

1. Agenda

Documents: [07-06 15 AGENDA.PDF](#)

2. Packet

Documents: [07-06 15 PACKET.PDF](#)



INKSTER CITY COUNCIL

July 6, 2015
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.

*****ELECTION COMMISSION MEETING 6:00- 6:15 p.m.*****

Council Orientation Agenda – 6:00 PM

1. Call to Order
2. Discussion
 - A. Agenda Discussion
 - B. Proposed Millage Language Presentation – Craig Lewis and Denise Champagne
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

July 6, 2015

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. Proposed Millage Language Presentation – Craig Lewis and Denise Champagne

4. Public Hearing

- A. A public hearing on an amendment to the Zoning Ordinance for Commercial Warehouse and Wholesale in B-3 General Business District.
(Abe Hachem is the applicant)

5. Consent Agenda

- A. June 15, 2015 Regular City Council Meeting Minutes. **Pg. 1**
- B. June 29, 2015 Special Meeting Minutes. **Pg. 6**
- C. Allen Brother's & Associates, PLLC. Invoice \$43,069.44 **Pg. 8**

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. **Pg. 9**

7. Previous Business

8. Ordinance(s)

A. First Reading(s)

- 1. Consider a first reading on an amendment to the Zoning Ordinance for Commercial Warehouse and Wholesale in B-3 General Business District.
(Abe Hachem is the applicant)

B. Second Reading(s)

9. New Business

A. Discussion/Action: (Jeannie Fields) Consider approval of a Special Conditions Use (SCU 14-05) to allow a church to operate in an R-1B (One Family Residential District) and accompanying Site Plan (SP14-10) to include the addition of an accessory building to store lawn equipment and church vehicles with the conditions noted per the recommendation of the Planning Commission on June 22, 2015.

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10. Public Participation (limit to 3 minutes)

11. Mayor and Council Communication

12. City Clerk

13. City Manager

14. 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).

15. Adjournment

Felicia Rutledge
City Clerk

June 15, 2015

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, June 15, 2015

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

- The agenda.

Call Meeting to Order

Mayor Hampton called the meeting to order at 7:33 p.m.

Pledge of Allegiance

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

Prayer

Prayer was lead by Pastor Michael Miles.

Roll Call

Mayor Hampton	Exc. Absence	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 Shaw to approve the agenda with added item "A" and "B" under Presentations and items "J" and "K" under New Business.
Resolution 06-15-108R - Motion carried.

Presentations/Discussion

- A. Inkster Chamber of Commerce Calendar – Dr. Golani and Ruth E. Williams
- B. County Commissioner Richard LeBlanc's Office – Mary McClendon

Public Hearings**Consent Agenda**

- A. June 1, 2015 Regular City Council Meeting Minutes.

Inkster City Council Meeting
 June 15, 2015

Moved by Councilmember Moner, Seconded by Councilmember Howard
Resolution 06-15-109R – Motion carried.

Boards and Commission

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

Previous Business

Ordinance(s)

- A. First Reading(s)
B. Second Reading(s)

New Business

- A. Discussion/Action: (Felicia Rutledge) Consider approval of a Special Event hosted by the Inkster Task Force for a 5K Run/Walk on June 28, 2015 at Inkster Park.

Moved by Councilmember Moner, Seconded by Councilmember Shaw
Resolution 06-15-110R – Motion carried.

- B. Discussion/Action: (Felicia Rutledge) Consider approving the request for a Street Closure of Lehigh between Bayham on June 27, 2015 for a Family Reunion. (Fizer)

Moved by Councilmember Moner, Seconded by Councilmember Williams
Resolution 06-15-111R – Motion carried.

- C. Discussion/Action: (Felicia Rutledge) Consider approving the request for a Street Closure of Spruce between Chestnut and Beech on July 4, 2015 for a Block Bash. (Hudgens)

Moved by Councilmember Moner, Seconded by Councilmember Howard
Resolution 06-15-112R – Motion carried.

- D. Discussion/Action: (Felicia Rutledge) Consider approving the request for a Street Closure of Sylvia between Yale and New York on July 3, 2015 for a Family Reunion. (Bohannon)

Moved by Councilmember Moner, Seconded by Councilmember Shaw
Resolution 06-15-113R – Motion carried.

- E. Discussion/Action: (Felicia Rutledge) Consideration authorizing the City Administration to place a Request for Proposal (RFP) for website hosting on various sites.

Moved by Councilmember Williams, Seconded by Councilmember Howard
Resolution 06-15-114R – Motion carried.

- F. Discussion/Action: (Mark Stuhldreher) Consider adoption of a Resolution Revoking IFT Certificate #07-448 issued in 2007 to Livernois Motor Development.

Moved by Councilmember Moner, Seconded by Councilmember Williams
Resolution 06-15-115R – Motion carried.

- G. Discussion/Action: (Mark Stuhldreher) Council approval of FY 2015 budget amendments for the General Fund, Major Street, Local Street, Parks TIFA, Drug Forfeiture, Misc. Grants, Justice Center Construction, and Water/Sewer Funds.

Moved by Councilmember Moner, Seconded by Councilmember Shaw
Resolution 06-15-116R – Motion carried.

- H. Discussion/Action: (Jerome Bivins) Consider authorizing DPS to place a Request for Proposal (RFP) on Michigan Inter-Governmental Trade Network (MITN) for sidewalk, restoration, concrete, and catch basins repair work for the Water Department.

Moved by Councilmember Moner, Seconded by Councilmember Shaw
Resolution 06-15-117R – Motion carried.

- I. Discussion/Action: (Jerome Bivins) Consider authorizing DPS to place a Request for Proposal (RFP) on Michigan Inter-Governmental Trade Network (MITN) for janitorial services - three year contract with the option of one additional year.

Moved by Councilmember Williams, Seconded by Councilmember Canty
Resolution 06-15-118R – Motion carried.

- J. Discussion/Action: (City Council) Consider passing a Resolution to recognize National Christians in Acton as a non-profit operating within the City of Inkster.

Moved by Councilmember Shaw, Seconded by Councilmember Moner
Resolution 06-15-119R – Motion carried.

- K. Discussion/Action: (City Council) Consider approving a request for a Street Closure of Williams between Cherry, Chestnut and Beech on July 4, 2015 for a Block Party contingent upon departmental approvals. (Bailey)

Moved by Councilmember Moner, Seconded by Councilmember Shaw
Resolution 06-15-120R – Motion carried.

Public Participation

- **Mary McClendon** – Stated that the coffee talks with Commissioner LeBlanc would resume September 14, 2015.
- **Rozzella Moss** – Stated she has had high water bill issues and has had to close down three of her group homes that are located within the city due to water bill issues. She asked Administration for a meeting to discuss.
- **Frank Monay** – Had high water bill concerns.
- **Patricia Morgan** – Thanked Deputy DPS Director, Jerome for getting the grass cut on Hazelwood and asked about a tree branch that is down on Division.
- **DelShawwna Hudgens** – Thanked Mr. Bivins for getting grass cut and thanked Mr. Marsh for helping with the houses. Stated that the grass cutting job that United is doing is horrible.
- **Ernest Hendricks** – Stated that United is doing a lousy job on the grass cutting. Asked about a storage yard on Beech Daly where items are being dumped for a job in Dearborn. Asked if the Veteran monument can be moved to city hall.
- **DeAtriss Richardson** – Announced the Viking Pride would be having a bowling fundraiser on June 19, 2015 at Cherry Bowl at 7pm and the cost would be \$20.00. Also announced was a Maroon and White Party at the Stardust on June 26, 2015 from 9pm until 2:00am cost will be \$10.00 and

a 50/50 raffle. Further an All Class Reunion will be held at Inkster Park on July 26, 2015 from 12pm until 6pm.

