RESOLUTION

Resolved by _____ Seconded by _____
to issue a Request for Proposals (RFP) to solicit grant writing services for city wide
programs and/or initiatives.

Yes:

No:

Absent:



**CITY OF INKSTER
REQUEST FOR PROPOSALS
GRANT WRITING SERVICES**

DEADLINE: Tuesday, June 24, 2014, at 4:00 pm

City of Inkster
Community Development
26215 Trowbridge
Inkster, MI 48141

I. PURPOSE AND GENERAL INFORMATION

The purpose of this Request for Proposal is to solicit interest from qualified firms and/or individuals to provide professional services to the City in the form of Grant Writing Services. A qualified firm and/or individual will be selected through a competitive, quality-based, fair and open process at the sole discretion of the City of Inkster (the City).

II. SCOPE OF SERVICES

2.1 The City is requesting qualification statements to provide professional services for the City on a per grant award commission basis. Your response should detail the firm's or individual's qualifications to provide that type of service.

2.2 Services will include the following:

- a) Identifying grant opportunities available through local, county, state, federal and other funding sources;
- b) Composing grant proposals;
- c) Report to city staff, administration and council as necessary; and
- d) Obtain written approval for all grant applications in advance of submittal.

III. CRITERIA FOR EVALUATION OF PROPOSALS

3.1 The City will independently evaluate each submission. Selection will be made based upon the following criteria:

- a) Experience and reputation in the field;
- b) Knowledge of the subject matter of the services to be provided to the City;
- c) Knowledge of the City, its affairs and operations;
- d) Availability to accommodate any required meetings of the City; and
- e) Other factors determined to be in best interest of the City.

IV. PREPARATION OF THE PROPOSAL

4.1 All proposals submitted to the City shall, at a minimum, include a resume, facilities - office location listing and an Indemnification, Defend and Hold Harmless Agreement and Non-Collusion Affidavit.

4.2 All resumes shall include the following:

- a) Name and address of your firm and/or individual and the corporate officer and/or individual authorized to execute agreements;
- b) A brief description of your firm's and/or individual history, ownership, organizational structure, location of its management, and licenses to do business in the State of Michigan;
- c) The names, experience, qualifications, and applicable licenses held by the individual primarily responsible for servicing the City and any other person(s), whether as employees or subcontractors, with specialized skills that would be assigned to service the City.
- d) A listing of local government clients and other entities with which you have similar contracts; include the name, address and telephone number of the contact person.

4.3 All submittals shall include an Indemnification, Defend and Hold Harmless Agreement. See Attachment "A".

V. AGREEMENT/EXCEPTIONS

5.1 Submission of a proposal indicates the Contractor agrees to the terms, conditions and other provisions contained in the RFP, unless the Contractor clearly and specifically presents in its proposal any exceptions to the terms, conditions, and other provisions contained in the RFP.

5.2 Exceptions presented in a proposal are not to be considered incorporated into the contract between the City of Inkster and the selected Contractor unless and until the City agrees to accept such exceptions.

5.3 The selected Contractor must acknowledge and agree that the contract resulting from this RFP includes the terms, conditions, and other provisions contained in the RFP, the proposal selected (including any exceptions accepted by the City) which is acceptable to the City and is not in conflict or contravention of the RFP, and any other documents mutually agreed upon by the City and selected Contractor.

5.4 No oral statements or any person shall modify or otherwise change or affect the terms, conditions, or specifications stated in the RFP or the resulting contract.

5.5 A formal contract will be negotiated after the selection of a consulting firm or individual for the services identified in the scope of services by the City of Inkster.

5.6 The Contractor shall not assign the contract or any part thereof to any other person unless such assignment is first approved in writing by the City of Inkster, it being

understood that the contract shall not be assignable unless the proposed assignee is acceptable to the municipality. The request for assignment must include evidence that the proposed assignee qualifies under all requirements of the contract and must be addressed as defined in the contract for services.

5.7 A provision to the effect that the City shall have access to any books, documents, papers and records of the contractor which are directly pertinent to that specific contractor, for the purpose of making audit, examination, excerpts and transcriptions. The City of Inkster shall require contractors to maintain all required records for three (3) years after the City of Inkster makes payment and all other pending matters are closed.

VI. PROPOSAL SUBMITTAL

Three (3) copies of the entire Response must be submitted as follows:

City of Inkster
Office of the City Clerk
26215 Trowbridge
Inkster, MI 48141
frutledge@cityofinkster.com
Fax – 313.563.7378

All proposals must be received prior to **Tuesday, June 24, 2014, at 4:00 pm.** Submissions must be submitted in a sealed envelope with the name of the firm or individual submitting the proposal clearly marked on the outside of the envelope. The City assumes no responsibility for delays in any form of carrier, mail, or delivery service causing the submission to be received after the above-referenced due date and time. Submission by fax or email is permitted.

VII. EVALUATION OF PROPOSALS

7.1 The City reserves the right to reject any and all submissions, in whole or in part, and to waive any immaterial defect or informality in any proposal as may be permitted by law.

7.2 The final selection shall be made in the sole discretion of the City.

VIII. QUESTIONS AND CLARIFICATIONS

All inquiries to this RFP must be submitted in writing and addressed as follows:

Richard Marsh, City Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141
Email: rmarsh@cityofinkster.com

ATTACHMENT "A"

INDEMNIFICATION, DEFEND AND HOLD HARMLESS AGREEMENT

(Return this statement on company letterhead with your proposal)

KNOW ALL MEN BY THESE PRESENTS: That _____
(Contractor/Company) By and through the undersigned _____
(Individual), Its _____ (Title), respectively, agrees to indemnify and
hold harmless the City of Inkster, a Michigan Municipal Corporation, 26215 Trowbridge, Inkster,
Michigan 48141, (hereinafter "City"), its Council, officers, administrators, employees, attorneys,
affiliates, successors and assigns from any and all liability arising, directly or indirectly, from the
following activity:

All contract grant writing/proposal related work

In the event any suit, proceeding, claim, loss, damage, cost, charge or expense shall be brought
against the City, its Council, officers, administrators, employees, attorneys, affiliates, successors
and assigns by virtue of the above-referenced activity, Contractor hereby covenants and agrees
to assume the defense thereof and defend the same at its own expense and pay all costs,
charges, attorney fees and any other expenses related thereto. Notwithstanding the foregoing,
this Indemnification, Defend and Hold Harmless Agreement exclude the sole acts and/or the
sole omissions to act on the part of the City of Inkster.

(Signature of person submitting bid)

Subscribed and sworn this _____ day of _____, 2014 before me, a Notary
Public in and for said County.

Notary Public

My Commission Expires:

REQUEST FOR COUNCIL ACTION

To: Richard Marsh, City Manager

Date: May 21, 2014

From: M. Jeannie Fields, Manager
Community Development

Date for Council Consideration: June 2, 2014

ACTION REQUESTED: Consider authorizing the auctioning of City-owned properties to include residential and commercial structures and vacant residential and commercial lots.

Current Action ☒ Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # ☐ No ☐ N/A ☒

Treasurer's Approval ADS

BACKGROUND INFORMATION

The City of Inkster has obtained hundreds of properties through the property foreclosure process via Wayne County. Over the past few years, staff has been actively managing these properties at great expense in both time and money. There are simply more properties than staff can manage and the number of properties being sold is not nearly enough to reduce the number to a point where City staff could manage them.

As staff pursues ways to reduce cost to the organization and to increase revenues, we recognize that a multi-faceted approach to property disposition needs to be employed. As a result, staff is proposing that City Council authorize the auctioning of certain properties to assist in the reduction in the number of city-owned properties and to expedite placement of these properties back onto the tax rolls.

SCOPE OF SERVICES

Staff will prepare and set for auction various residential structures, commercial property and vacant and commercial lots. A minimum bid amount will be set for each property/parcel as follows:

- Residential structures = \$1,500
- Residential lots – non - buildable = \$100; buildable = \$350
- Commercial structures – varies per structure based on comparable sales
- Commercial lots – varies per lot based on assessed value

Staff will develop a list of properties for the auction. This process will include bundling of vacant lots to make the lots more marketable. Sealed bids will be accepted in the Clerk's Office. The property will be sold "as is". We will reserve the right to refuse a bid and will sell the property to the highest responsible bidder.

JUSTIFICATION

The City is in need of raising revenues to offset recent financial impacts associated with the lagging economy. In addition, it is important to eliminate the need for on-going maintenance of such a large number of City-owned properties which result in actual costs as well as a great deal of staff time being dedicated to upkeep.

PROJECT OR IMPROVEMENT TASKS

Which of the Five (5) Council Goals does this request meet?

- Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster
- Improve and promote the image of Inkster

COSTS

No costs are associated with the preparation for an auction.

PROJECT TIME TABLE

It is anticipated that the auction process will take approximately thirty (30) to forty-five (45) days.

RESOLUTION

Resolved by _____, Seconded by _____, that the Inkster City Council hereby authorizes staff to auction City-owned properties to include residential and commercial structures and vacant residential and commercial lots.

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Richard Marsh, Jr., City Manager

Date: May 28, 2014

From: M. Jeannie Fields, Manager *hjt*
Community Development

Date for Council Consideration: June 2, 2014

ACTION REQUESTED: Consider approval of a Special Conditions Use (SCU 14-02) and Site Plan (SP14-03) to allow a Department of Human Services Child Protective Services and Michigan Rehabilitation Services in the TCD (Town Center District) with the conditions noted per the recommendation of the Planning Commission on May 27, 2014.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A X

Treasurer's Approval *ADS*

BACKGROUND INFORMATION

On Monday, April 28, 2014, the Planning Commission reviewed and approved the Site Plan (SP 14-03) for a Department of Human Services Child Protective Services and Michigan Rehabilitation Services in the TCD (Town Center District), 27540 Michigan Ave (between Inkster Road and Middlebelt Road), subject to the following conditions (meeting minutes are attached):

- Special Land Use Requirement and Public Hearing with 15 day notice
- Planning Letter Requirements
- Engineering Letter Requirements

On Monday, May 27, 2014, the Inkster Planning Commission conducted a public hearing, as required, for the consideration of Special Conditions Use (SCU 14-02). The Planning Commission approved the Special Conditions Use subject to the following conditions (draft meeting minutes are attached):

- Add language to the legal document granting the easement over the existing 12-inch sewer located north of the south property line of Lot 29 to grant the City of Inkster full unobstructed entry upon the property for operating, maintaining, repairing, and replacing the sewer per City Engineer letter dated 4/15/14.
- Site plan dated 4/1/14 as discussed reviewed and approved conditionally at the Inkster Planning Commission meeting on 4/28/14.

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per the letter McKenna letter dated 4/11/14, McKenna found the City Zoning Ordinance's Special Conditions Use review standards are satisfied as demonstrated by Planning Commission approval. A copy of this letter is attached with comments from the Development Review Team.

The development provides for a reasonable re-use of the land. It would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety or welfare of Inkster's citizens.

An aerial, plot plan and an electronic copy of the site plan is attached for review. A full copy of the site plan will also be made available.

PROJECT OR IMPROVEMENT TASKS

Which of the Five (5) Council Goals does this request meet?

1. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.
2. Develop a plan to address the City's current debt and legacy costs.
3. Improve and promote the image of Inkster.

COSTS

All costs are incurred by the petitioner and must be paid in full prior to construction.

PROJECT TIME TABLE

It is anticipated that construction will be completed by April 2015.

RESOLUTION

Resolved by _____ Seconded by _____ that the City of Inkster Council hereby approves Special Conditions Use (SCU 14-02) and Site Plan (SP14-03) to allow a Department of Human Services Child Protective Services and Michigan Rehabilitation Services in the TCD (Town Center District)) with conditions as noted per the recommendation of the Planning Commission on May 27, 2014.

