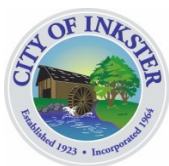


1. Agenda

Documents: [12-21 15 AGENDA.PDF](#)

2. Packet

Documents: [12-21 15 PACKET.PDF](#)



INKSTER CITY COUNCIL

December 21, 2015, 2015
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

Mayor – Byron Nolen
Mayor Pro Tem – Timothy Williams, District I

Council Members:

Clarence Oden, Jr., District II
Sandra K. Watley., District III
Jewell Jones, District IV
Kim Howard, District V
DeAtriss Richardson, District VI

FELICIA RUTLEDGE
CITY CLERK

MARK STUHLBREHER
INTERIM 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
 - B. Discussion and Update on Medical Marijuana State Legislation.
3. Public Participation (limit to 3 minutes)
4. 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).
5. Adjournment

December 21, 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. Child Health Identification Program - Karl E. D'Abreau of D'Abreau & Associates

4. Public Hearing

5. Consent Agenda

- A. December 7, 2015 Regular City Council Meeting Minutes.

Pg. 1

- B. December 9, 2015 Special City Council Meeting Minutes.

Pg. 5

- C. December 14, 2015 Special City Council Meeting Minutes.

Pg. 7

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)

- B. Second Reading(s)

9. New Business

- A. Discussion/Action: (Jeannie Fields) Consideration and approval of an offer to purchase one commercial parcel of land (Case# LD 15-11) located on the west side of Huck Ct. between Michigan Ave. and Kurtzell and is legally described as the North 20 of Lot 38 (Property ID# 44-007-01-0038-300) in the total amount of \$1,500.00 to Huck Property, LLC.

Pg. 16

B. Discussion/Action: (Jeannie Fields) Consideration of a Special Conditions Use (SCU 15-22) for a Used Car Dealership located at 26266 Michigan Ave. in the B-3 District (General Business District) with the conditions noted per the recommendation of the Planning Commission on December 14, 2015. **Pg. 21**

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

December 7, 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, December 7, 2015

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

- The agenda.
- Charter Amendment/Revision Discussion

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Jones that Council convenes into a Closed Executive Session at 7:30 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 6

NAYS: 0

ABSENT: 1-Richardson

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Jones to adjourn the closed Executive Session at 7:55 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen 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.

Prayer

Prayer was led by Father Clifton Ellis.

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Present
Councilwoman Watley	Present	Mayor Pro-Tem Williams	Present
Councilman Oden	Present	Councilman Jones	Present
Councilwoman Richardson	Absent		

***A Quorum was present**

Approval of Agenda

Moved by Councilmember Jones, Seconded by Councilmember Williams

Inkster City Council Meeting
December 7, 2015

to approve the agenda
Resolution 12-15-213R - Motion carried.

Presentations/Discussion

- A. Inkster Legends – Mr. Smiley
- B. Retirement of Charlie Guy – Jerome Bivins, DPS Deputy Director and Mayor Nolen
- C. FY 2015 Audit Presentation – Mark Kettner, Rehmann Robson
- D. Southwest Block Club Wish List – Mr. Motley
- E. Wayne County Commissioner, Richard LeBlanc
- F. State Representative, Julie Plawecki

Public Hearings

Consent Agenda

- A. November 16, 2015 Regular City Council Meeting Minutes.
- B. Allen Brother's and Attorney's PLLC. Invoice \$60,479.69

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden
Resolution 12-15-214R – 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: (Jeannie Fields) Consideration and approval of a Special Conditions Use (SCU 15-02) for a proposed addition to a day care facility in the B-2 District (Thoroughfare Mixed Use District).

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard
Resolution 12-15-215R – Motion carried.

- B. Discussion/Action: (Mark Stuhldreher) Consideration to join SEMCOG and vote on the city representation and city alternate.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Jones
to appoint Councilmember Clarence Oden, Jr. to SEMCOG.
Resolution 12-15-216R – Motion carried.

Moved by Councilmember Jones, Seconded by Councilmember Watley
to appoint Mayor Pro-Tem Timothy Williams as an Alternate to SEMCOG
Resolution 12-15-217R – Motion carried.