- **Toni Bailey** – Announced the Spring Clean North East section will be cleaned on June 27, 2015 beginning at 9:00 a.m.
- **Madeline G. Cooper** – Stated that drugs are being sold in front of her home at 4147 Burton. She also stated that her neighbor and she have cleaned up the surrounding area of her property but that the bushes and weeds are high and need to be cut by her fence.
- **Rev. George Williams** – Asked why Inkster is properties that go to Wayne County not being transferred back to Inkster if they are not sold.
- **Octavia Smith** – Stated that the calendars that the Chamber of Commerce would be disbursing to residents are will be free. She further announced the Inkster Task Force 5K Run/Walk to be held on June 28, 2015.
- **Linda Jones** – Stated that United cut her lawn and she was in the home sleep. She said she never got any type of notice and asked her responsibility for the grass cutting. Further she stated she cuts her own grass and the grass was not high.
- **Jessica Russell** – Stated that the Inkster V.O.I.C.E would be having a debate at the Denby Community Building on June 20, 2015 for Districts 1 and 2.
- **Crosby Lindsey** – Stated that the city should be notified if a lawsuit is to go on their tax roll and according to the Inkster Charter citizens should not pay taxes to exceed two percent.
- **Jackie Reid** – Abandoned car at 27157 Lucerne and also there is very bad flooding on Lucerne.

City Council

- **Councilman Moner** – Gave tribute to brave Veteran Howard Glaze WW2 Veteran Air force. He further stated that recycling took place on Saturday June 6, 2015 and will be the first Saturday of each month except July 4, 2015. He encouraged everyone to recycle.
- **Councilman Williams** – Asked the Administration about a road repair program. He stated the grass cutting is horrible. He stated that the Face book post from Senator David Knezek was not based with the correct facts about the settlement with Floyd Dent, and the Parks and Recreation management deal that he stated took place. He further stated that Senator Knezek owes the residents and elected officials of Inkster an apology.
- **Councilman Shaw** – Asked about an update of the demolition properties and when the Youth Programs would be starting. He also asked if the city could reach out to Kellogg and the Skillman foundations and partner with them for Youth Programs.
- **Councilwoman Howard** – Announced EQUIPPED would be hosting a fund raiser at Christ Temple Refuge Church.
- **Councilman Canty** – Asked would a date be picked to announce the new Police Chief. He stated that the State of Michigan said this process has taken a long time.
- **Mayor Pro-Tem Hendricks** – Stated that a citizen witnessed illegal dumping of debris on the school demolition property. Stated that the city of Inkster depends on Senator David Knezek to help this district and be on our side. He said he read the comments on the Face book post and stated that Senator Knezek needed to be contacted to explain and that his comments were not factual.

City Clerk

- No comments.

City Manager

- Thanked Lt. Michael Shaw
- Stated sometime next week and announcement would be made about the new Police Chief.
- Thanked citizens for their input in the Police Chief process.

Inkster City Council Meeting
June 15, 2015

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made by Councilmember Moner, Seconded by Councilmember Canty and carried, the Regular Council meeting of June 15, 2015 was adjourned at 9:00 p.m.



Felicia Rutledge, City Clerk
City of Inkster

June 29, 2015

Special City Council Meeting 5:30 PM

The Special meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday June 29, 2015.

Call Meeting to Order

Mayor Hampton called the meeting to order at 5:40 p.m.

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**

Public Participation

- **Debra Owens** – Had concerns about the seventy thirty split with McKenna and Associate's Building Department Contractors, the sidewalk area on the west side of Middlebelt Baptist Church and the Senior Alliance being charged to have a Senior picnic in Wheatley Park.

New Business

A. City Manager Update, Richard Marsh

B. Discussion/Action: City Manager Evaluation.

Moved by Councilmember Moner, Seconded by Councilmember Canty that Council convenes into a Closed Executive Session at 6:53 p.m. to discuss a personnel matter (City Manager Evaluation)

Roll Call Vote:

YEAS: 7
NAYS: 0
ABSENT: 0

Moved by Mayor Pro-Tem Hendricks, Seconded by Councilmember Williams to adjourn the closed Executive Session at 8:16 p.m. – Motion carried unanimously.

City Manager**Adjournment**

There being no further business to come before Council, on motion duly made by Mayor Pro-Tem Hendricks, Seconded by Councilmember Williams and carried,

Inkster Special City Council Meeting (Evaluation)
June 29, 2015

the Special Council meeting of June 29, 2015 was adjourned at 8:19 p.m.



Felicia Rutledge, City Clerk
City of Inkster

Allen Brothers
Attorneys & Counselors, PLLC
400 Monroe Street, Suite 620
Detroit, MI 48226-2963

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Attn: City Manager

Page: 1
06/30/2015
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6,014.50
Municipal Legal Services	\$12,384.55
Labor	\$3,532.39
Litigation	\$21,138.00
Total Invoice for June 30, 2015	\$43,069.44

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.		Tenure
- (Ex-Officio Member)		
Rochelle Wells		Exp. 02/16/17
April Walton		Exp. 01/18/15
Audrey Jean Searcy		Exp. 06/02/16
Doris Horne		Exp. 02/16/17
Theola Jones		Exp. 11/15/14
Henry Wade		Exp. 03/07/15
Vacant		Exp.
Nellene Moore		Exp. 08/16/16
Dorothy Gardner		Exp. 06/16/16
Chuck Coleman		Exp. 04/04/15
Gabe Henderson		Exp. 04/04/15
June Patterson		Exp. 12/1/16

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment	3 Members	Charter Provision and State Law
WCA Assessing		Clerk of the Board – Non Voting
William S. Miller		Exp. 06/02/15
Ned Sanders (Alternate)		Exp. 02/03/16
Lenoria Warmack		Exp. 02/16/16
Celeste McDuffie		Exp. 02/03/16

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
Elcfernick 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
Avis Love	Exp. 03/16/17

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/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Henry Wade		Exp. 12/17
- (Licensed Plumber)		
Stephen Lawrence		Exp. 12/17
Tiara Jones		Exp. 10/17
Kenyatta Mason		Exp. 10/17
- (Licensed Electrician)		
Marcus Hendricks –		Exp. 12/17
- (Licensed Electrician)		
- Building Inspector		
- (Licensed Engineer/Inspector)		

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 (Secretary)		Tenure
Martha Theis		Exp. 01/14/18
Lewis Gregory (Treasurer)		Exp. 10/06/18
Cynthia Adams		Exp. 01/14/18
Brittini Abiolu		Exp. 05/18/19
Peter Cimeot		Exp. 01/21/18
Akindele Refhionomake		Exp. 02/16/19
Andrea Parson		Exp. 08/01/15
Winston Wade (Vice-Chair)		Exp. 12/17/16
Rerhi Onomake		Exp. 3/16/19

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
Winnie Nwankwo		Exp. 05/18/21
Akindele Akinyemi		Exp. 05/18/21
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. 03/19

James Orr

Exp. 11/13

Ernestine Williams

Exp. 03/19

Deborah Walker

Exp. 10/19

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

Doss 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 10/06/16
Deborah Owens	Dist. 2	Exp. 03/25/16
Shelby Johnson	Dist. 3	Exp. 09/15/16
Vernell Massey	Dist. 4	Exp. 12/01/16
Lenardo Gambrio	Dist. 5	Exp. 10/15/16
James Richardson IV	Dist. 6	Exp. 09/15/16
Tonia Williams	Mayoral	Exp. 02/16/17
Sheila Garland	Mayoral	Exp. 02/16/17
Yolanda Lockett	Council	Exp. 01/20/17