Yes:

No:

Absent:

CITY OF INKSTER
PLANNING COMMISSION (PC)
MINUTES

A regular meeting was held on Monday, **April 28, 2014** in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Brown called the meeting to order at 6:02 p.m.

I. ROLL CALL

Present: Chairman Brown, Secretary Thomas, and Commissioners Davis, Garrett, Hampton (6:30 p.m.), Hendricks, Walton, and Wells

Absent: Vice Chairman Wooten

Others in attendance: Richard Marsh, City Manager
M. Jeannie Fields, Community Development Manager
Ron Boji, Applicant
G. Abdeinom, GAV & Associates
Phil McKenna, McKenna & Associates, Planning Consultant
Paul Lippens, McKenna & Associates, Planning Consultant

Public in attendance: none.

II. ADOPTION OF AGENDA

MOVED by Garrett, Seconded by Thomas to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF JANUARY 27, 2014 and FEBRUARY 10, 2014.

MOVED by Thomas, Seconded by Hendricks to table the Minutes of January 27, 2014 and adopt the Minutes of February 10, 2014. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

None.

V. OLD BUSINESS

There was no old business.

VII. NEW BUSINESS

- A. Case # 14-03 (SP) – 27540 Michigan Ave
Review Site Plan (SP) requirements to allow Department of Human Services Child Protective Services and Michigan Rehabilitation Services in TCD (Town Center District). Inkster Center, LLC is the applicant.

Ron Boji gave an overview of past and current projects, the existing project and responded to questions. Two (2) DHS buildings are closing (Dearborn & Taylor) and are being consolidated in the Inkster site. Two hundred and forty-one (241) employees will work in the building and approximately one thousand (1,000) people will visit the facility on a monthly basis.

Paul Lippens made comments as follows:

- Planning Letter Review
 - Comments 1 – 6 were addressed by the applicant
 - Special Conditions Use requirement will require a public hearing
- Engineering Letter – Utility easements, as identified, needs to be addressed

MOVED by Commissioner Garrett, Seconded by Commissioner Hendricks to approve for Case # 14-03 27540 Michigan Ave subject to:

- 1) Special Land Use Requirement and Public Hearing with 15 day notice
- 2) Planning Letter Requirements
- 3) Engineering Letter Requirements

MOTION CARRIED unanimously

A public hearing will be held at the Planning Commission Meeting being held Tuesd 2014.

VII. MISCELLANEOUS

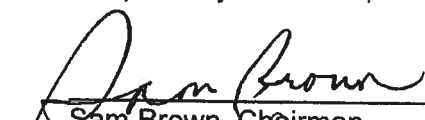
A. Adoption of 2013 Attendance and Activity Reports

MOVED by Thomas, Seconded by Davis to adopt the 2013 Attendance and Activity submitted. **MOTION CARRIED unanimously.**

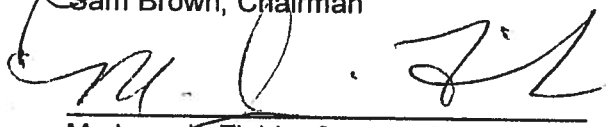
VIII. ADJOURNMENT – 6:48 p.m.

MOVED by Davis, Seconded by Garrett to adjourn the Planning Commission meeting 28, 2014. **MOTION CARRIED unanimously.**

Respectfully submitted,



Sam Brown, Chairman



M. Jeannie Fields, Community Development Manager



Robert Thomas, Secretary

CITY OF INKSTER
PLANNING COMMISSION (PC)
MINUTES
DRAFT

A regular meeting was held on Tuesday, **May 27, 2014** in the Inkster City Council Chambers: 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Brown called the meeting to order at 6:04 p.m.

I. ROLL CALL

Present: Chairman Brown, Vice President Wooten, Secretary Thomas, and Cor
Garrett, Hendricks and Wells

Absent: Commissioners Davis, Hampton and Walton

Others in attendance: G. Abdeinom, GAV & Associates

Paul Lippens, McKenna & Associates, Planning Consultant

M. Jeannie Fields, Community Development Manager

Public in attendance: Kate and Kevin Gibson, Inkster Property Owners

II. ADOPTION OF AGENDA

MOVED by Hendricks, Seconded by Wells to adopt the agenda. **MOTION CARRIED un**

III. ADOPTION OF MINUES OF JANUARY 27, 2014 and April 28, 2014.

MOVED by Hendricks, Seconded by Thomas to table the Minutes of January 27, 2014. the Minutes of April 28, 2014. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case # 14-03 (SP) – 27540 Michigan Ave
Public Hearing to receive input and review special conditions use (SCU) req
allow Department of Human Services Child Protective Services and Michigan R
Services in TCD (Town Center District). Inkster Center, LLC is the applicant.

MOVED by Wooten, Seconded by Hendricks to open the public hearing. **MOTION**
unanimously

Kevin Gibson asked the question of how the development would affect his property. IV
being referred to the applicant.

MOVED by Wooten, Seconded by Hendricks to close the public hearing. **MOTION**
unanimously

MOVED by Wooten, Seconded by Hendricks to approve the special conditions use st
following conditions:

- Add language to the legal document granting the easement over the existing 12-inch located north of the south property line of Lot 29 to grant the City of Inkster full unobs entry upon the property for operating, maintaining, repairing, and replacing the sewer Engineer letter dated 4/15/14.

- Site plan dated 4/8/14 as discussed reviewed and approved conditionally at the Inkster Commission meeting on 4/28/14.

MOTION CARRIED unanimously

V. OLD BUSINESS

None.

VII. NEW BUSINESS

None.

VII. MISCELLANEOUS

A. Adoption of 2013 Attendance and Activity Reports

Vice Chairman Wooten stated that an effort needs to be made to find funding to update portion of the Zoning Code. Currently, the code will not allow a "real" downtown district in

VIII. ADJOURNMENT – 6:48 p.m.

MOVED by Wooten, Seconded by Garrett to adjourn the Planning Commission meeting on April 27, 2014. **MOTION CARRIED unanimously.**

Respectfully submitted,

Sam Brown, Chairman

Richard Wooten, Vice Chairman

M. Jeannie Fields, Community Development Manager

April 11, 2014

Richard Marsh, City Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: (SP) Site Plan Review and Special Conditions Review (SC) of 27540 Michigan Ave.

Location: 27540 Michigan Avenue (legal description attached)

Zoning: TCD, Town Center District

Applicant(s): Ron Boji, Boji Group LLC. (Under Purchase Agreement with Inkster DDA)

Dear Mr. Marsh:

At your request, we have reviewed the above referenced revised application for use subject to special conditions and site plan approval and offer the following comments and findings for your consideration.

DESCRIPTION OF THE SITE

The applicant proposes to occupy the 4.83 acres of land located at 27540 Michigan Avenue with an office building to house the State of Michigan, Department of Human Services, Children Protective Services, and Michigan Rehabilitation Services. The legal description of associated parcels included in the site was submitted with the application. The subject site is currently vacant.

Per your request we have reviewed the above referenced site plan dated October 24, 2013 and revised February 12, 2014 for compliance with zoning ordinance regulations and sound planning and zoning principles and offer the following for your consideration.

REVIEW COMMENTS

1. **Zoning and Use (§155.049).** All development in the TCD District must comply with the following:

a. **Submission Requirements**

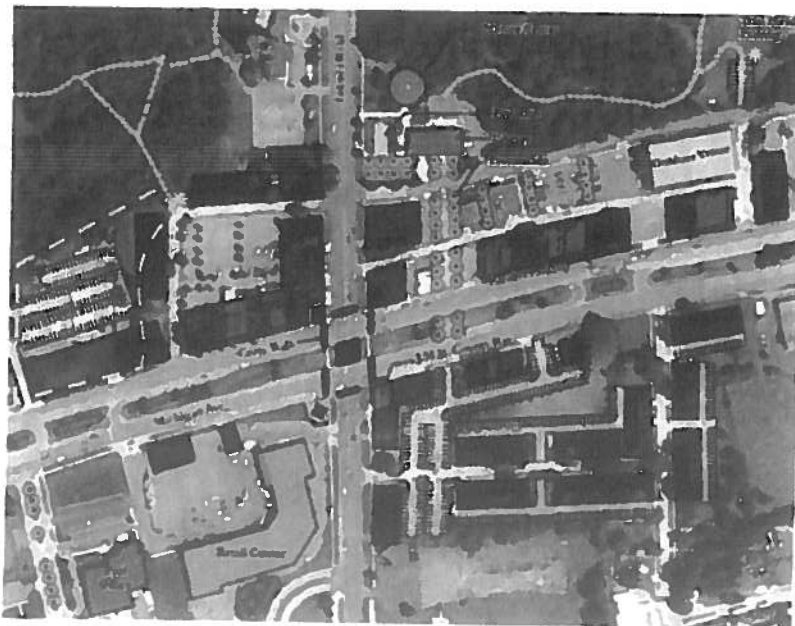
- i. A recent "as built" survey, copies of all property restrictions hindering, a site plan, buildings and development elevations, floor plans, a landscape plan, soil studies, signage plans, sight lines and public access connections to the river corridor, where applicable, and pedestrian connections. Additionally, Planning Commission has the authority to waive the following additional requirements if they are not necessary for project evaluation: a development timetable, developer financials, a traffic study, parking studies.

The applicant has provided all of the information required except for a development timetable, developer financials, and a traffic study. We recommend the Planning Commission waive the TCD District submission requirements for a development timetable, developer financials, and a traffic study. Due to the scope of the project and location on a major corridor it is our opinion this information is not necessary for project evaluation.

- b. Standards and Requirements for Review and Approval in the TCD District. The Planning Commission shall make conclusions for a proposed development application based on the following standards and requirements:

- i. **All proposed uses shall promote and be consistent with the spirit and specific intent and purposes of the City of Inkster Town Center District and master plan.**

The professional office use is one of the principal uses permitted in the district. This district also allows public and civic buildings as a principal use. The Master Plan says that the "city identity" desired by the uses in the Town Center District can be achieved through visual cues like prominent public buildings. The Master Plan says that buildings the front on Michigan Ave. should be required to be a minimum of 2-stories in height. The Master plan also includes a conceptual plan of the proposed building spacing and massing for this area. The site plan proposed for the site (outlined in yellow) roughly conforms to the conceptual plan.



- ii. The application proposal shall set forth specific written descriptions of heights, setbacks, density, parking, vehicular and pedestrian circulation, landscaping, and other design elements which affect the impact of this project with adjacent properties, to other developments in the District, to the overall plans and goals of the District and to future users and inhabitants of the development. Standards of Section 155.061, Schedule of Regulations are not specifically required except as contained in the proposal approved by the Commission, or in any specified condition that has been made subject in the Commission's resolution of approval. However, the requirements of Section 155.071 through Section 155.081 General Development Standards must be adhered to.**

The applicant has submitted detailed information on the proposed site plan. The submittal includes descriptions of heights, setbacks, density, parking, vehicular and pedestrian circulation, landscaping, and other design AND the requirements of Section 155.071 through Section 155.081 have been met. Therefore, this requirement has been met. Comments about pedestrian circulation are contained in following paragraphs.

- iii. Signs must meet the requirements of this ordinance and shall be limited in size and numbers to avoid visual clutter associated with overall effect of multiple signs. Billboards are expressly prohibited.**

The applicant has noted that all signs will be in compliance with the City of Inkster requirements and signs are rendered on the building elevations. This requirement is met provided the detail meets the approval of Planning Commission and no other signs will be placed that are not noted on the site plan.