- C. Discussion/Action: (John Adams) Consideration to apply for two 2016 Assistance to Firefighter's Grants (AFG). One for a new fire apparatus and the second for EMS equipment.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Jones
Resolution 12-15-218R – Motion carried.

- D. Discussion/Action (City Council) Consideration of the three (3) Charter Amendments to be placed On the March 8, 2015 Ballot.

Moved by Councilmember Oden, Seconded by Councilmember Jones
to table until a Wednesday December 9, 2015 at a Special Meeting.
Resolution 12-15-219R – Motion carried.

Roll Call Vote:

Councilmember Jones	Yes	Councilmember Howard	Nay
Mayor Pro-Tem Williams	Yes	Councilmember Richardson	Absent
Councilmember Oden	Yes		
Councilmember Watley	Yes		
Mayor Nolen	Yes		

Public Participation

- **Larry Smith** – Concerns regarding dogs in the city that are loose.
- **Crystal Linton** – Announced the Inkster Listening Project to be held December 12, 2015 at St. Episcopal Church.
- **Willie Johnson** – Concerns regarding hiring more Police Officers and dumping on Cherry Street.
- **Tariq Shariff** – Announced he would like for citizens that have trash or know of any resident that needs assistance around their property to please contact him with their address. He announced his phone number 734-628-2913.
- **Octavia Smith** – Encouraged members of city council to join the Inkster Chamber of Commerce.
- **Gabe Henderson** – Thanked residents for supporting the Inkster Good fellow's paper drive. He encouraged residents to join the Inkster Good fellows.
- **Dorothy Gardner** – Offered congrats to all the new and returning city council members. Thanked participants who attended the Senior Luncheon. Announced the Blues and More night to be held at the Recreation Complex on December 18, 2015. Further she asked for Christmas lights and for everyone to pray for the city.
- **Michael Wells** – Announced he would be leaving the Inkster Library summer calendar.

Mayor and Council

- **Mayor Pro-Tem Williams** – Wished all residents and members of city council happy holidays. He further encouraged residents to shop Inkster.
- **Councilman Jones** – Thanked supporters. He stated there are a lot of positive things going on within the city of Inkster. He stated he would be participating with the Inkster Warriors with a focus on Literacy. Further stated a group would be going to Lansing from several municipalities to push an urban agenda.
- **Councilwoman Watley** – Stated that the group V.O.I.C.E would be doing several shop talks in order to encourage voter participation. The next shop talk will take place on December 11, 2015 from 3-5 p.m. She said that 100 men met on the past Friday. The group is focused on getting youth back involved in the community. Further stated that watsoniaparkblockassoc@gmail.com can be contacted to receive community notifications.

- **Councilman Oden** —Acknowledged Ms. Crystal Linton for always doing positive things in the community. He thanked Father Clifton Ellis for opening the doors to his church. He further congratulated Councilmember Jewell Jones and his sister Shanna about their article in the Starfish paper. He wished everyone happy holidays.
- **Mayor Nolen** — Asked residents to pray for James Richardson. He stated he is still optimistic about what the city can do and accomplish. He stated that change does not come easy for some but that looking at revising and amending the charter is a good thing. Further stated sometimes stall tactics are used when change is to come about and that the city should look very hard at governing ourselves, take a stance and do something.

City Clerk

- Announced the March 8, 2015 Presidential Primary Election and stated further details would be forthcoming.

City Manager

- Stated the Mayor and him met with the State Treasury department. He said in the future, he would like to have other members attend a meeting with the Treasury department. He further stated he is looking forward to exiting the Consent Agreement.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made by Councilmember Oden, Seconded by Mayor Pro-Tem Williams and carried, the Regular Council meeting of December 7, 2015 was adjourned at 9:51 p.m.



Felicia Rutledge, City Clerk
City of Inkster

December 9, 2015

Special City Council 6:00 P.M

The Special meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Wednesday, December 9, 2015

Call Meeting to Order

Mayor Nolen called the meeting to order at 6:10 p.m.