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)	Exp. 10/15
Robert Thomas	Exp. 10/15
Emmereal Wells	Exp. 04/18
James Garrett	Exp. 08/17
April Walton (Secretary)	Exp. 09/16
Sam Brown (Chairman)	Exp. 10/17
Richard Wooten (Vice Chairman)	Exp. 08/16

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 1:00 p.m., TIFA Room]

2 Year Term

5 Members

Charter

Rev. Leon Crawford	Mayoral	Exp. 01/17
Barry O'Bryan		Exp. 12/13
Christopher Crawley		Exp. 12/13
Hilliard L. Hampton II	Council	Exp. 01/17
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. (VC)	Dist. 2	Exp. 01/14/17
James Cross	Dist. 3	Exp. 07/01/16
Roosevelt Stubbs (S)	Dist. 4	Exp. 09/2/17
Vanola Williams	Dist. 5	Exp. 09/03/16
Norma McDaniel	Dist. 6	Exp. 10/19/15
Richard Wooten (Chair) (Planning Comm. Appointee)		Exp. 01/14/17

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit 36300 Warren Rd. Westland, MI. 48185]

Michael Canty, Council Appointee
Denise Champagne, Council Appointee

Exp. Tenure
Exp. (Appointed in 2009)

2015 Community Development Block Grant Advisory Council (CDBG)

[Meetings: Dates and times are quarterly and locations are various]

Timothy Williams, Council Appointee
Lorenzo Moner, Council Appointee

Exp. 2016
Exp. 2016

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. (Chair)	Exp. 06/07/16
Herbert Johnson (Vice Chair)	Exp. 06/07/16
Deborah Walker (Secretary)	Exp. 06/07/16
Rerhi Onomake	Exp. 03/16/21
Dennis Weislow	Exp. 06/07/19
Cassandra Leonard	Exp. 06/07/16
Mary Weislow (Treasurer)	Exp. 06/07/16
Winnie Nwankwo	Exp. 05/18/21
Akindele Akinyemi	Exp. 05/18/21

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

M. Jeannie Fields, Community Dev. Mgr.

Tenure

Tonia C. Williams (C)

Exp. 10/06/16

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, Jr., City Manager

Date: June 29, 2015

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

Date for Council Consideration: July 6, 2015

ACTION REQUESTED: Consider approval of a Special Conditions Use (SCU 14-05) to allow a church to operate in an R-1B (One Family Residential District) and accompanying Site Plan (SP14-10), to include the addition of an accessory building to store lawn equipment and church vehicles, with the conditions noted per the recommendation of the Planning Commission on June 22, 2015.

Current Action ☒X_____ Emergency _____ Future _____

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

Treasurer's Approval _____

BACKGROUND INFORMATION

On Monday, June 22, 2015, the Planning Commission reviewed and approved the Special Conditions Use (SCU-14-05) and associated Site Plan (SP-14-10), to include the addition of an accessory building to store lawn equipment and church vehicles, to allow a church to operate in an R-1B (One Family Residential District), 943 Middlebelt Road (at the corner of Avondale and Middlebelt Road), subject to the following conditions (draft meeting minutes are attached):

- The review of all city departments and comments made at the public hearing are consistent with findings of McKenna's Special Conditions Use letter.
- A note is added to the site plan stating that lighting levels will meet requirements of the Zoning Ordinance.
- Comments and approvals from the City Engineer, Public Works and Fire and Police Departments are addressed, if any.
- Parking spaces are removed to ensure access to the storage shed and computer.
- A special conditions use is approved.

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per McKenna letters dated 5.29.15 and 6.1.15, Paul Lippens, Principal Planner, recommended Planning Commission approval of the Special Conditions Use and Site Plan with the conditions noted above. A copy of this letter is attached with comments from the Development Review Team.

An aerial, plot plan and an electronic copy of the site plan is attached for review. A full copy of the site plan is available for review upon request.

PROJECT OR IMPROVEMENT TASKS

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

1. Improve and promote the image of Inkster.

COSTS

All costs are incurred by the petitioner and must be paid in full prior to final site plan approval.

PROJECT TIME TABLE

Upon approval by City Council and final site plan approval by the planning consultant and engineer.

RESOLUTION

Resolved by _____ Seconded by _____
that the Inkster City Council hereby approves a church to operate in an R-1B (One Family Residential District) and accompanying Site Plan (SP14-10), to include the addition of an accessory building to store lawn equipment and church vehicles, with the conditions noted per the recommendation of the Planning Commission on June 22, 2015.

Yes:

No:

Absent:



PLANNING COMMISSION PETITION
FOR
SPECIAL LAND / REGULATED LAND USE

Filing Fee SCU / RLU = \$850.00

Case # 1405 (SLU/RLU)

TO THE INKSTER CITY PLANNING COMMISSION:

Date Filed 11.1.14

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: 743 MIDDLE BELT RD

The property is located on the NE side of AVENUE Street, Between AVENUE Street and CHERRY HILL Street.

It has frontage of 320 feet, a depth of 633 feet, and comprises of 4.76 acres.

Legal Description:

Property Owner:

Address:

Phone:

Fax:

☒ 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

- 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 his/ her knowledge, information and belief; further, that s/he is authorized to submit this Petition.

Signature of Petitioner

THIRKIELD MAMBOUR JR.
Printed Name of Petitioner

Date

Nov 6 2014
Trustee - MBC
Title of Petitioner

734 657 5606 734 483 3846 TMAMBOURJR@yahoo.com
Petitioner Telephone Number Petitioner Fax Number Petitioner E-Mail Address

Company's Name MIDDLEBELT BAPTIST Church

Company's Address 943 MIDDLEBELT BAPTIST Church, Ink. MI 48141

- 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 6th day of Nov

2014

My Commission Expires: 7-29-16

[Signature]
Notary Public, Wayne County, Michigan

RYAN P. KIDURE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Comm. Exp. 07/29/2016
Acting in the County of Wayne
Date 11.6.14



PLANNING COMMISSION
PETITION FOR
SITE PLAN REVIEW/SUBDIVISION PLAT

Case # 14-16 (SP)
Date Filed 10.15.14

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: 943 Middlebelt Rd, Inkster, MI 48141 The property is located on the East side of Middlebelt Street, between AVONDALE Street and CENTRAL Street.
It has a frontage of 371 feet, a depth of 611 feet, and comprises 7.26 acres.

Legal Description: Middlebelt Baptist Church Property

ZONING - This property is currently zoned _____.

Property Owner: Middlebelt Baptist Church

Address: 943 Middlebelt Rd, Inkster, MI 48141 Phone: 734-728-3838 Fax: _____



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.
Initial

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE The purpose of this structure is to store lawn equipment and church vehicles

Clearly describe the proposed project - do not write "refer to plans": _____

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..... \$410
Commercial - an acre or more..... \$450 + \$40 per acre
Residential - less than an acre..... \$400 + \$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, depose 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 DENNIS HITCHINS
Signature of Petitioner Dennis Hitchins
Interest in Property CONTRACTOR
Firm _____ Address _____ Phone _____
Fax _____ E-Mail Address _____

DANIELLE DULL
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Dec 18, 2019
ACTING IN COUNTY OF Wayne

Subscribed and sworn to before me this 23rd day of October, 2014

My Commission Expires: Dec 19, 2019

Danielle Dull
Notary Public, Wayne County, Michigan

June 1, 2015

Jeannie Fields, Community Development Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Middlebelt Baptist Church – SCU #2
Location: 943 Middlebelt Road
Zoning: R-1B, One Family Residential
Applicant(s): Middlebelt Baptist Church

Dear Ms. Fields:

At your request, we have reviewed the above-referenced application for a special conditions use to operate a church in the R-1B District and offer the following comments for your consideration.