- iv. Proposed uses shall encourage pedestrian usage and encourage business patrons to remain in the district for an extended time period. Businesses that cater to transient vehicular traffic such as drive-in or drive-through facilities, auto service stations or centers or similar uses shall not generally be approved. The Planning Commission may approve such transient automobile dependent use, if in its judgment, such use is needed for the viability of the district.**

The proposed office use does not contain a drive-in or drive-through facility, and therefore, meets this requirement. Further, the site plan provides 182 employee parking spaces and 50 visitor parking spaces. Employees and visitors could "park once" and access retail and restaurant uses in the district uses by foot during the work day. However, fencing does block the employee parking area from the public sidewalk on the southeast corner of the site.

- v. The proposed use(s) must not exceed the capacity of the existing and available public services, including utilities and public roads. However, the development proposal can contain adequate plans for providing needed services or evidence**

that such services will be available by the date the project is completed. This plan must meet Planning Commission's satisfaction.

The applicant provided a storm water management and a utility plan. In order to meet this requirement, the applicant must comply with all requirements of the City's Building, Engineering, and Public Works Department and MDOT prior to receiving an occupancy permit for the proposed use.

- vi. The project and its uses must be in compliance with all applicable federal, state and local laws and regulations.**

The issues identified in this review and by other plan reviewers must be addressed to meet this requirement.

- 2. Architectural Features (§155.072).** The subject site is located in the TCD District. It is the intent of this district is to provide a vibrant mixed-use civic center with buildings that are pedestrian-friendly and that have architectural scale and character that are consistent with the vision for this area of the City. The following architecture related items must be addressed:
 - a. A color palette of all proposed/existing building materials must be provided or samples can be shown to Planning Commission to assure compliance with Section 155.072(F).
 - b. There is no door on the front of the building. This is not conducive to pedestrian access to and from the building to other uses in the Town Center District and is contrary to the intent of the district.
- 3. Landscaping (§155.073).** A detailed landscape plan is provided. The plan appears to meet the requirements.
- 4. Waste Receptacle (§155.075).** The location and details of the trash enclosure are provided.
- 5. Exterior Lighting (§155.076).** A lighting plan is provided. We recommend the proposed "shoe box" lights be replaced with a more decorative light fixture to match the architectural detail of the building and the intent of the Town Center District. Site plan must indicate that light fixtures do not exceed 25 feet in height. There are no adjacent sites zoned residential and the effects of the proposed lighting upon adjacent properties and traffic safety appear to be consistent with the desired uses in the Town Center District.
- 6. Off-Street Parking and Loading (§155.077 - 155.079).** The applicant is required based on building square footage to provide 123 employee spaces and 8 public spaces for a total of 131 spaces. The applicant proposes to provide 232 parking spaces including 50 visitor spaces and 182 employee spaces. While there is no parking maximum, the intent of the Town Center District is to be a pedestrian-friendly district where uses on adjacent sites can be access by foot. Based on 232 spaces, the applicant is required to provide 8 accessible spaces, including 1 van accessible and 7 car

accessible spaces. The applicant proposes to meet these requirements and provide one additional van-accessible space. The following parking related issues must be addressed:

- a. The applicant should present a justification for providing parking in addition to the required spaces (131), or discuss potential for future joint use of parking with adjacent sites in Town Center District.
- b. The parking lot layout, appears to be functional with the building design, however, fencing and screening prevent pedestrian access between the employee parking area and the street. This restricts easy access to and from the sidewalk, an issue which is confounded by there being no door on the façade facing Michigan Ave.
- c. While no dedicated off-street loading space is required, the applicant should address the types and frequency of deliveries anticipated for the proposed use to the satisfaction of the Planning Commission to determine if there is a need for such a space. The location of an off street loading space is not indicated on the site plan.

7. Standards for Special Conditions Use Approval (§155.289). The following standards are applicable to all conditional use permit applications.

- a. **Will be harmonious and in accordance with the goals, policies and actions of the Master Plan.**

The site is planned for Town Center land uses. This designation is intended to provide a "city identity" and includes a mixture of retail, office, residential and public uses.

The site is also part of the Town Center area referred to as the Community Core and is included in the area core concept plan for proposed mixed use, office, or retail. The Master Plan calls for buildings in this area to be a minimum of two stories in height.

While the proposed building location is consistent with the concept plan for the area, it is only one story. Additionally, the south facing building façade does not have a door and the employee parking area is fenced-in. These aspects of the site plan are inconsistent with the intent of the Town Center District. We recommend this finding be made only following a discussion of the Planning Commission and a determination that lack of a door on the south side of the building and safe and convenient pedestrian access to employee parking is acceptable given the goals of the Master Plan for the Town Center District.

- b. **Will be designed constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** A detailed landscaping, lighting, and building plan has been provided. This finding can be made if the plans submitted meet approval of all other reviewers and comments made in this review.

- c. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the City as a whole.** Occupying and improving a vacant site along the City's primary corridor should be an improvement to the site, immediate vicinity, and City as a whole provided the issues identified in this review have been adequately addressed.
- d. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The capacity of the City's infrastructure and services appears to be sufficient to accommodate the proposed facility. Additional comments from applicable City Departments should be sought in this regard.
- e. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses, which may relate to traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. We are not aware of any adverse impacts associated with the proposed use at this time.
- f. **Will not erode or reduce the economic viability of other existing land uses.** Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City. We are not aware of any adverse impacts that the associated use will have on the economic viability of adjacent existing uses at this time.
- g. **Will not impose additional service demands upon the City or its anticipated future resources.** We are not aware of any additional service demands upon the City that would result from the proposed use.
- h. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** We are not aware of any impacts the proposed development could have on the health, safety, welfare, morals, character, comfort, convenience, and policies, or excessive costs that the development will impose. The applicant provided a utility plan and a storm water plan. Additional comments from applicable City Departments should be sought in this regard.
- i. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all specific standards as established for said use by this Ordinance.** Once all of site plan related issues have discussed, addressed and/or revised (if required) and dated on a plan to the Planning Commission's satisfaction, this finding can be made.



CONSULTING ENGINEERS
615 GRISWOLD ST. • SUITE 600
DETROIT, MICHIGAN 48226
(313) 963-0612 FAX (313) 963-2156

April 15, 2014

**Ms. M. Jeannie Fields
Community Development Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141**

**Regarding: Department of Human Services Office Building
Boji Development
Site Plan Review**

Tucker, Young, Jackson, Tull, Inc. (TYJT) reviewed the revised drawings received on 4/8/2014 for the Department of Human Services Building. The development site is located at 27540 Michigan Avenue in Inkster (north side of Michigan Avenue and west of Huck Court). The site contains 4.83 acres and the proposed building has a gross area of 32,880 square feet. The location is zoned TCD.

Based on the drawings and the revised notes related to utilities and easement indicated on the drawings, the drawings are adequate to submit to the Planning Commission. Our review comments are as follows:

Please note the design is providing 232 parking spaces which exceed the minimum required 131 spaces. The parking calculations are shown on drawing number 1.

The calculations for water, sewer and stormwater are shown on drawing number 4. The proposed pipes are adequately sized to serve the development.

As shown on drawing number 2, the development layout encroaches upon utility easements which require complete vacation of the easements. The utility easements are the following vacated alleys and avenues:

1. The north-south alley abutting the west lot line of Lot 718
2. The vacated Alger Avenue

The developer needs to petition the City of Inkster to abandon the following sewers and water main that runs across the property:

1. Storm sewer line that crosses Lots 719, 718, the vacated alley west of Lot 718, Lot 717, and the eastern half of the vacated Leith Avenue.
2. The storm sewer in the alley abutting Lot 718 to the west.
3. The ownership of the 8" water main in vacated Alger Avenue from the west property line eastward should be transferred to the developer.
4. The storm sewer in the east-west vacated alley, abutting Lot 693 to be abandoned to west of the west property line, and a new manhole west of the property line should be built on top of the sewer to facilitate maintenance of the sewer to remain.

Alpine Engineering Inc., the engineer for the developer, drafted a storm sewer easement over the existing 12-inch sewer located north of the south property line of Lot 29, (copy attached). This easement is adequate. However, the legal document of granting the easement to the City of Inkster should among other things grant the City full unobstructed entry upon the property for operating, maintaining, repairing and replacing the sewer.

Please call should you have any question regarding the above review comments.

Tucker, Young, Jackson, Tull, Inc.

Sincerely



Awni Qaqish, P.E.
Vice President

Cc: Richard Marsh, City Manager
Jerome Bivins, DPS Director

Attachment

8. **Comments from Other Departments.** No other Department comments have been received at this time.

RECOMMENDATION

We recommend the Planning Commission approve the site plan and use subject to special conditions provided that following issues identified in this letter meet the Planning Commissions satisfaction as currently proposed:

1. A color palette of all proposed/existing building materials is provided and determined to meet the architectural requirements.
2. The Planning Commission is satisfied with the selection of the "shoe box" lighting fixture.
3. The applicant provides details that the lighting poles will not exceed 25' in height.
4. An explanation of the need for parking spaces in addition to the number of spaces required is provided.
5. The applicant provides an explanation of the site's delivery requirements to determine if a loading space is needed to service the site.
6. The Planning Commission makes a determination that the lack of pedestrian access from the south side of the building and pedestrian access to and from the employee parking areas and to and from the public sidewalks does not significantly detract from the intent of the Town Center District as described in the Master Plan and Zoning District.

If you have any questions please do not hesitate to contact us.

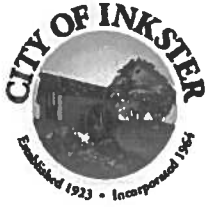
Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Principal Planner





CITY OF INKSTER FIRE DEPARTMENT

Mike Reddy
Fire Chief

April 10, 2014

Inkster Fire Department
27717 Michigan Ave
Inkster, MI 48141

Recommendation for the site plan review of the proposed development at
27620 Michigan Ave.

Administration
734-467-3236

To: M. Jeannie Fields, Community Development Manager

From: John Adams, Assistant Chief Department of Fire

Operations Division
313-563-9875

Ms. Fields,

Investigations
313-563-9874

After reviewing the proposed site plan #12099 A.101 and #12099 SP.101 for the development
of a Department of Human Services building on Michigan Ave. presented by the Boji group.

FAX
313-563-6660

I will recommend the revisions as presented in the second meeting move forward to planning
as they have met the site plan requirements for accessibility that the fire department expects
for this type of commercial structure.

EMERGENCY
911

If you have any additional questions regarding this review please contact me at your
convenience.

Yours in Life Safety,

John D. Adams
Assistant Chief



INKSTER POLICE DEPARTMENT
Inter-Office Memorandum

April 21, 2014

To: Jeannie Fields, Director of Planning, Building & Economic Development

Subject: SITE PLAN REVIEW FOR (SP) 14-03 27540 MICHIGAN AVE .

A review of the site plans reveals no issues or concerns regarding the police department.

HILTON NAPOLEON
Chief of Police

MEMORANDUM

To: City of Inkster Planning Department
From: Jerome Bivins, Deputy Director, Department of Public Services
Subject: Development Review Team Comments – 27540 Michigan Ave, DHS Project
Date: April 15, 2014

My comments are reflected in the report from Tucker, Young, Jackson, Tull, Inc.

City of Inkster
26215 Trowbridge
Inkster, Michigan 48141



Planning, Building & Economic
Development
(313) 563-9760 • fax (313) 563-6488

PLANNING COMMISSION
PETITION FOR
SITE PLAN REVIEW/SUBDIVISION PLAT

Case # _____ (SP)

Date Filed _____

TO THE INKSTER CITY PLANNING COMMISSION:

The undersigned respectfully petition(s) Planning Commission for site plan review as provided for by the Inkster, Michigan Code of Ordinance and in support of this Petition, the following facts are shown:

PROPERTY IDENTIFICATION

Street Address: 27540 Michigan Avenue The property is located on the north side of
Michigan Street, between Huck Street and Riverview Street.
It has frontage of 327.25 feet, a depth of 283.81 feet, and comprises 4.831 acres.