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Absent
Councilman Watley	Present	Mayor Pro-Tem Williams	Present
Councilman Oden	Absent	Councilman Jones	Present
Councilwoman Richardson	Present		

***A Quorum was present**

Public Participation

- **Mr. Motley** – Asked to the new council to look into things that would help the citizenry.

Old Business

A. Discussion/Action: Place proposed three charter amendments to the City of Inkster Charter on the March 8, 2015 ballot.

No motion to remove from the table the motion
Resolution 12-15-???SP – Motion died

Moved by Councilmember Williams, Seconded by Councilmember Jones
to call a Special Meeting on December 14, 2015 at 5:30 p.m. to discuss/action
the three charter amendments.

Resolution 12-15-220SP – Motion carried.

Nay: (Richardson)

Absent: (Oden, Howard)

Mayor and Council Communications**City Manager****Adjournment**

There being no further business to come before Council, on motion duly made by Mayor Pro-Tem Williams, Seconded by Councilmember Jones and carried, the Special Council meeting of December 9, 2015 was adjourned at 6:30 p.m.



Felicia Rutledge, City Clerk
City of Inkster

December 14, 2015
Special City Council 5:30 p.m.

The Special meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday, December 14, 2015

Call Meeting to Order

Mayor Nolen called the meeting to order at 5:31 p.m.

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Present
Councilman Watley	Present	Councilman Williams	Present
Councilman Oden	Present	Councilman Jones	Present
Councilwoman Richardson	Absent		

***A Quorum was present**

Public Participation

- **Connie R. Mitchell** – Stated she was for a Charter Revision.
- **Yvette Brock** – Asked if there was another opportunity to place the charter amendments on the ballot if they don't make the March 8, 2015 ballot.
- **Larry Motley** – Stated he wanted to know more about the proposed charter revisions.
- **Shirley Hankerson** – Stated she had charter revision questions.

New Business

A. Discussion/Action: Place proposed three charter amendments to the City of Inkster Charter on the March 8, 2015 ballot. (must have 5 votes to pass per charter amendment per state statute language)

Moved by Councilmember Jones, Seconded by Mayor Pro-Tem Williams
Resolution 12-15-221SP – Motion failed. (need 5 votes per state statute)
Absent: (Richardson)

Roll Call Vote:

Councilmember Jones	Yea	Councilmember Oden	Nay
Mayor Pro-Tem Williams	Yea	Councilmember Watley	Yea
Councilmember Howard	Nay	Mayor Nolen	Yea

Mayor and Council Communications

- **Councilmember Oden** – Stated when he was campaigning he did not know about this policy change to the charter. Further he stated had he known, he would have asked residents their feelings regarding the changes when he went door to door and that is why he did not vote yea.
- **Mayor Nolen** – Stated he has been campaigning on the proposed amendments since day one and reminded citizens that power is in the people.

City Manager

Adjournment

There being no further business to come before Council, on motion duly made by Mayor Pro-Tem Williams, Seconded by Councilmember Oden and carried, the Special Council meeting of December 9, 2015 was adjourned at 5:56 p.m.



Felicia Rutledge, City Clerk
City of Inkster

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

Denise Champagne, Project Dir.

Tenure

- (Ex-Officio Member)

Rochelle Wells

Exp. 02/16/17

Audrey Jean Searcy

Exp. 06/02/16

Doris Horne

Exp. 02/16/17

Henry Wade

Exp. 03/07/15

Toni Bailey

Exp. 07/06/17

Dorothy Gardner

Exp. 06/16/16

Chuck Coleman

Exp. 04/04/15

Gabe Henderson

Exp. 04/04/15

June Patterson

Exp. 12/1/16

Patricia Donald

Exp. 07/06/17

Jessie Shelby

Exp. 08/03/17

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
Elcfernack M. Lotman	Exp. 06/14*
Epson Johnson	Exp. 06/14*
Patricia Morgan	Exp. 06/14*
LeVania Henderson	Exp. 06/18/14
DeShandra Motiey	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 Schoiaek 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
Byron Nolen		Tenure
Martha Theis		Exp. 01/14/18
Lewis Gregory		Exp. 10/06/18
Cynthia Adams		Exp. 01/14/18
Brittni Abiolu		Exp. 05/18/19
Peter Cimeot (Treasurer)		Exp. 01/21/18
Akindele Akinyemi (Chair)		Exp. 02/16/19
Val Ogbonaya		Exp. 07/20/19
Winston Wade (Vice-Chair)		Exp. 12/17/16
Rerhi Onomake (Secretary)		Exp. 3/16/19
Uche Ndubuisi		Exp. 7/20/19