COMMENTS:

1. **Special Conditional Use Permit Requirements (§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 Future Land Use map of the Master Plan classifies the site as Low Density Residential, which is intended single family homes at a density of 4.5 to 7.25 dwelling units per acre. Churches are consistent with residential uses.
 - 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.** The applicant is proposing site modifications to improve the site in a contextually appropriate way with the neighborhood. A sidewalk is being constructed across the front of the site, providing access along Middlebelt and to the bus stop. Additionally, a screening wall is being constructed along the eastern parking lot edge.
 - 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.** The proposed site modifications will be a visual enhancement. The dumpster will be moved and screened from public view.
 - 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. This finding can be made if the site plan meets the approval of all City departments.

- 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. The applicant proposes several site improvements to improve the function of the site and its compatibility with surrounding uses, including: a dumpster enclosure, a sidewalk, and a screening wall in the parking lot. *A note should be added to the plan stating that lighting levels will comply with the Zoning Ordinance.*
 - 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. The adjacent lots to the north, east, and south, are also zoned R-1B. The church is an existing use and adds to the community by services the needs of its congregation. A screening wall is being installed on the east side of the parking lot to improve compatibility with the residential use to the east.
 - 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.** The site improvements proposed should enhance the City and will not likely create additional public costs.
 - 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.** The plan as proposed meets the intent of the Zoning Ordinance.
2. **Standards for Churches and Religious Institutions (§155.115).** The following conditions shall apply to all religious institutions, including churches, synagogues, temples, and any associated structures utilized for educational purposes.
- a. **Buildings of greater than the maximum height allowed in Section 155.060 Article 4 Schedule of Regulations may be allowed, provided front, side and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.** The average height for this building is approximately 22 ft. *This standard is met.*
 - b. **Wherever the off-street parking lot is adjacent to land zoned for residential purposes, a continuous and obscuring wall four and one-half feet in height shall be provided along the sides of the parking area adjacent to the residentially zoned land. The wall shall be further subject to the provisions of Section 155.074 Walls.** A masonry screening wall is proposed on the eastern edge of the parking area. *This standard is met.*

- c. The site shall be so located as to have at least one property line abutting a major thoroughfare of not less than 86 feet of right-of-way width, either existing or proposed, and all ingress and egress to the site shall be directly onto said major thoroughfare or a marginal access service drive thereof. The site fronts onto Middlebelt but access is provided off of Avondale. While this standard is not met, the site meets the standard of item (d) below.
- d. Churches currently abutting a thoroughfare of not less than 66 feet of right-of-way width, existing or proposed, may be allowed to expand or construct new facilities, provided other applicable portions of the Zoning Code are complied with. All ingress and egress shall be directly onto said thoroughfare. Avondale has 66 ft. of right-of-way and vehicle access and egress is consolidated onto Avondale. The proposal meets the intent of applicable portion of the Zoning Ordinance. *This standard is met.*
- e. Churches shall not be located within 1,000 feet of a second church facility to eliminate traffic and parking disruptions as well as large physical and pedestrian voids to its residential and business districts. *This standard is met.*
- f. The minimum lot width shall be 150 feet. *This standard is met.*
- g. The minimum lot area shall be 2 acres. *This standard is met.*
- h. Off-street parking shall be prohibited in the front setback area and within 15 feet of the rear or side property line. This standard is not met, however this is an existing non-conformity that is not worsened by the proposed site improvements.
- i. Buildings shall be setback according to the following dimensions: Front Yard - 50 feet, Side Yards: - 25 feet, Rear Yard - 50 feet. The church falls within the required front yard setback of 50 ft. but it is an existing non-conformity that will not be expanded.
- j. Landscaping requirements set forth in Section 155.073 Site Design Features and Section 155.074 Walls shall be complied with. The site has extensive landscaping that includes mature trees and shrubs. A wall is proposed to screen the parking area. *This standard is met.*
- k. Churches, other religious institutions and associated educational facilities shall be the sole use of the site and shall not be located in a multi-tenant building. *This standard is met.*

RECOMMENDATION

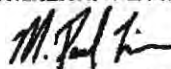
At this time we recommend that Planning Commission recommend City Council approve a special conditions use for the Middlebelt Baptist Church, with the following conditions.

- 1. The review of all City Departments and comments made at public hearings are consistent with the findings of this letter.
- 2. A note is added to the site plan stating that lighting levels will meet the requirements of the Zoning Ordinance.

If you have any questions about our letter or our review of the Special Conditions Use requirements, please do not hesitate to contact us.

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Principal Planner

May 29, 2015

Jeannie Fields, Community Development Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141

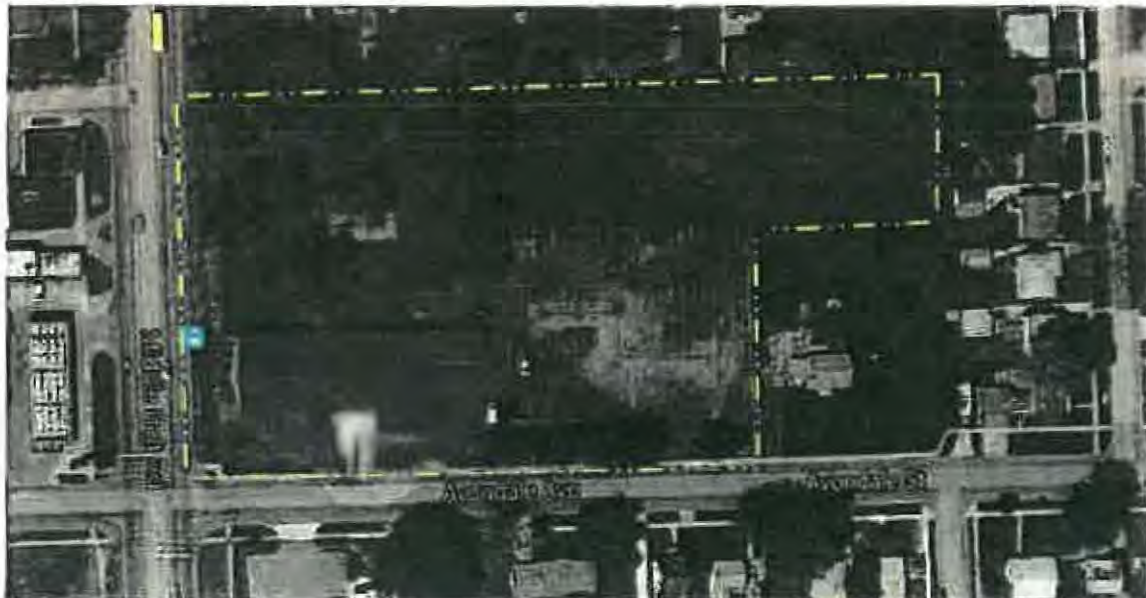
Subject: Middlebelt Baptist Church – Accessory Building, SPR #2
Location: 943 Middlebelt Road
Zoning: R-1B, One Family Residential
Applicant(s): Dennis Hitchins, on behalf of Middlebelt Baptist Church

Dear Ms. Fields:

At your request, we have reviewed the above-referenced application and site plan dated 5/4/2015 for the proposed accessory building, to store lawn equipment and Church vehicles, at the Middlebelt Baptist Church, and offer the following comments for your consideration.