Legal Description: see attached

ZONING - This property is currently zoned Town Center District.

Property Owner Ron Boji (under purchase agreement with Inkster DDA)
Address: 124 W. Allegan St., Ste. 2100 Phone: 517-377-3000 Fax: 517-485-8604

- ☒ Yes, I do authorize representatives of the City of Inkster to access the property for the purpose of site (Initial) investigation associated with this application.
☒ Yes, I do understand that all building, electrical, plumbing, and fire codes must be met prior to occupancy.
RB
Initial

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE office building for state of Michigan, Department of Human Services children protective services and Michigan rehabilitation services.

Clearly describe the proposed project - do not write "refer to plans". The proposed use is a 32,880 square foot office building for the State of Michigan. The building envelope components consist of concrete masonry units, face brick and glass with aluminum frames. The site provides 50 spaces for visitors and 182 secured spaces for employees. It will meet LEED certification requirements.
• ALL BUILDING MATERIALS MUST BE LABELED WITH PROJECT NAME OR CASE NUMBER & SUBMITTED TO THE PLANNING DEPARTMENT ALONG WITH SITE PLANS.

Eight (8) SETS OF SITE PLANS FOR COMMERCIAL DEVELOPMENT AND FOR RESIDENTIAL DEVELOPMENT, DRAWN AT A SUITABLE ENGINEERING SCALE SHOWING:

- Subject parcel
- Intended layout and landscaping plan
- All adjacent and abutting property lines, public rights of ways, zoning, and buildings within a radius of one hundred (100) feet
- Building floor plan and all building elevations.
- Storm, water, and sanitary sewers.

ALL PRINTS MUST BE FOLDED.

SITE PLAN REVIEW FEES:

Commercial - less than an acre.....	\$300
Commercial - an acre or more	\$450 + \$23 per acre
Residential - less than an acre	\$300 + \$5 per unit
Residential - an acre or more.....	\$450 + \$5 per unit

Applicant is responsible for contract engineering and planning fees. Deposit required at time of application
PLEASE NOTE - Partial acres are rounded off. On plans resubmitted for review, 1/2 of the original fee. "ALL REVISIONS MUST BE BUBBLED ON RESUBMITTED PLANS. AN 8.5"X11" SITE PLAN OF FINAL ADMINISTRATIVELY APPROVED PLAN MUST BE PROVIDED FOR PLANNING COMMISSION MEETING. ALSO, A DIGITAL COPY OF FINAL PLAN ON CD-ROM SHALL BE PROVIDED.

AFFIDAVIT OF PETITIONER

The undersigned Petitioner, being duly sworn, deposes and says that the statements and information herewith submitted are true and correct to the best of his/ her knowledge, information and belief; further, that s/he is authorized to submit this Petition.

Printed Name of Petitioner Ron Boji
Signature of Petitioner [Signature]
Interest in Property Owner
Firm Inkster Center, LLC Address 124 W. Allegan St., Ste. 2100 Phone 517-377-3000
Fax 517-485-8604 E-Mail Address rboji@bojigroup.com

Subscribed and sworn to before me this 8th day of April, 2014

My Commission Expires: 8/20/2020

[Signature]
Notary Public, Wayne County, Michigan
JEANNE GARNIO-ZORI
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Aug 20, 2020
ACTING IN COUNTY OF Oakland

City of Inkster
28216 Trowbridge
Inkster, Michigan 48141



Planning & Economic Development
313-563-9760
313-563-6488 (Fax)

PLANNING COMMISSION PETITION
FOR
SPECIAL LAND / REGULATED LAND USE

Filing Fee SCU / RLU = \$500.00

Case # _____ (SLU/RLU)

TO THE INKSTER CITY PLANNING COMMISSION:

Date Filed _____

The undersigned respectfully petition(s) Planning Commission to permit a Special Land / Regulated Land Use as hereinafter requested, and in support of this petition, the following facts are shown:

PROPERTY IDENTIFICATION

Street Address: 27540 Michigan Avenue

The property is located on the North East side of Michigan Ave. Street, Between Huck Court Street and Leith Ave. Street.

It has frontage of 327 feet, a depth of 380 feet, and comprises of 4.83 +/- acres.

Legal Description: Lot 690-693, & adjacent vacated alley adjacent thereto and lots 713-719, & the easterly 40' of adjacent vacated Leith Street Dearborn Hills Manor subdivision No. 1, according to the plat thereof as recorded in Liber 50 of plate page 33 Wayne County Records #4

Property Owner Inkster Center, LLC.

Address: 124 W. Allegan Street, Suite 2100 Lansing, MI. 48938

Phone: 517-377-3000

Fax: 517-485-8804

☒ Yes, I do authorize representatives of the City of Inkster to access the property for the (initial) purpose of site investigation associated with this application.

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE The proposed use is a 32,880 s.f. office building for the State of Michigan, DHS & MRS.

- Attach a statement indicating why the change of use requested is necessary for the preservation of substantial property rights, and why such change will not be detrimental to the public welfare, nor the property of other persons in the vicinity.

The undersigned Petitioner, being duly sworn, deposes and says that the statements and information herewith submitted are true and correct to the best of her knowledge, information and belief; further, that she is authorized to submit this Petition.

Signature of Petitioner

Ronnie J. Boji
Printed Name of Petitioner

Date

5-12-14
Member
Title of Petitioner

517-377-3000

Petitioner Telephone Number

517-485-8604

Petitioner Fax Number

rbaji@bojiamp.com

Petitioner E-Mail Address

Company's Name

Inkster Center, LLC

Company's Address

124 W. Allegan St., Ste. 200, Lansing MI 48933

PROOF OF REPRESENTATION MUST BE ATTACHED TO THIS APPLICATION IF THE PETITIONER IS NOT THE OWNER OF PROPERTY REQUESTING REVIEW.

Subscribed and sworn to before me this 12 day of May, 2014

My Commission Expires: _____

Notary Public, Wayne County, Michigan

PAY TO THE ORDER OF
FIFTH THIRD BANK
SOUTHFIELD, MICHIGAN
072405455
FOR DEPOSIT ONLY
UNITED CENTER LLC
7912765547



27540 Michigan Ave, Inkster, MI 48141

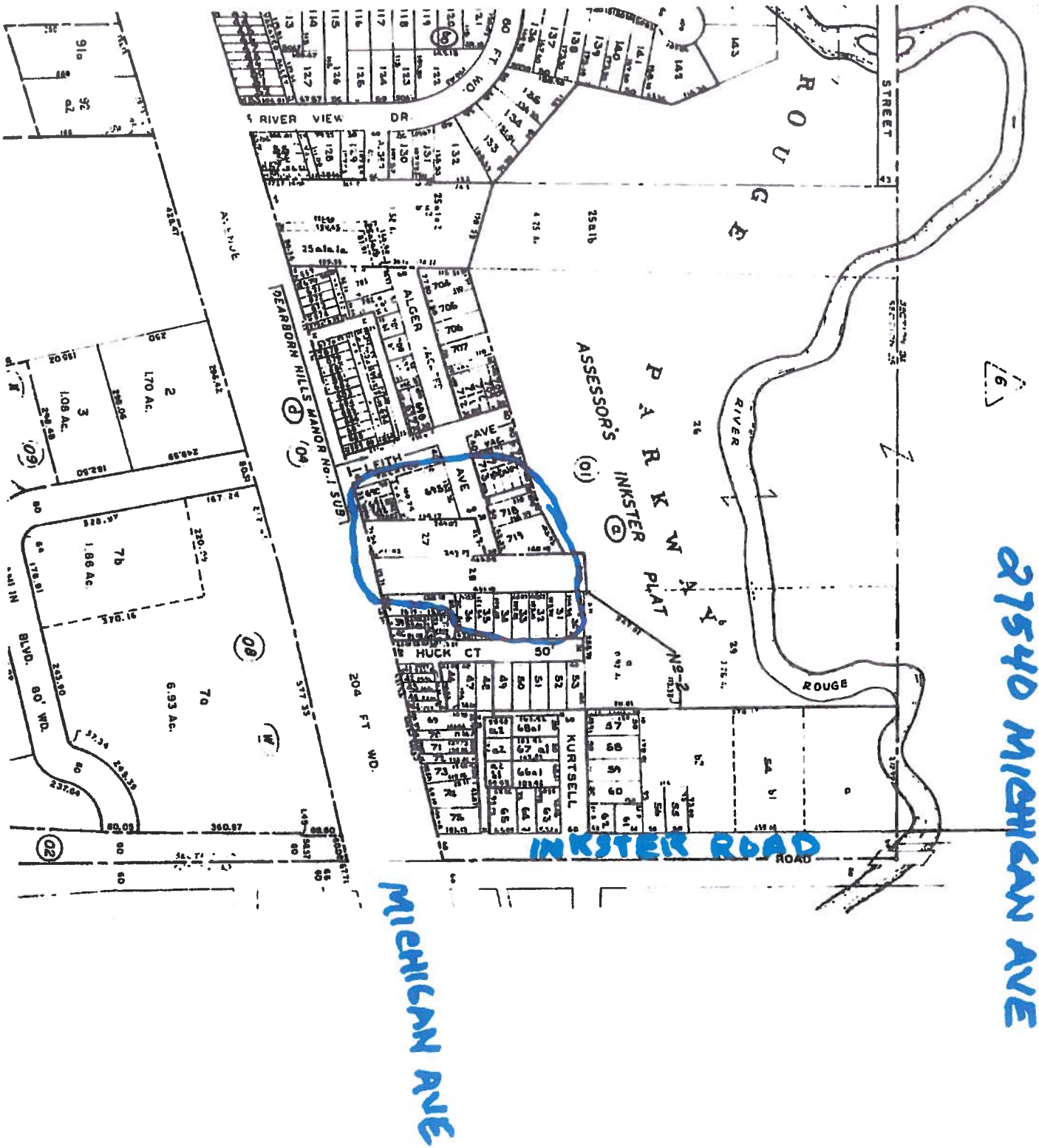
My Notes



On the go? Use m.bing.com to find maps, directions, businesses, and more



27540 MICHIGAN AVE











Landscape Summary

Street Trees	327
Street Frontage	8.2 Trees (1 per 40')
Deciduous Trees Required	8 Trees
Deciduous Trees Provided	