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
Byron Nolen		
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

Director & Secretary**Tenure**

William Acklin

Exp. 03/17

Ernest Hendricks

Exp. 03/19

James Orr

Exp. 09/20

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. 2019

Akindede Akinyemi

Exp. 2019

DeAndra Crystal-Rikay Watley

Exp. 2019

Dosye A. Thompson

Exp. 2019

Emmereal Shawn Wells

Exp. 2019

Ruth E. Williams

Exp. 2019

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

VACANT	Dist. 1	Exp
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
VACANT	Dist. 6	Exp.
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

Council Appointee	Tenure
Byron Nolen (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 10/18
Robert Thomas	Exp. 10/18
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
Willard Hampton, II		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. 10/05/18
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]

Council Appointee	Exp. Tenure
Denise Champagne, Community Appointee	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	Exp. 2016
Lorenzo Moner, Council Appointee	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

Byron Noien	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

Mark Stuhldreher, Treasurer

Tenure

M. Jeannie Fields, Community Dev. Mgr.

Tenure

Tonia C. Williams (C)

Exp. 10/06/16

Dorothy Gardner

Exp. 09/21/17

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

Glaysia Wright

Chris Yatooma

NOTES:

 Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Mark Stuhldreher, Treasurer/Interim City Manager

Date: December 15, 2015

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

Date for Council Consideration: Dec 21, 2015

ACTION REQUESTED: Consider approval of offer to purchase one commercial parcel of land (Case # LD 15-11) located on the west side of Huck Ct. between Michigan Ave and Kurtzell and is legally described as the North 20' of Lot 38 (Property ID #44-007-01-0038-300) in the total amount of \$1,500.00 to Huck Property, LLC.

Current Action X Emergency Future

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

Treasurer's Approval *MDS*

BACKGROUND INFORMATION

Ron Boji, Huck Property, LLC, has made application to purchase a vacant parcel of land which is located on the west side of Huck Ct. between Michigan Ave and Kurtzell and is legally described as the North 20' of Lot 38 (Property ID #44-007-01-0038-300) (see attached map). This parcel is located adjacent to Lot 38. The proposed use for the parcel is to combine it with vacant land currently owned by the applicant at Huck and Michigan Ave for the development of a retail building.

SCOPE OF SERVICES

Preparation and execution of purchase agreement, quit claim deed, property transfer affidavit, and recording the deed. It is highly recommended that the applicant complete a title search of the property.

JUSTIFICATION

The parcel is located in the Town Center District (TCD) zoning district. This parcel was originally conveyed to the city to serve as a public alley. A public alley is not needed.

PROJECT OR IMPROVEMENT TASK

1. Revitalize the Michigan Avenue Corridor and the area covered by the DDA.
2. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.
3. Improve and promote the image of Inkster.

COST

The applicant has deposited \$750.00 for the parcel and is offering the total purchase price of \$1,500.00 for the parcel.

RESOLUTION

Authorization is hereby given for the sale of one commercial parcel of land (Case # LD 15-11) located on the west side of Huck Ct. between Michigan Ave and Kurtzell and is legally described as the North 20' of Lot 38 (Property ID #44-007-01-0038-300) in the total amount of \$1,500.00 to Huck Property, LLC subject to the following condition:

as the North 20' of Lot 38 (Property ID #44-007-01-0038-300) in the total amount of \$1,500.00 to Huck Property, LLC subject to the following condition:

- Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$750), paying the cost of recording the deed (\$18), entering into a purchase agreement, and executing a property transfer affidavit.