DESCRIPTION OF THE SITE

The Middlebelt Baptist Church is located at 943 Middlebelt Road on three parcels totaling 4.76 acres at the corner of Middlebelt and Avondale Roads (full legal description on site plan). The site contains an existing building, a parking area, playground and landscaping. There is a chain link fence starting at the north side of the building extending around the site to the east side of the parking area. The site is outlined in yellow below.



The following chart provides information of current land use, zoning, and future land use.

	Existing Land Uses	Current Zoning	Future Land Use Designation
Site	Church	R1-B, One Family Residential	Low Density Residential
North	Residences	R1-B, One Family Residential	Low Density Residential
South	Pizza shop/ Residences	B-2, Thoroughfare Mixed Use/ R1-B, One Family Residential	Neighborhood Commercial/ Low Density Residential
East	Residences	R1-B, One Family Residential	Neighborhood Commercial
West	Gas/Retail	B-2, Thoroughfare Mixed Use	Neighborhood Commercial

REVIEW COMMENTS

- 1. Zoning, Use, and Dimensions (§155.047(D)(2)).** The site is in R-1B, One Family Residential District, churches are permitted in R-1B subject to special conditions. Churches are required to have a front setback of 50 ft., a side setback of 25 ft. and a rear setback of 50 ft. The existing building appears to be non-conforming to the front yard setback requirement for Churches, however, this existing non-conformity will not be expanded. The use is subject to Special Conditions Approval and the review standards for churches (§155.155).
- 2. Architectural Features (§155.072).** The proposed garage will be a steel structure on a concrete slab with two 9.5 ft. garage doors and a rear door. The proposed structure will be 1,350 s. f.
- 3. Landscaping (§155.073).** The existing landscaping on the site satisfies the landscaping requirements of the ordinance. There are 17 trees along Avondale, 37 trees along Middlebelt, and 8 trees on the parking lot by the west end of the parking area. Additionally, the church has 26 shrubs planted around the base. The plants are mature and in good condition indicating that sufficient maintenance is being provided. *This requirement is met.*
- 4. Walls (§155.074).** The eastern lot line of the parking lot abuts a residential district (R-1B) and a 6 ft. high masonry wall is proposed along this lot line. The wall is required to be durable, weather-resistant, rustproof, and easily maintained. *This requirement is met.*
- 5. Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan shows an existing dumpster area located north of the building which is proposed to be moved to the north end of the new shed. The dumpster will have an enclosure with a concrete pad not less than 6 inches in depth, and it will be opaquely screened on 4 sides by a masonry wall and gate at a height of at least 1 foot higher than the receptacle. Elevations and details of the dumpster enclosure are provided.
- 6. Exterior Lighting (§155.076).** The parking lot has four existing light poles. Per Sections §155.076 and Section §155.164(D), Illumination levels must not exceed 0.1 foot-candles along lot lines that abut a residential zone (i.e., the eastern lot line) 0.3 foot-candles along any other lot line. A note must be added to the plan stating that the site light levels will comply with the Zoning Ordinance.
- 7. Off-Street Parking (§155.077).** The parking requirement for churches is 1 space for every three seats or 6 ft. of pew space.

The site shows 102 spaces, including 10 marked ADA spaces; however, 4 spaces must be removed to provide clear access to the proposed garage and dumpster, leaving 98 spaces. For 98 spaces 588

feet of pews or 298 seats are permitted. The parking lot is an existing condition that is not proposed to be modified and no documented complaints have been received by neighbors about parking overflow, therefore, we find the existing parking configuration to meet the intent of the Zoning Ordinance.

We recommend removing 4 spaces to access the shed and dumpster. This can be accomplished by striping over 2 spaces in front of the shed and 2 spaces in front of the dumpster with white hash marks in order to create clear driveway access to these site features.

8. **Site Circulation (§155.287 (M)) and Public Sidewalks (§155.082 (C)(4)).** The applicant proposes to complete a public sidewalk along Middlebelt. The sidewalk will benefit the neighborhood and enhance pedestrian and transit access to the site.
9. **Accessible Parking for Physically Disabled Persons (§155.078).** The site includes 10 spaces reserved for persons with disabilities. 4 spaces with one van accessible space is required for 76-100 parking spaces. *This requirement is met.*
10. **Drainage, soil control, sedimentation, utilities.** We defer City Engineer regarding the need to require more details or a substantial review of these requirements.
11. **Comments from Other Departments.** All applicable City departments and consultants should review the revised site plan and identify any remaining issues.

RECOMMENDATION

We recommend that Planning Commission approve the site plan for 943 Middlebelt subject to the following conditions.

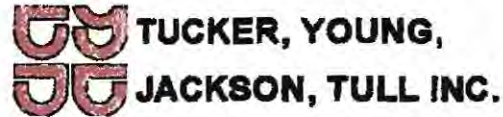
1. Comments and approvals from the City Engineer and other reviewers, including Public Works, and Fire Department, and Police Department are addressed, if any.
2. A note is added to the plan stating that light levels will comply with the Zoning Ordinance.
3. Parking spaces are removed to ensure access to the storage shed and dumpster.
4. A special conditions use is approved.

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Principal Planner



CONSULTING ENGINEERS-PLANNERS
565 E. Larned Suite 300
Detroit, Michigan 48226
(313)963-0612 FAX (313)963-2166

June 1, 2014

City of Inkster
Department of Public Services
26900 Princeton
Inkster, MI 48141

Attn: Jerome Bivins, Deputy Director

Regarding: 14-05 SCU/14-10 (SP)/ 943 Middlebelt Road Equipment and Vehicle Storage
2nd Preliminary Engineering Review

Dear Mr. Bivins:

Tucker, Young, Jackson, Tull, Inc. (TYJT) has completed a review of the plans with the latest revision date of May 4, 2015, for the above referenced project.

The submitted plans are recommended for acceptance and approval as noted:

1. Provide the location of existing water, sanitary and storm sewer utilities at, and adjacent to, the site including the leads to the building. Appurtenances such as valves, manholes, catch basins, and other surface features are shown on the plans. Include the location of pipelines and/or conduits for each utility. Label pipeline diameter sizes, materials and pipe classes where information is available. See the attached City of Inkster general sewer plans and water section maps for reference to utilities located in Middlebelt Road and Avondale Avenue.
2. Show dimensions for the parking lot lane isles and the proposed concrete access driveway for the storage shed.
3. Provide a cross section of the proposed concrete access driveway for the storage shed showing the depth of concrete and base material