Plant List

		Mean	SD	Median	Mode	Range
1	Age	2.5	0.8	2	2	1-5
2	Gender	0.5	0.5	0	0	0-1
3	Marital status	0.5	0.5	0	0	0-1
4	Religion	0.5	0.5	0	0	0-1
5	Education	0.5	0.5	0	0	0-1
6	Occupation	0.5	0.5	0	0	0-1
7	Income	0.5	0.5	0	0	0-1
8	Health	0.5	0.5	0	0	0-1
9	Stress	0.5	0.5	0	0	0-1
10	Life satisfaction	0.5	0.5	0	0	0-1
11	Life expectancy	0.5	0.5	0	0	0-1
12	Life quality	0.5	0.5	0	0	0-1
13	Life satisfaction	0.5	0.5	0	0	0-1
14	Life expectancy	0.5	0.5	0	0	0-1
15	Life quality	0.5	0.5	0	0	0-1
16	Life satisfaction	0.5	0.5	0	0	0-1
17	Life expectancy	0.5	0.5	0	0	0-1
18	Life quality	0.5	0.5	0	0	0-1
19	Life satisfaction	0.5	0.5	0	0	0-1
20	Life expectancy	0.5	0.5	0	0	0-1
21	Life quality	0.5	0.5	0	0	0-1
22	Life satisfaction	0.5	0.5	0	0	0-1
23	Life expectancy	0.5	0.5	0	0	0-1
24	Life quality	0.5	0.5	0	0	0-1
25	Life satisfaction	0.5	0.5	0	0	0-1
26	Life expectancy	0.5	0.5	0	0	0-1
27	Life quality	0.5	0.5	0	0	0-1
28	Life satisfaction	0.5	0.5	0	0	0-1
29	Life expectancy	0.5	0.5	0	0	0-1
30	Life quality	0.5	0.5	0	0	0-1
31	Life satisfaction	0.5	0.5	0	0	0-1
32	Life expectancy	0.5	0.5	0	0	0-1
33	Life quality	0.5	0.5	0	0	0-1
34	Life satisfaction	0.5	0.5	0	0	0-1
35	Life expectancy	0.5	0.5	0	0	0-1
36	Life quality	0.5	0.5	0	0	0-1
37	Life satisfaction	0.5	0.5	0	0	0-1
38	Life expectancy	0.5	0.5	0	0	0-1
39	Life quality	0.5	0.5	0	0	0-1
40	Life satisfaction	0.5	0.5	0	0	0-1
41	Life expectancy	0.5	0.5	0	0	0-1
42	Life quality	0.5	0.5	0	0	0-1
43	Life satisfaction	0.5	0.5	0	0	0-1
44	Life expectancy	0.5	0.5	0	0	0-1
45	Life quality	0.5	0.5	0	0	0-1
46	Life satisfaction	0.5	0.5	0	0	0-1
47	Life expectancy	0.5	0.5	0	0	0-1
48	Life quality	0.5	0.5	0	0	0-1
49	Life satisfaction	0.5	0.5	0	0	0-1
50	Life expectancy	0.5	0.5	0	0	0-1
51	Life quality	0.5	0.5	0	0	0-1
52	Life satisfaction	0.5	0.5	0	0	0-1
53	Life expectancy	0.5	0.5	0	0	0-1
54	Life quality	0.5	0.5	0	0	0-1
55	Life satisfaction	0.5	0.5	0	0	0-1
56	Life expectancy	0.5	0.5	0	0	0-1
57	Life quality	0.5	0.5	0	0	0-1
58	Life satisfaction	0.5	0.5	0	0	0-1
59	Life expectancy	0.5	0.5	0	0	0-1
60	Life quality	0.5	0.5	0	0	0-1
61	Life satisfaction	0.5	0.5	0	0	0-1
62	Life expectancy	0.5	0.5	0	0	0-1
63	Life quality	0.5	0.5	0	0	0-1
64	Life satisfaction	0.5	0.5	0	0	0-1
65	Life expectancy	0.5	0.5	0	0	0-1
66	Life quality	0.5	0.5	0	0	0-1
67	Life satisfaction	0.5	0.5	0	0	0-1
68	Life expectancy	0.5	0.5	0	0	0-1
69	Life quality	0.5	0.5	0	0	0-1
70	Life satisfaction	0.5	0.5	0	0	0-1
71	Life expectancy	0.5	0.5	0	0	0-1
72	Life quality	0.5	0.5	0	0	0-1
73	Life satisfaction	0.5	0.5	0	0	0-1
74	Life expectancy	0.5	0.5	0	0	0-1
75	Life quality	0.5	0.5	0	0	0-1
76	Life satisfaction	0.5	0.5	0	0	0-1
77	Life expectancy	0.5	0.5	0	0	0-1
78	Life quality	0.5	0.5	0	0	0-1
79	Life satisfaction	0.5	0.5	0	0	0-1
80	Life expectancy	0.5	0.5	0	0	0-1
81	Life quality	0.5	0.5	0	0	0-1
82	Life satisfaction	0.5	0.5	0	0	0-1
83	Life expectancy	0.5	0.5	0	0	0-1
84	Life quality	0.5	0.5	0	0	0-1
85	Life satisfaction	0.5	0.5	0	0	0-1
86	Life expectancy	0.5	0.5	0	0	0-1
87	Life quality	0.5	0.5	0	0	0-1
88	Life satisfaction	0.5	0.5	0	0	0-1
89	Life expectancy	0.5	0.5	0	0	0-1
90	Life quality	0.5	0.5	0	0	0-1
91	Life satisfaction	0.5	0.5	0	0	0-1
92	Life expectancy	0.5	0.5	0	0	0-1
93	Life quality	0.5	0.5	0	0	0-1
94	Life satisfaction	0.5	0.5	0	0	0-1
95	Life expectancy	0.5	0.5	0	0	0-1
96	Life quality	0.5	0.5	0	0	0-1
97	Life satisfaction	0.5	0.5	0	0	0-1
98	Life expectancy	0.5	0.5	0	0	0-1
99	Life quality	0.5	0.5	0	0	0-1
100	Life satisfaction	0.5	0.5	0	0	0-1



Seal:

Title: Landscape Plan

Project:
Department of Human Services
Inkster, Michigan

Prepared for:

Alpine Engineering
46253 West Road, Suite 108
Novi, Michigan 48377
248.925.3791

Revision: _____
Issued: _____

November 4, 2013
March 12, 2014

11

Job Number:

17-00000

Drawn By: _____
Checked By: _____

Q

NORTH
1°43'

Sheet No.

15



Michigan Avenue

Scale:



Title:
Landscape Plan

Project:
 Department of Human Services
 Inkster, Michigan

Prepared for:
 Adams Engineering
 48553 West Road, Suite 109
 Inkster, Michigan 48177
 248.252.2701

Revision:
 Issued:
 November 4, 2013
 Revisions:
 November 15, 2014

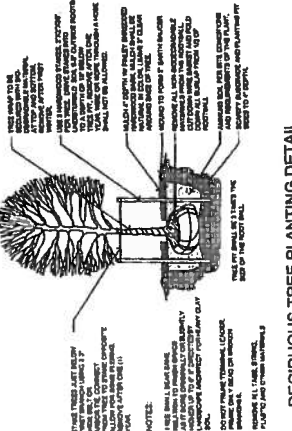
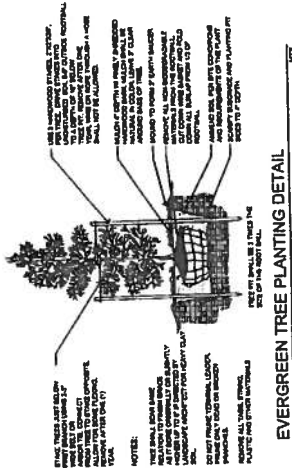
Job Number:
 13-038

Drawn By:
 Checked By:



Sheet No.

L-2



Maintenance Notes

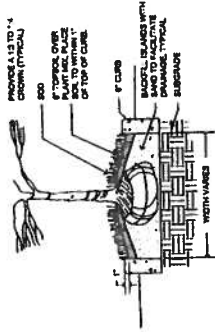
The owner of the property shall be responsible for all maintenance of any landscaping as follows:

1. **Watering:** The owner shall be responsible for watering all plants and shrubs during the first year of installation. Watering should be done at least once a week, or more frequently during dry periods. Watering should be discontinued when plants are established and no longer require supplemental watering.
2. **Fertilizing:** The owner shall be responsible for fertilizing all plants and shrubs during the first year of installation. Fertilizing should be done at least once a year, or more frequently during dry periods. Fertilizing should be discontinued when plants are established and no longer require supplemental fertilizing.
3. **Pruning:** The owner shall be responsible for pruning all plants and shrubs during the first year of installation. Pruning should be done at least once a year, or more frequently during dry periods. Pruning should be discontinued when plants are established and no longer require supplemental pruning.
4. **Planting:** The owner shall be responsible for planting all plants and shrubs during the first year of installation. Planting should be done at least once a year, or more frequently during dry periods. Planting should be discontinued when plants are established and no longer require supplemental planting.
5. **Soil:** The owner shall be responsible for amending the soil during the first year of installation. Soil amendment should be done at least once a year, or more frequently during dry periods. Soil amendment should be discontinued when plants are established and no longer require supplemental soil amendment.
6. **Mulch:** The owner shall be responsible for applying mulch during the first year of installation. Mulch should be applied at least once a year, or more frequently during dry periods. Mulch should be discontinued when plants are established and no longer require supplemental mulch.
7. **Staking:** The owner shall be responsible for staking all plants and shrubs during the first year of installation. Staking should be done at least once a year, or more frequently during dry periods. Staking should be discontinued when plants are established and no longer require supplemental staking.
8. **Support:** The owner shall be responsible for providing support for all plants and shrubs during the first year of installation. Support should be provided at least once a year, or more frequently during dry periods. Support should be discontinued when plants are established and no longer require supplemental support.
9. **Protection:** The owner shall be responsible for protecting all plants and shrubs during the first year of installation. Protection should be provided at least once a year, or more frequently during dry periods. Protection should be discontinued when plants are established and no longer require supplemental protection.
10. **Removal:** The owner shall be responsible for removing all plants and shrubs during the first year of installation. Removal should be done at least once a year, or more frequently during dry periods. Removal should be discontinued when plants are established and no longer require supplemental removal.

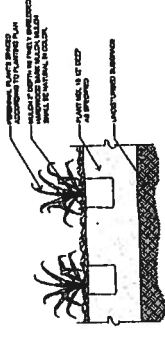
LANDSCAPE NOTES

1. All plants shall be installed in accordance with the following specifications:
2. Plants shall be installed in accordance with the following specifications:
3. Plants shall be installed in accordance with the following specifications:
4. Plants shall be installed in accordance with the following specifications:
5. Plants shall be installed in accordance with the following specifications:
6. Plants shall be installed in accordance with the following specifications:
7. Plants shall be installed in accordance with the following specifications:
8. Plants shall be installed in accordance with the following specifications:
9. Plants shall be installed in accordance with the following specifications:
10. Plants shall be installed in accordance with the following specifications:
11. Plants shall be installed in accordance with the following specifications:
12. Plants shall be installed in accordance with the following specifications:
13. Plants shall be installed in accordance with the following specifications:
14. Plants shall be installed in accordance with the following specifications:
15. Plants shall be installed in accordance with the following specifications:
16. Plants shall be installed in accordance with the following specifications:
17. Plants shall be installed in accordance with the following specifications:
18. Plants shall be installed in accordance with the following specifications:
19. Plants shall be installed in accordance with the following specifications:
20. Plants shall be installed in accordance with the following specifications:

SHRUB PLANTING DETAIL



CURBED ISLAND DETAIL



PERENNIAL PLANTING DETAIL

NOTE:

REVISION	DATE	BY	CHKD
1	05-20-11	SP	SP
2	05-20-11	SP	SP
3	05-20-11	SP	SP
4	05-20-11	SP	SP
5	05-20-11	SP	SP
6	05-20-11	SP	SP
7	05-20-11	SP	SP
8	05-20-11	SP	SP
9	05-20-11	SP	SP
10	05-20-11	SP	SP

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

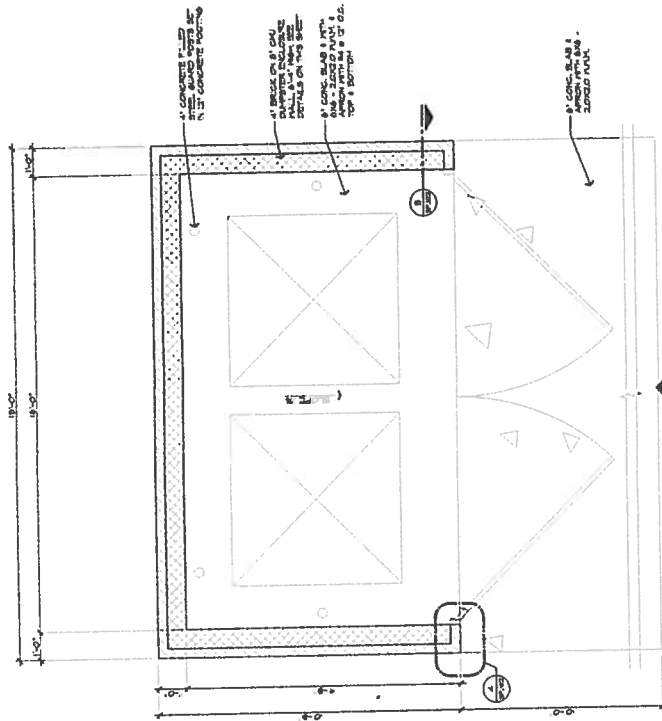
ASSOCIATES
GVA
4333 N. UNIVERSITY AVE., SUITE 200
ANN ARBOR, MI 48106-1500
TEL: 734.769.8800
FAX: 734.769.8801
WWW.GVA-ASSOCIATES.COM



PROPOSED DRAWINGS FOR:
DEPARTMENT OF HUMAN SERVICES
27340 MICHIGAN AVE.
INKSTER, MICHIGAN

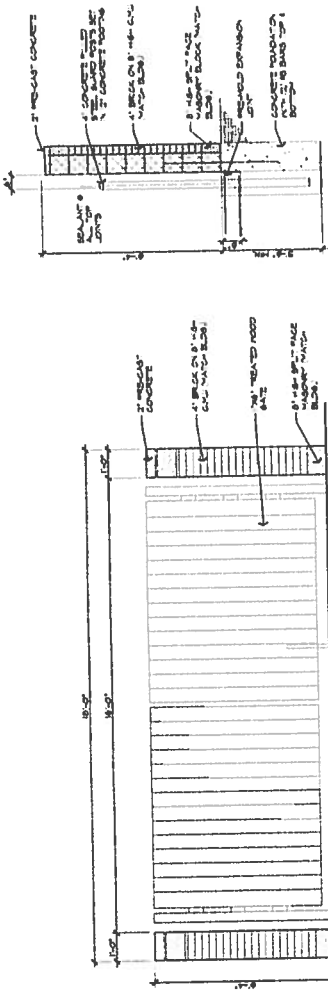
DATE	05-20-11
NO.	04
SCALE	1" = 1'-0"
FILE NAME	1300-SP-02
JOB #	1300-SP-02
SHEET TITLE	SP-02
SHEET NO.	5
SHEET TOTAL	5

SP-02
SHEET 1



DUMPSTER ENCLOSURE PLAN
SCALE 1" = 1'-0"

SP-02

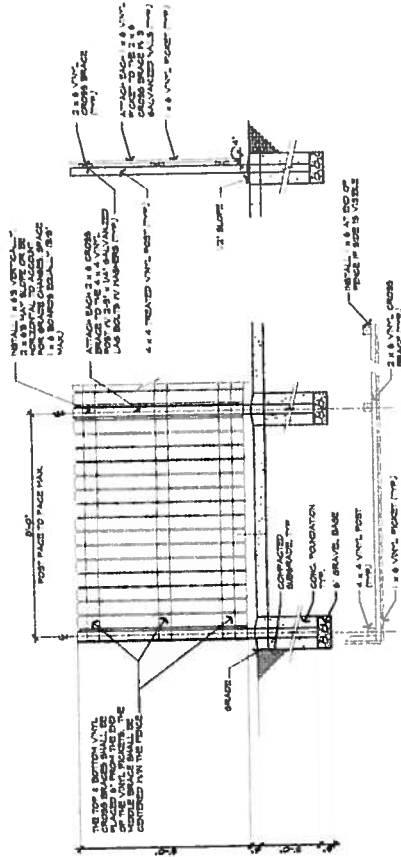


DUMPSTER ELEVATION
SCALE 1/2" = 1'-0"

SP-02

DUMPSTER SECTION
SCALE 1/2" = 1'-0"

SP-02

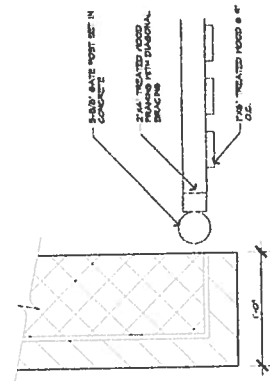


VINYL FENCE ELEVATION
SCALE 1/2" = 1'-0"

SP-02

VINYL FENCE SECTION
SCALE 1/2" = 1'-0"

SP-02



DETAIL
SCALE 1" = 1'-0"

SP-02

PROPOSED NEW BUILDING FOR:
DEPARTMENT OF HUMAN SERVICES
27540 MICHIGAN AVENUE
INKSTER, MICHIGAN



GVA ASSOCIATES, INC.
ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL
CALL: 313.486.1100
FAX: 313.486.1101
WWW.GVA-INC.COM
10000 W. 10TH AVE., SUITE 200
P.O. BOX 10000
P.O. BOX 10000
P.O. BOX 10000

PROJECT NO. 2010-001
SHEET NO. 101
DATE: 01/15/10
SCALE: 1/8" = 1'-0"

FILE NAME: 2010-001.dwg
SHEET TITLE: FLOOR PLAN
DRAWN BY: J. L. BROWN
CHECKED BY: J. L. BROWN
DATE: 01/15/10

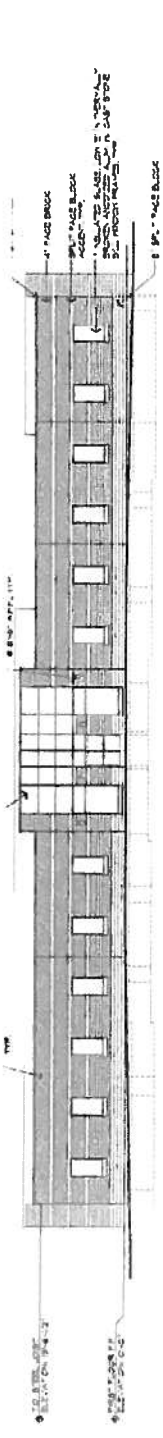
PROJECT NO. 2010-001
SHEET NO. 101
DATE: 01/15/10
SCALE: 1/8" = 1'-0"

FLOOR PLAN
SCALE 1/8" = 1'-0"

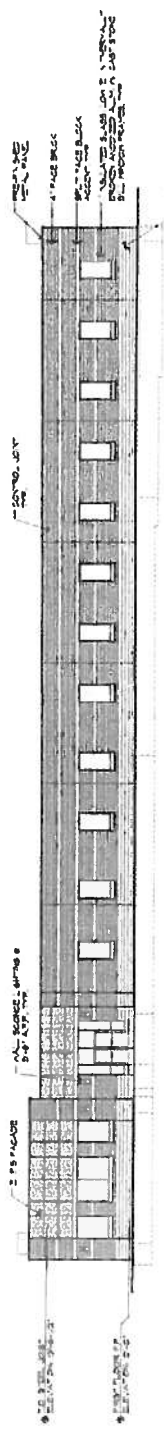
WALL TYPES

- 1. 8" CMU BUILT UP ON BOTH SIDES OF 8" INS. 2X4 VERTICAL CONSTRUCTION & 2" EPS INSULATION. FINISH TO INSIDE OF ROOF DECK.
- 2. 8" CMU BUILT UP ON BOTH SIDES OF 8" INS. 2X4 VERTICAL CONSTRUCTION & 2" EPS INSULATION. FINISH TO INSIDE OF ROOF DECK.
- 3. 8" CMU BUILT UP ON BOTH SIDES OF 8" INS. 2X4 VERTICAL CONSTRUCTION & 2" EPS INSULATION. FINISH TO INSIDE OF ROOF DECK.
- 4. 8" CMU BUILT UP ON BOTH SIDES OF 8" INS. 2X4 VERTICAL CONSTRUCTION & 2" EPS INSULATION. FINISH TO INSIDE OF ROOF DECK.
- 5. 8" CMU BUILT UP ON BOTH SIDES OF 8" INS. 2X4 VERTICAL CONSTRUCTION & 2" EPS INSULATION. FINISH TO INSIDE OF ROOF DECK.

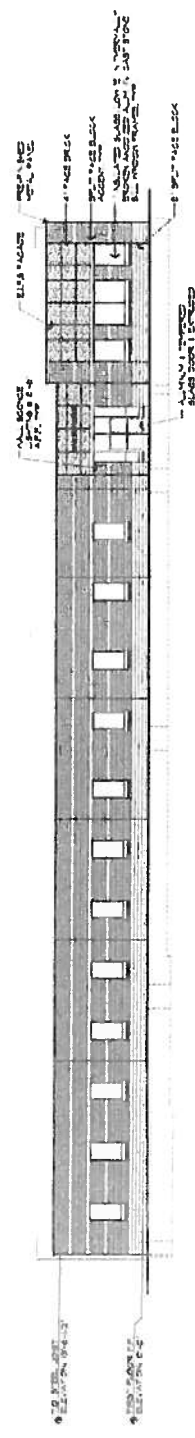
59



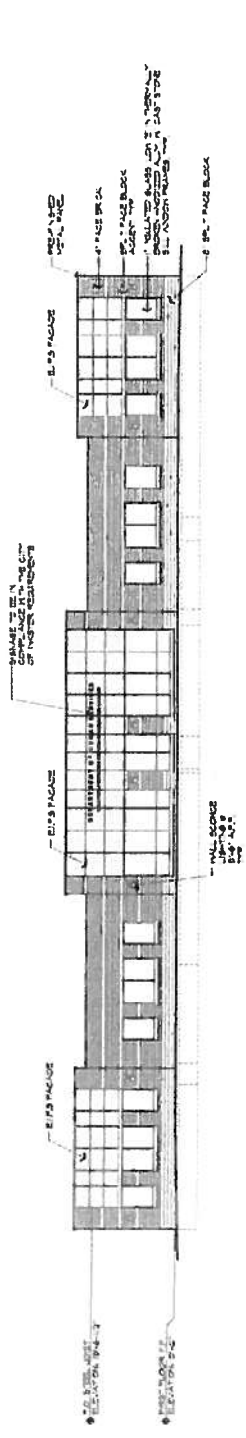
NORTH ELEVATION
SCALE 3/32" = 1'-0"



EAST ELEVATION
SCALE 3/32" = 1'-0"



WEST ELEVATION
SCALE 3/32" = 1'-0"



SOUTH ELEVATION
SCALE 3/32" = 1'-0"

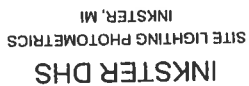
ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

CALL ROBERT H. GRIFFIN
ARCHITECTS, P.C.
10000 W. 11TH AVE., SUITE 100
MINNEAPOLIS, MN 55426
TEL: 612-338-8800
FAX: 612-338-8801

PROPOSED NEW BUILDING FOR:
DEPARTMENT OF HUMAN SERVICES
17540 MICHIGAN AVENUE
ROCKFORD, MICHIGAN

DATE: 10/20/00
SCALE: 3/32" = 1'-0"
PLOT NAME: 10000 W. 11TH AVE.
JOB # 00000

A.20
SHEET 1



Designer

21

Date _____

Apr 04

Scale

AS INDICATED

Drawing No.