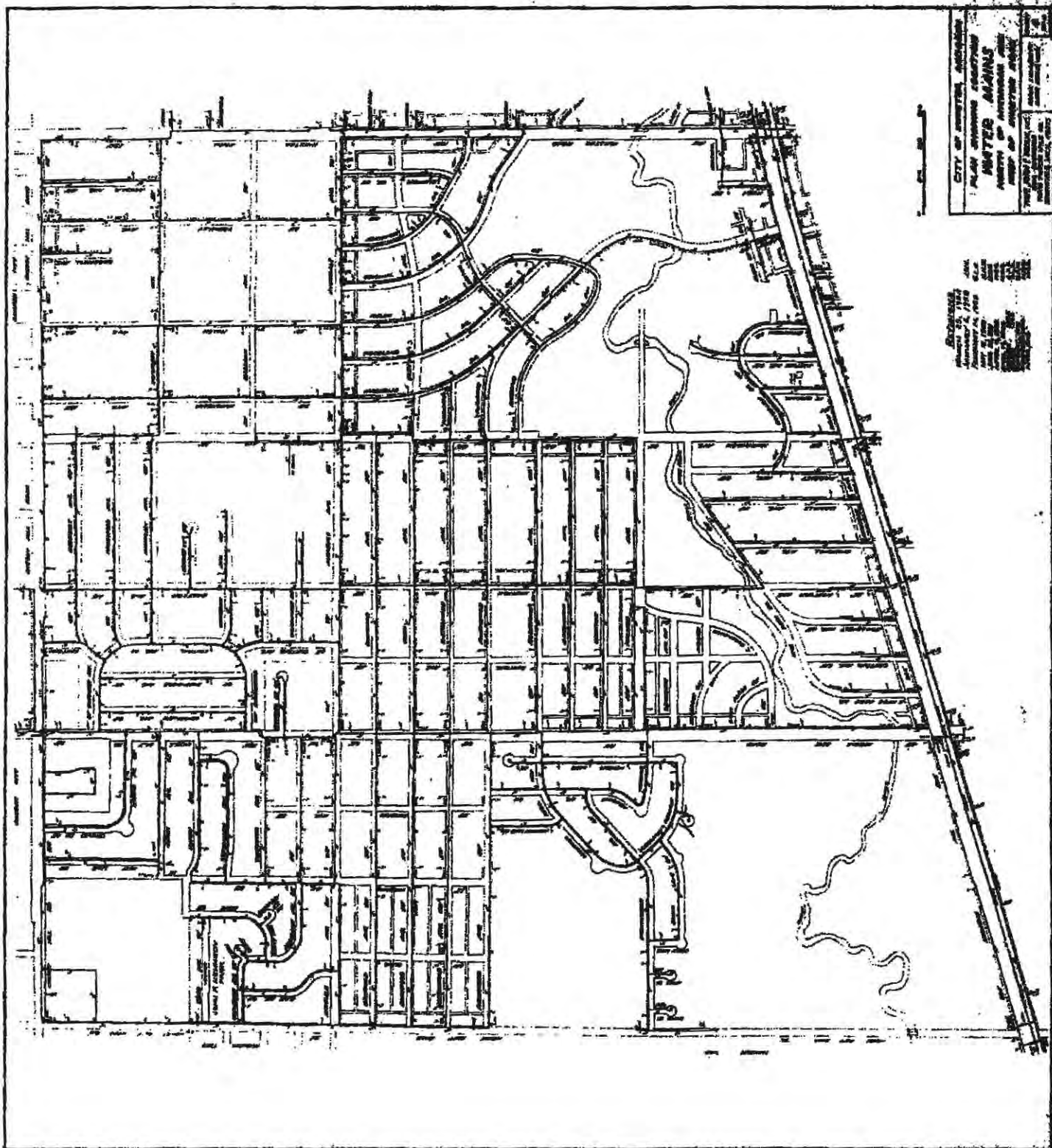
Please call me at 313-234-0349 if you have any questions.

Sincerely,

TUCKER, YOUNG, JACKSON, TULL INC.

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Richard Marsh, Inkster City Manager
Eric Tucker, P.E., Vice President
File: 8-140008



PCL XL error
Error: ExtraData
Operator: ReadImage
Position: 759

One
Map did not print

EXISTING SEWERS

Jeannie Fields

From: John D. Adams [JAdams@ww-fa.com]
Sent: Wednesday, November 26, 2014 10:32 AM
To: Jeannie Fields
Subject: RE: Dev Rev Team Mtg - 943 Middlebelt

The fire department has no issues with the site plan as presented.

From: Jeannie Fields [mailto:jfields@cityofinkster.com]
Sent: Wednesday, November 26, 2014 10:14 AM
To: John D. Adams
Subject: Dev Rev Team Mtg - 943 Middlebelt

GM. Did you send me comments already?

M. Jeannie Fields
Community Development Manager
City of Inkster
26215 Trowbridge
Inkster, MI 48141
313.563.7709 / (fax) 313.563.6488



John D. Adams | WW-FA | Chief Operating Officer
37201 Marquette | Westland, MI 48185
Phone: | Fax: | EMail: JAdams@ww-fa.com



John D. Adams | Chief Operating Officer | WW-FA |
37201 Marquette | Westland, MI 48185 || 27717 Michigan Ave. | Inkster, MI 48141
|| JAdams@ww-fa.com

11/26/2014



INKSTER POLICE DEPARTMENT
Inter-Office Memorandum

November 18, 2014

To: M. Jeannie Fields, Community Development Manager

Subject: Preliminary Site Review:
Equipment and Vehicle Storage
943 Middlebelt Road

I have reviewed the above listed preliminary site plans. The Police Department has no concerns with the site plan as it is presented.

If you have any questions or concerns, please contact my office at 313.563.9873.

A handwritten signature in black ink, appearing to read "V. L. Yost".

VICKI L. YOST
Chief of Police

CITY OF INKSTER
PLANNING COMMISSION

MINUTES

A regular meeting of the Inkster Planning Commission was held on **Monday, June 22, 2015**, in the Inkster Council Chambers located at 26215 Trowbridge, Inkster, Michigan, 48141.

A quorum was reached. Chairman Brown called the meeting to order at 6:08 p.m.

I. ROLL CALL

Present: Chairman Brown and Commissioners Davis (Depart 6:18 pm; Return 7:12 pm; Depart 7:18 pm), Garrett, Hampton, Hendricks and Thomas

Absent: Vice Chairman Wooten, Secretary Walton and Commissioner Wells

Others in attendance: Councilman T. Williams
Mark Stuhldreher, Treasurer
M. Jeannie Fields, Community Development Manager
Paul Lippens, McKenna Associates

Public in attendance: Pastor R. Belton, Middlebelt Baptist Church (MBC)
Thirkiel Marbury Jr., Michael Green, Dennis Hitchins (MBC)
Patrick Wimberly, Applicant
Byron Nolen, Applicant Attorney
John Clark, Business Owner
Peter Cimoet, Business Owner
Akindele Akinyemi, Nat'l African Business Assoc.
Ashlee Ridnick, Cannabis Attorneys of Michigan
Deborah Owens, Will Miller, Hilton Evans (Citizens)
Joy Nicholl, Regina Lewis

II. ADOPTION OF AGENDA

MOVED by Hendricks, Seconded by Garrett to adopt the agenda with the change in the date from Monday to Tuesday and to table the meeting minutes of May 26, 2015. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF May 26, 2015 (Tabled)

IV. PUBLIC HEARINGS

A. Case # 14-05 (SCU) /14-10 (SP) – 943 Middlebelt

Public hearing to receive input and review special conditions use (SCU) requirements and associated review of site plan (SP), to include the addition of an accessory building, requirements to operate a church in a R-1B One Family Residential District. Thirkiel Marbury, Jr., on behalf of Middlebelt Baptist Church, is the applicant.

MOVED by Hendricks, Seconded by Thomas to open the public hearing on Case # 14-05 (SCU) /14-10 (SP) – 943 Middlebelt. **MOTION CARRIED unanimously.**

Paul Lippens opened with comments and recommended approval with conditions noted in his review letters.

Dennis Hitchins spoke on behalf of MBC. They are happy to move forward.

A resident questioned access to the church from Middlebelt Road. There will be no access.

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

MOVED by Hendricks, Seconded by Hampton to approve special conditions use and site plan for Case #14-05 (SCU)/14-10 (SP) – 943 Middlebelt with the conditions noted. **MOTION CARRIED unanimously.**

B. Case #15-12(TA) – Medical Marijuana Facilities

Public hearing to receive input and review proposal Zoning Ordinance Amendment for Medical Marijuana Facilities. Patric Wimberly is the applicant.