1 of 1

Run	Label	Site
1	A4	P2.3
2	A4	P2.3
3	A4	P2.3
4	A	P2.3
5	A4	P2.3
6	A	P2.3
7	A4	P2.3
8	A4	P2.3
9	A4	P2.3
10	A4	P2.3
11	A4	P2.3
12	A4	P2.3
13	A4	P2.3
14	A4	P2.3
15	A	P2.3

STATISTICS			
Description	Symbol	Avg	Max
Cell Zone #	+	1.5%	4.5%

LUMINAIRE SCHEDULE						
Group	Label	Qty	Quantity	Description	Length	Location
●	A	3	828	828-2700	2700 24x48 R24	1 2700 828-2700 C6
●						1 828 3 4
●	A	3	828	828-2700	2700 24x48 R24	1 2700 828-2700 C6
●						1 828 3 4



Classic Shoe Box

[illegible]

Ordering Information

Add • Change • Delete • Print • X-DC
Firmware P19-EP-200 • 2015-05-11 X-DC

Date: May 27, 2014

From: Jerome Bivins, DPS Deputy Director  **Date for Council Consideration: June 2, 2014**

ACTION REQUESTED: Consider authorizing the Deputy Director of DPS to make application to the Wayne County Department of Public Service for permit to maintain the storm water management system in accordance with the drawing attached as Exhibit "A", the terms of the long-term maintenance plan attached as Exhibit "B" and the Wayne county Storm water ordinance and administrative rules. A resolution from the local municipality to maintain the proposed storm water management system and its facilities is required.

Current Action X Emergency Future

Funds Budgeted: If Yes _____ Account # _____ No _____ N/A _____

Treasurer's Approval _____

BACKGROUND:

Epic One Inc. on behalf of The City of Inkster shall assume jurisdiction over and accept responsibility for maintenance of the storm water management system(s) to ensure that the storm water management system functions properly as designed and constructed. Epic One Inc. has agreed not to hold the City of Inkster responsible. (see attached letter)

SCOPE OF SERVICES:

To allow the City of Inkster to adopt a resolution for Epic One Inc. to maintain the Chalaph Veterans Home Retention Pond and pursuant to Wayne County Permit. City Attorney is to prepare a legal document agreement between the non-profit organization and the City.

JUSTIFICATION:

To allow Epic One Inc. to maintain and manage the storm water management system located at the Chalaph Veterans Home facility.

PROJECT IMPROVEMENTS:

COSTS:

N/A

PROJECT TIME TABLE:

Resolution will be submitted as part of application upon adoption by the Mayor and Council resolution.

RESOLUTION:

Authorization is hereby given Deputy Director of DPS to make application to the Wayne County Department of Public Service for permit to maintain the storm water management system in accordance with the drawing attached as Exhibit "A", the terms of the long-term maintenance plan attached as Exhibit "B" and the Wayne county Storm water ordinance and administrative rules. A resolution from the local municipality to maintain the proposed storm water management system and its facilities is required.

Resolved by _____

Seconded by _____

Yes:

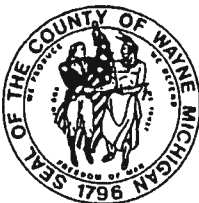
No:

Absent:

PERMIT OFFICE

33809 MICHIGAN AVE
WAYNE, MI 48184,
PHONE (734) 595-6504
FAX (734) 595-6356

72 HOURS BEFORE ANY
CONSTRUCTION, CALL
Eileen Gardenhire
(734) 595-6504, Ext: 2030
FOR INSPECTION



WAYNE COUNTY
DEPARTMENT OF PUBLIC SERVICES

PERMIT TO CONSTRUCT, OPERATE, USE AND/OR MAINTAIN

PERMIT No.

M-47345

ISSUE DATE

10/2/2013

EXPIRES

REVIEW No.

R 13-210

WORK ORDER

PROJECT NAME

MAINTENANCE PERMIT FOR CHALAPH CENTER

LOCATION

3651 MIDDELBELT RD (BETWEEN CARLYSLE & BEECH)

CITY/TWP

INKSTER

PERMIT HOLDER

CITY OF INKSTER
26215 TROWBRIDGE STREET
INKSTER, MI 48141-1800

CONTRACTOR

MI

CONTACT

JEROME BIVINS

(313) 563-9774

CONTACT

<BLANK>

(989) 921-9750

DESCRIPTION OF PERMITTED ACTIVITY

(72 HOURS BEFORE YOU DIG, CALL MISS DIG 1-800-482-7161, www.missdig.org)

PERMIT TO MAINTAIN THE STORM WATER MANAGEMENT SYSTEM IN ACCORDANCE WITH THE DRAWING ATTACHED AS EXHIBIT "A", THE TERMS OF THE LONG-TERM MAINTENANCE PLAN ATTACHED AS EXHIBIT "B" AND THE WAYNE COUNTY STORM WATER ORDINANCE AND ADMINISTRATIVE RULES. A RESOLUTION FROM THE LOCAL MUNICIPALITY TO MAINTAIN THE PROPOSED STORM WATER MANAGEMENT SYSTEM AND ITS FACILITIES IS REQUIRED.

THE CITY OF INKSTER SHALL ASSUME JURISDICTION OVER AND ACCEPT RESPONSIBILITY FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM(S) TO ENSURE THAT THE STORM WATER MANAGEMENT SYSTEM FUNCTIONS PROPERLY AS DESIGNED AND CONSTRUCTED. THE PERMIT HOLDER'S RESPONSIBILITIES UNDER THIS PERMIT SHALL INCLUDE, WITHOUT LIMITATIONS, (A) ANY MONITORING AND PREVENTIVE MAINTENANCE ACTIVITIES SET FORTH IN THE PLAN; (B) ANY AND ALL REMEDIAL ACTIONS NECESSARY TO REPAIR, MODIFY OR RECONSTRUCT THE SYSTEM AND (C) OTHER ACTIVITIES OR RESPONSIBILITIES FOR MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM AS MAY BE SET FORTH IN THE ORDINANCE, ADMINISTRATIVE RULES, THE PLAN OR THIS PERMIT.

THE CITY OF INKSTER SHALL PERFORM ALL MONITORING, MAINTENANCE, REMEDIAL AND OTHER RESPONSIBILITIES REQUIRED BY THE WAYNE COUNTY ORDINANCE, ADMINISTRATIVE RULES, THE PLAN AND THIS PERMIT, IN PERPETUITY AND AT ITS SOLE COST EXPENSE.

THE CITY OF INKSTER SHALL PREPARE, EXECUTE AND (IF NECESSARY) RECORD ANY AND ALL AGREEMENTS, CONTRACTS AND OTHER DOCUMENTS THAT MAY BE REQUIRED TO PERFORM ITS OBLIGATIONS HEREUNDER AND ENSURE MAINTENANCE OF THE STORM WATER MANAGEMENT SYSTEM IN PERPETUITY.

IF WAYNE COUNTY FINDS IT NECESSARY TO ADJUST OR RELOCATE ALL OR ANY PORTION OF THE PERMITTED STORM WATER MANAGEMENT SYSTEM, THE PERMIT HOLDER SHALL CAUSE THIS ADJUSTMENT OR RELOCATION TO BE ACCOMPLISHED AT NO EXPENSE TO THE COUNTY. PRIOR TO ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY, A PERMIT SHALL BE SECURED FROM THE WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES PERMIT OFFICE.

APPROVED PLANS PREPARED BY

Fusco, Shaffer and Pappas, Inc.

PLANS APPROVED BY

Razi, M.

REQUIRED ATTACHMENTS

EXHIBIT 'A': MAP DEPICTING PHYSICAL LIMITS OF STORM WATER MGT SYSTEM

EXHIBIT 'B': LONG TERM MAINTENANCE PLAN

EXHIBIT 'C': BINDING AGREEMENT (COMMUNITY RESOLUTION)

(PERMIT VALID ONLY IF ACCOMPANIED BY ABOVE ATTACHMENTS)

In consideration of the Permit Holder and Contractor agreeing to abide and conform with all the terms and conditions herein, a Permit is hereby issued to the above named to Construct, Operate, Use and/or Maintain within the Road Right of Way, County Easement, and/or County Property. The permitted work described above shall be accomplished in accordance with the Approved Plans, Maps, Specifications and Statements filed with the Permit Office which are integral to and made part of this Permit. The General Conditions as well as any Required Attachments are incorporated as part of this Permit.

PERMIT HOLDER NAME

PERMIT HOLDER / AUTHORIZED AGENT

DATE

WAYNE COUNTY DEPARTMENT OF PUBLIC SERVICES

PREPARED BY

VALIDATED BY Ms. Tawny Barnes
Permit Coordinator

DATE



19166 James Couzens
Detroit, MI 48235
Tel: 313-879-2447
Fax: 313-879-4588

April 28, 2014

Mr. Jerome Bivens
Director, Department of Public Service
City of Inkster
26900 Princeton Street
Inkster, MI 48141

RE: Chalaph Veterans Home Retention Pond

Dear Mr. Bivens:

As you know, Epic One Inc., the Developer, has initiated the development and construction of a 12-unit apartment building to house veterans at Carlisle and Middle Belt. We are required to build and maintain a retention Pond on the site. We were told it is our responsibility to maintain the Pond. Therefore, we are requesting a resolution from the City of Inkster acknowledging Epic One's acceptance of long term maintenance responsibilities for the proposed storm water management system, in accordance with Wayne County's Storm Water Ordinance.

It is our intention to implement the Plan for the "Long Term Maintenance of Storm Water Maintenance System". The Storm Water Management System will be constructed adjacent to the Veterans Home, as shown in Exhibit A and iterated in Exhibit B to the Pond Construction and maintenance permit, issued by Wayne County for this Project.

Pursuant to approval of the resolution by the City of Ecorse, we further request the signing of the Wayne County permit issued for this Project by yourself or the designated City Official. If there are any questions or the need for clarifications, please contact our Project Manager, Ty Hinton, at (313) 409-0811. Thank You for your cooperation in this matter.

Sincerely Yours,

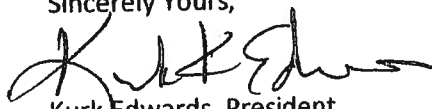
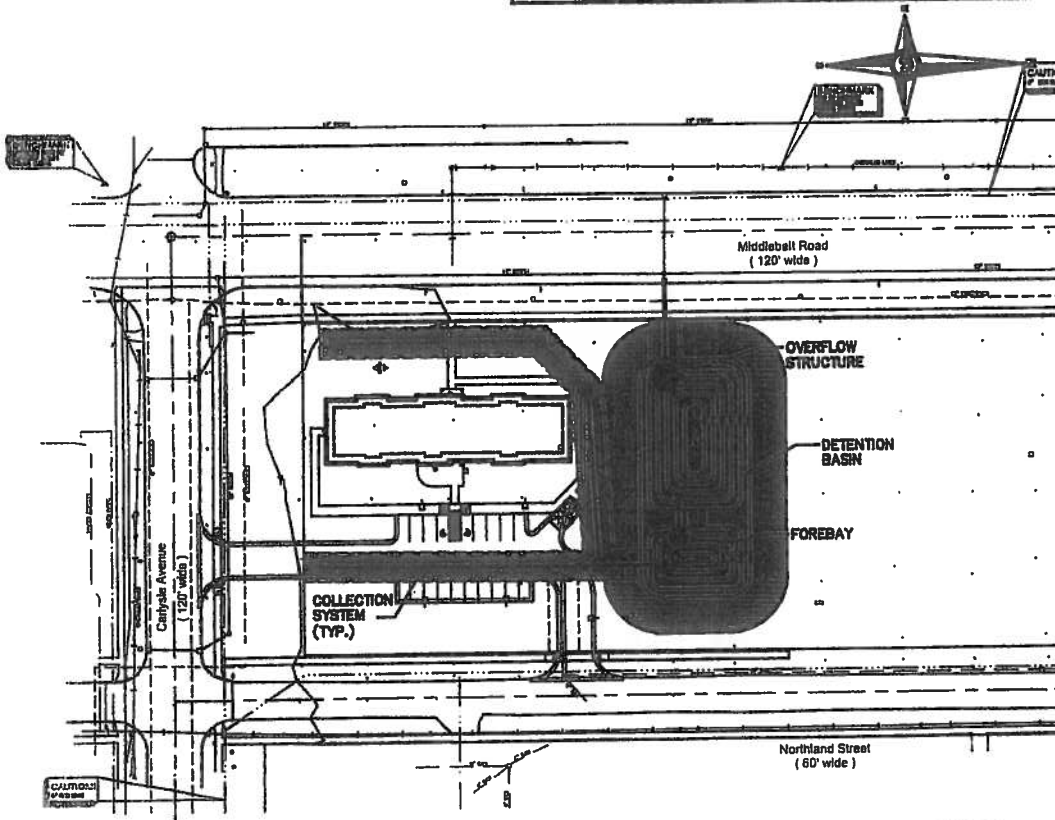
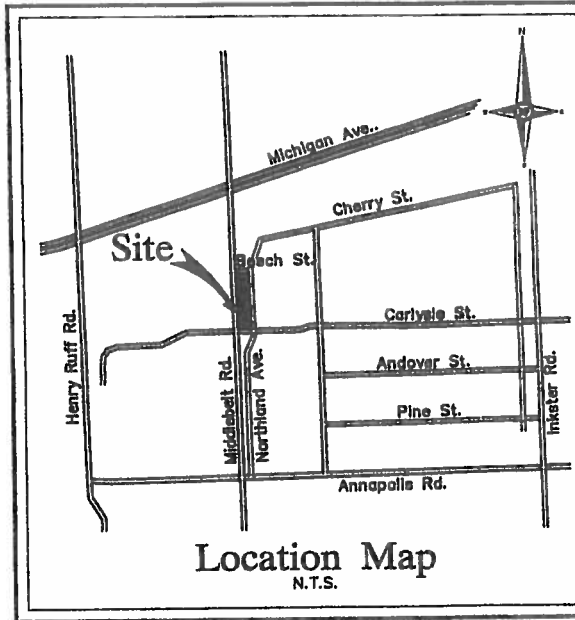
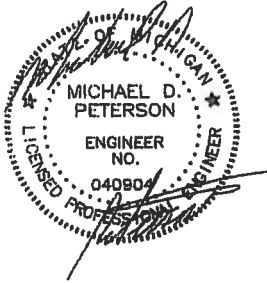

Kurk Edwards, President
Epic One, Inc.

EXHIBIT A

GAL DESCRIPTION

T OF THE SW. 1/4 OF SECTION 25, T.2S., R.9E., VILLAGE
INKSTER, WAYNE COUNTY, MICHIGAN, BEING DESCRIBED AS:
INNING AT A POINT DISTANT N 00° 10' 35" W, 87.00 FEET
140 THE WEST LINE OF SAID SECTION 25 AND N 89° 55'
E, 80.00 FEET FROM THE SW. CORNER OF SAID SECTION
THENCE N 00° 10' 35" W, 973.17 FEET ALONG THE EAST
E OF MIDDLEBELT ROAD (120.00 FEET WIDE); THENCE N
55° 44' E, 224.94 FEET
ING THE SOUTH LINE OF BEECH STREET (80.00 FEET WIDE);
NCE S 00° 10' 35" E, 973.17 FEET ALONG THE WEST LINE
NORTHLAND STREET (80.00 FEET WIDE); THENCE
19° 55' 44" W Length: 224.94 FEET ALONG THE NORTH
E OF CARLYSLE AVENUE (120.00 FEET WIDE) TO THE POINT
BEGINNING, CONTAINING 218,904 SQUARE FEET 5.025
RES. AND SUBJECT TO EASEMENTS OF RECORD.



LEGEND

VILLAGE OF INKSTER
MAINTENANCE JURISDICTION

PROJECT LOCATION OWNER

NF
ENGINEERS
CIVIL ENGINEERS

EXHIBIT B

Review No.: R13-210
Permit No.:

Long Term Maintenance of Storm Water Management System

A. Physical Limits of the Storm water Management System

The storm water management system (SWMS) subject to this long-term Maintenance Plan is depicted in Exhibit A to the Permit and includes without limitation the storm sewers, manholes, catch basins, storm water inlets, forebay, detention basins, outlet structures, emergency overflow, buffer strips, and closed conduits.

For purposes of this Plan, this storm water management system and all of its components as shown on Exhibit A is referred to as Chalaph Veteran's Housing SWMS.

B. Time Frame for Long-Term Maintenance Responsibility

Epic One, Inc. is responsible for maintaining Chalaph Veteran's Housing SWMS, including complying with applicable requirements to the local or Wayne County soil erosion and sedimentation control program, until Wayne County releases the construction permit. Long-term maintenance responsibility for Chalaph Veteran's Housing SWMS commences when defined by the maintenance permit issued by the County. Long-term maintenance continues in perpetuity.

C. Manner of Ensuring Maintenance Responsibility

The Village of Inkster has assumed responsibility for the long-term maintenance of Chalaph Veteran's Housing SWMS. The resolution by which the Village of Inkster has assumed maintenance responsibility is attached to the Permit as Exhibit C. Epic One, Inc., through a maintenance agreement with the Village of Inkster, has agreed to perform the necessary maintenance required by this Plan. The Village of Inkster retains the right to enter the property and perform the required maintenance activities. To ensure that the Chalaph Veteran's Housing SWMS is maintained in perpetuity, the map of the physical limits of the storm management system (Exhibit A), this Plan (Exhibit B), the resolution attached as Exhibit C, and the maintenance agreement between the Village and the property owner shall be recorded with the Wayne County Register of Deeds. Upon Recording, a copy of the recorded document will be provided to the County.

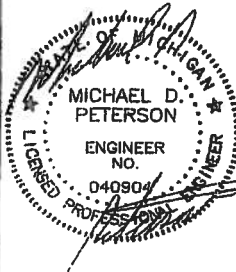
D. Long-Term Maintenance Plan and Schedule

Table 1 identifies the maintenance activities to be performed, organized by category (monitoring and inspections, preventive maintenance and remedial actions). Table 1 also identifies site - specific work needed to ensure that the preventative maintenance, and remedial actions). Table 1 also identifies site - specific work needed to ensure that the storm water management system functions properly designed. while performing maintenance, chemicals should not be applied to the forebay, open detention basin, water courses or anywhere in the 25 foot buffers strip around the surface water and along water courses. Table 1

Long-Term Maintenance Schedule

Part of the SW ¼ of Section 25 T.2S , R. 9E., Village of Inkster, Wayne County, Michigan

	System Component							
	Catch Basins, Inlets & Storm Sewers	Channels & Swales	Basin Inlets, Outlets & Gratings	Forebay	Underground Detention System	Outlet Control Structure	Parking areas & Drives	
Maintenance Activities								Frequency
Monitoring / Inspection								
• Inspect for pollutants and sediment accumulation	X	X	X	X	X	X		Quarterly
• Inspect for oil accumulation	X		X	X	X	X		Quarterly
• Sweep Parking Areas and Drives							X	Regularly as necessary
Preventative Maintenance								
• Remove accumulated sediment and pollutants (vacuum truck)	X		X	X	X	X		When sediment depth has accumulated within six inches of dry-weather water level
• Remove accumulated oil and gasoline (vacuum truck)	X		X	X	X	X		Under normal operating conditions at the same time as sediment removal
Remedial Actions								
• Structural repairs	X		X	X	X	X		As needed
• Make adjustments / repairs to ensure proper functioning	X	X	X	X	X	X		As needed



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

SECOND AMENDMENT TO THE
CONTRACT FOR RESIDENTIAL AND SMALL BUSINESS
REFUSE AND COMPOST PICK UP

CITY OF INKSTER AND ALLIED WASTE SYSTEMS, INC.

This document (hereafter, the Second Amendment) amends the City of Inkster and Allied Waste Systems, Inc. Contract For Residential And Small Business Refuse And Compost Pick Up (hereafter referred to as the "Contract"), effective October 2, 2012 is made this ____ day of May ___, 2014, by and between the City of Inkster (hereafter referred to as the CITY) and Allied Waste Systems, Inc. (hereafter referred to as the CONTRACTOR).

3 Statement of Purposes

- 1.1. WHEREAS. On October 2, 2012 the parties entered into the Contract, which the Contract predicates the collection of compostable yard waste and leaves during two different seasons per year.
- 1.2. WHEREAS. The City desires to provide the collection of compostable yard waste and leaves outside the two different seasons per year predicated in the Contract.
- 1.3. WHEREAS. Republic desires to provide the collection of compostable yard waste and leaves outside the two different seasons per year predicated in the Contract.
- 1.4. NOW, THEREFORE, in consideration of the mutual benefits to be provided, the parties have agreed to the following:

2. Revision of Compostable Yard Waste and Leaves Collection Service

- 2.1. City agrees to amend the Contract to include compostable yard waste and leaves based on the following schedule:
 - Weekly collection from the April 1 until May 30
 - Every Other Week collection from June 1 until October 30
 - Weekly collection from November 1 until November 30
- 2.2. Contractor agrees to collect separated compostable yard waste and leaves during the schedule as shown in section 2.1. There is a mandatory separation program for the collection of compostable waste from all the residential units for the specified time period. Compostable yard waste pickup in conjunction with this mandatory separation program shall be kept separate from other refuse and delivered to Carleton Farms Compost Facility as designated by the City who will remit the disposal/processing charges based on the rates predicated in the Contract. Bags or durable

containers used in this program will be supplied by other parties and are not the responsibility of Republic or the City. Yard waste must be placed in biodegradable paper bags or placed loose in 10-35 gallon cans clearly marked with a "Yard Waste" sticker. Positively no plastic bags will be accepted. Branches and twigs must be placed in bundles/tied no larger than two (2) feet by four (4) feet long and/or fifty (50) pounds per bag and/or bundle. No tree trunks or stumps will be accepted.

3. **Compensation**

3.1. This Second Amendment is predicated a total of \$40,000.00 for the collection services provided. Said amount shall be divided in four (4) monthly installments as predicated below:

1.	June 2014 Invoice	\$10,000.00
2.	July 2014 Invoice	\$10,000.00
3.	August 2014 Invoice	\$10,000.00
4.	September 2014 Invoice	\$10,000.00

3.2. Rates in section 3.1 shall increase annually on June 1 of each year at a rate of 3% for the duration of this agreement.

3.3. The City shall pay the Contractor separately for the disposal and processing of compost separate from the collection amount listed above. Disposal and processing fees shall be in conjunction with the terms, conditions, and pricing listed in sections 3.2 & 3.3 of the Contract.

4. **Miscellaneous**

4.1. The Contract, as amended by this agreement, is ratified and affirmed by the parties, and shall remain in full force and effect, in accordance with its terms.

5. **Term**

5.1. This Second Amendment shall be for the period of June 1, 2014 through February 28, 2018. This Agreement may be extended for a greater period of time under conditions agreeable to both parties hereto, if approved by the City Council for the City of Inkster and the Contractor.

IN WITNESS WHEREOF, the parties have executed this Amendment on the date set forth above, by their duly authorized representatives.

WITNESSED BY:

CITY OF INKSTER
A Michigan Municipal Corporation

By: _____
Hillard Hampton, Jr., Mayor

By: _____
Felicia Rutledge, City Clerk

WITNESSED BY:

Allied Waste Systems, Inc.

By: _____
Scott Cabauatan,
Municipal Services Manager