MOVED by Hendricks, Seconded by Garrett to open the public hearings on Case #15-12 (TA) Medical Marijuana Facilities. **MOTION CARRIED unanimously**

Overview by Paul Lippens included recommendation (pg.3/4) of the McKenna letter. Notice posted for public hearing included B-1 and B-2 though McKenna referred to B-3 only. This was done so that another public hearing would not be required if the PC or Council was interested in the additional districts.

Hampton: Asked if the Administration looked at any other communities besides Colorado for economic impact? Paul: Stated that license fees would be collected, but no taxes like Colorado. Comments: Speculative on economic impact because we don't know the outcome. It could have positive or negative impacts.

Hampton: Asked if Administration had checked with the City of Ypsilanti to determine their economic impact? Paul: Stated that McKenna did not check with the City of Ypsilanti. Based on the info he has, he could not recommend approval. Hampton also noted that other cities operate dispensaries besides Ypsilanti. Paul noted that this use, if authorized, is more consistent with uses in the B-3.

Garrett: Why is PC considering this at this time? Paul: Responding to applicant's application.

Garrett: Can we or not? Paul: Placing use in commercial district means you are encouraging uses not consistent with the medical marijuana act.

Byron Nolen: At the last meeting, people supported the request. He made the following comments regarding why medical marijuana dispensaries are needed:

- People are qualified for use, they are not asking for recreational use.
- B-1 and B-2 are major commercial areas. Michigan Avenue should not be the only street. B-1 and B-2 has mortuary, bus station, etc.
- Feels that the B-3 recommendation for this is not part of feedback from last meeting.
- Consistent with master plan. He read excerpts from application questions he provided.
- He was surprised the consultant did not check with other communities such as Ypsilanti, Ferndale, Royal Oak and Ann Arbor.

- No killings or problems with medical marijuana facilities in other cities.
- Building fees and inspection fees are revenue.
- These facilities bring foot traffic to area which is consistent with the master plan.
- Previous M-1 approval has resulted in no applications. Stated we passed an ordinance for growth facilities and this had not passed by state.
- Feels Inkster Road and Middlebelt Road can handle the additional traffic.
- Feels it is legal though not authorized by Michigan Marijuana Act.
- Read an excerpt from attorney letter. He feels their business model reflects comments of the City Attorney.
- Twenty (20) caregivers can be in one (1) facility. One caregiver can provide to six (6) patients which is similar to a doctor's office.
- Feels activity permitted in M-1 is the same as activity in B-1, 2 and 3. Why not allow it if it is the same.
- He wants to develop business owners that want to help make the city better.

Byron Nolen asked the PC to approve his recommendations.

Hendricks asked if one Medical Marijuana facility would be in each district. Nolen stated that it would not be a red light district or cluttered and that the PC should limit the number of facilities to two (2) or three (3) and the TCD district should be part of the B-3 Zoning.

Paul: Stated that capping the number of facilities is not a good planning principal and that practice opens itself up to challenges. He suggested the way to cap the number of facilities is to limit the number of Business Licenses.

Hendricks: Asked how the product would be delivered and security measures. Paul: Stated the text does not address public health and safety or protection of the interest of the city.

More discussion follows:

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

Hampton raised a question regarding the Coney Island on Michigan Ave and Isabelle and the delay in it opening. Staff responded that two issues remained from their last update on the facility:

- Non- conforming aspects of signs
- Repair on the roof related to vents or similar item

Hendricks confirmed the issues and asked when the ordinance changed regarding conforming signs.

Hampton asked for a time line of events, dates and information be provided to the planning commissioners.

VII. ADJOURNMENT – 8:28 p.m.

MOVED by Hendricks, Seconded by Garrett to adjourn the Inkster Planning Commission meeting held Monday, June 22, 2015. **MOTION CARRIED unanimously.**

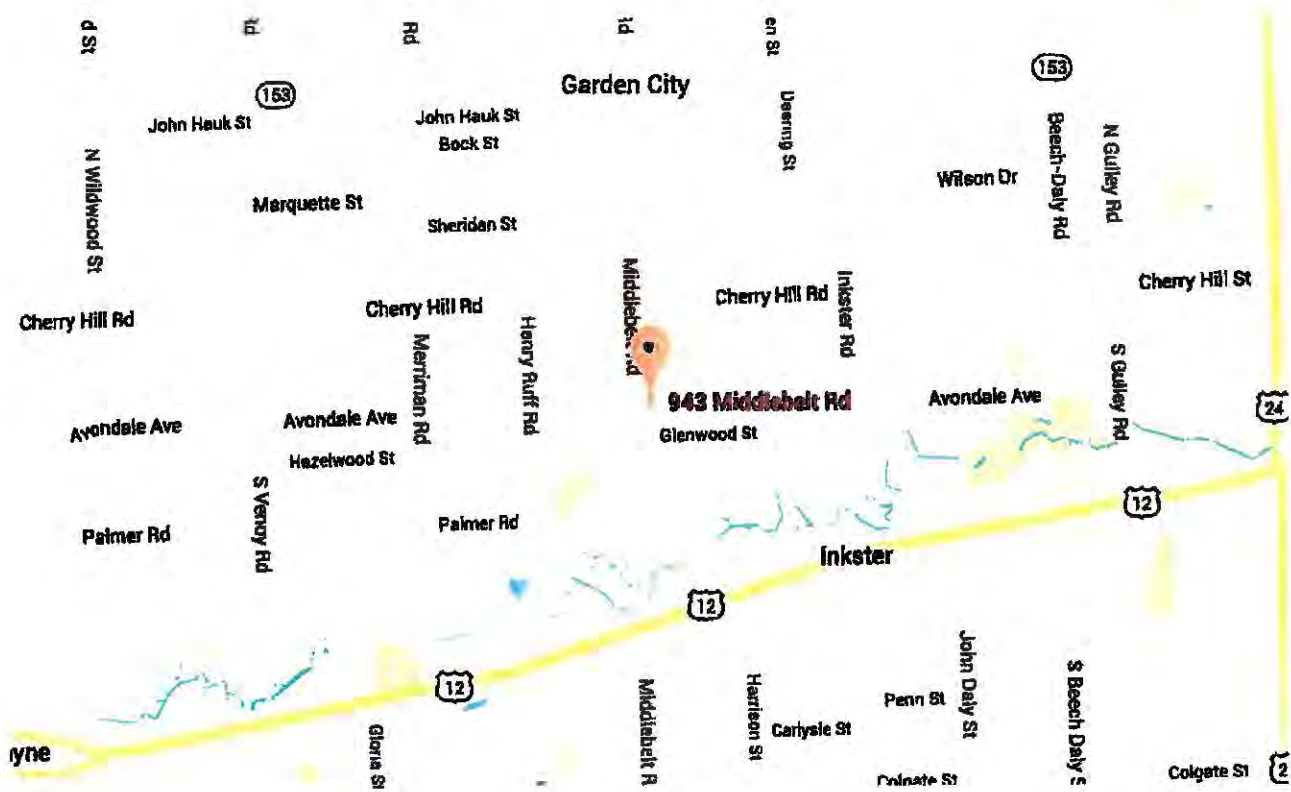
Respectfully submitted,

Sam Brown, Chairman

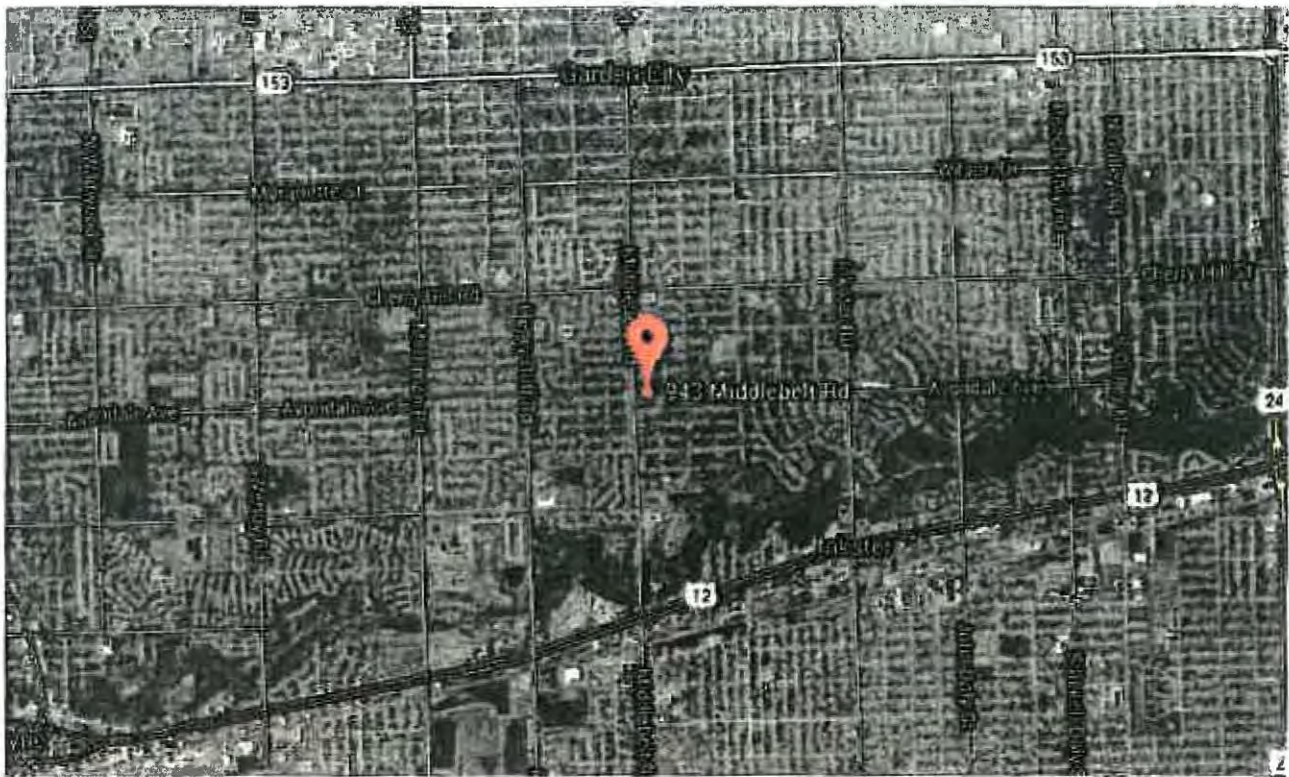
April Walton, Secretary

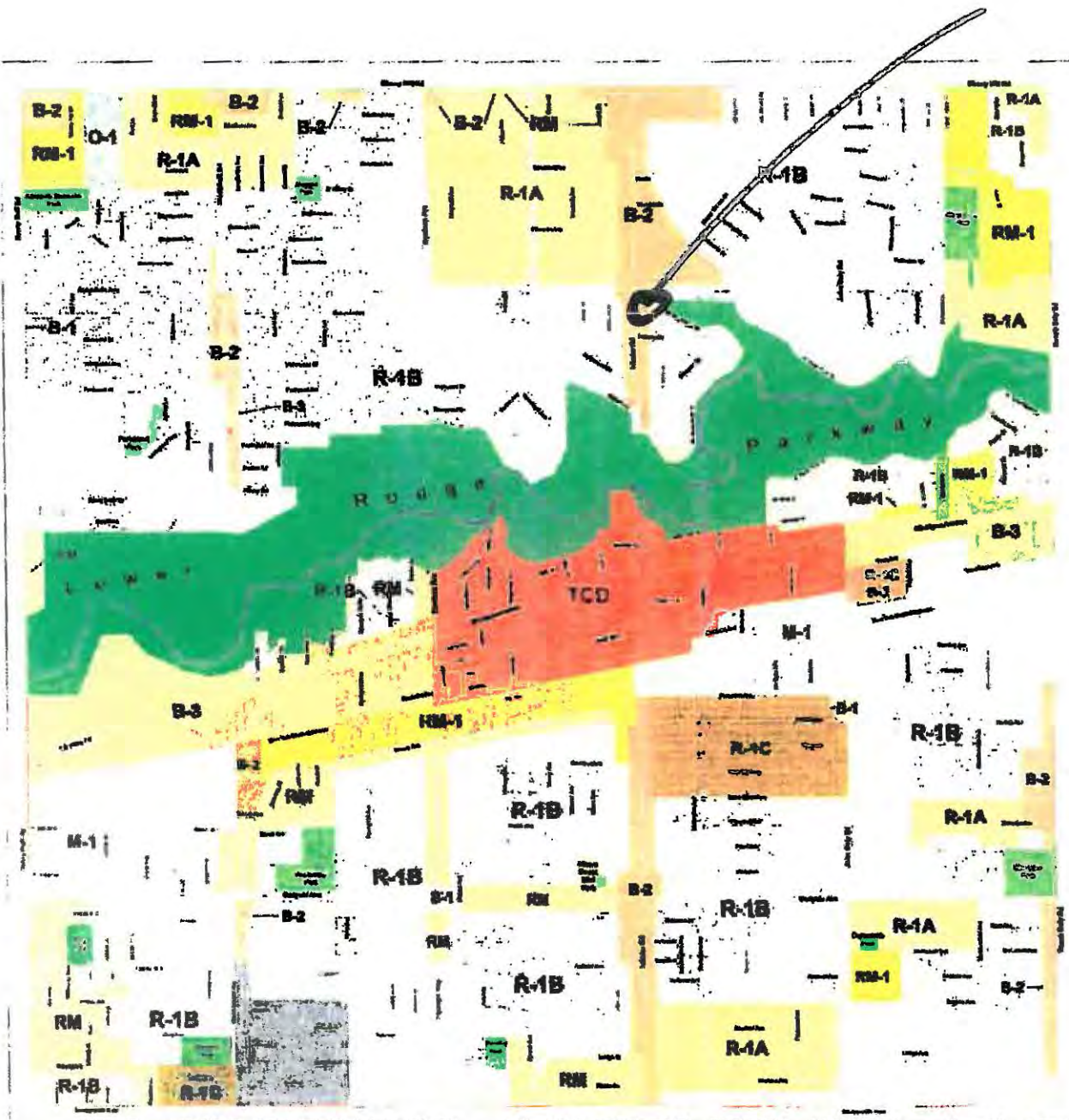
M. Jeannie Fields, Community Development Manager

943 Middlebelt Rd
943 Middlebelt Rd, Inkster, MI 48141



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ZONING MAP

City of Inkster, Michigan

Districts

- R-1A One Family Residential District
- R-1B One Family Residential District
- R-1C One Family Residential District
- RM Restricted Multiple Dwelling District (Low Rise)
- RM-1 Multiple Family Residential District (Low Rise)
- O-1 Office District
- B-1 Local Business District
- B-2 Thoroughfare Mixed-Use District
- B-3 General Business District
- M-1 Light Industrial District
- TCD Town Center District
- Planned Unit Development (PUD)
- Parks and Open Space
- Rouge River Parkway

DEPT. OF CITY ENGINEERING AND PLANNING
APPROVED FOR THE CITY OF INKSTER, MICHIGAN
BY: *[Signature]*
DATE: 10/1/2010