Finally, it is highly recommended that the applicant complete a title search of the property.

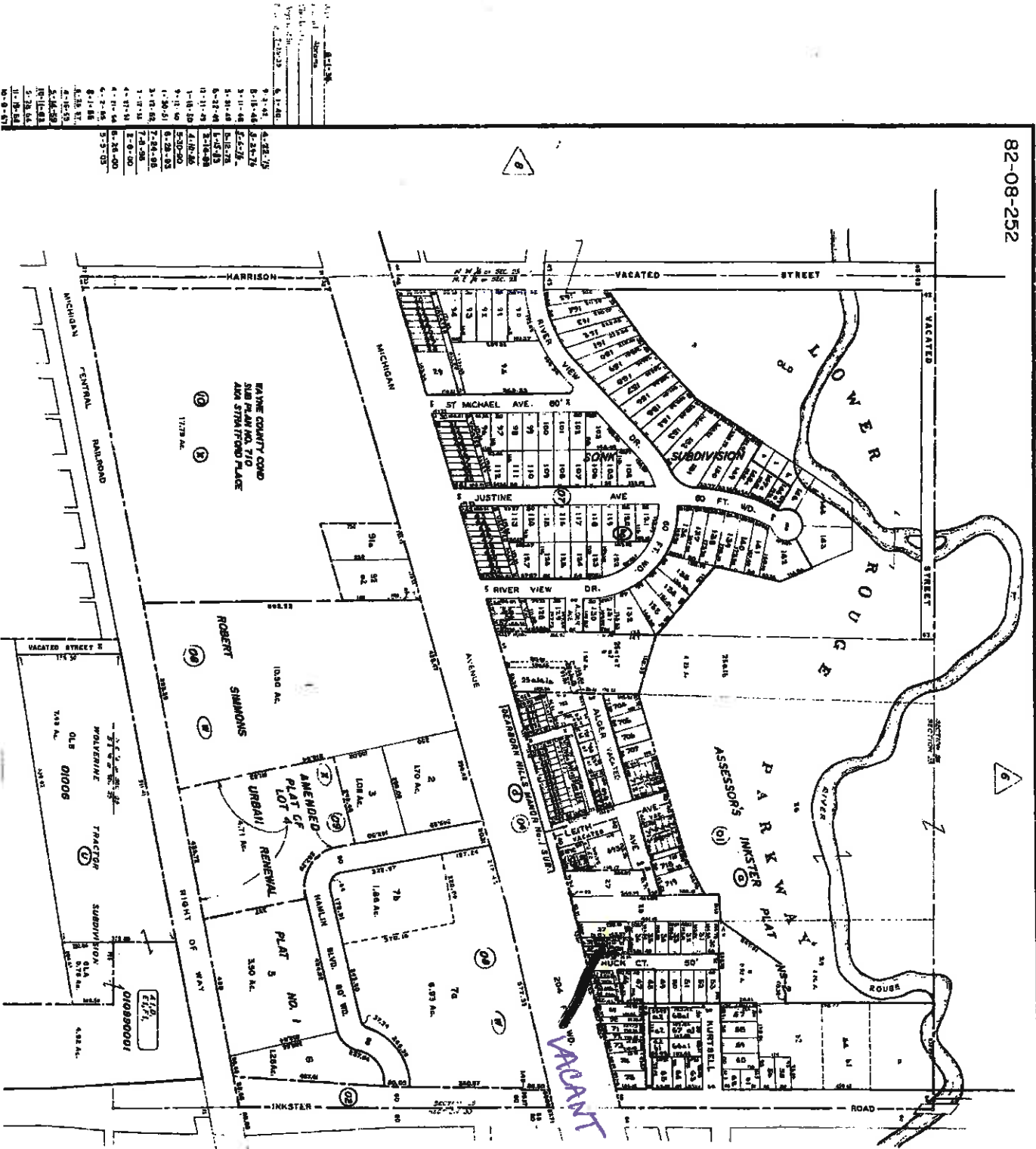
Resolved by _____

Seconded by _____

Yes:

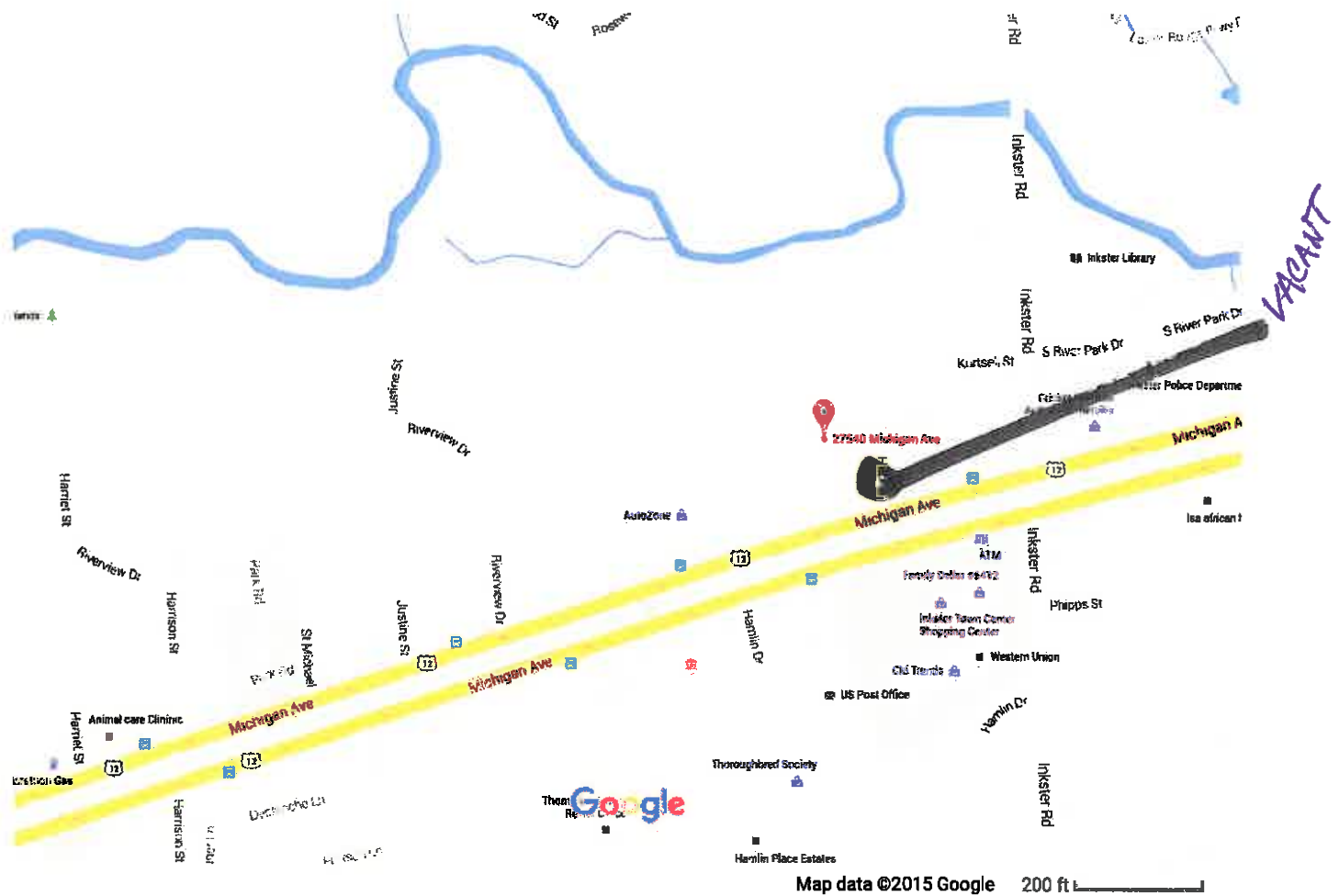
No:

Absent:



N.E. 1/4 SECTION 25
CITY OF INKSTER
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN
SCALE 1 INCH = 500 FEET
DEPARTMENT OF MANAGEMENT AND
ASSESSMENT AND EQUALIZATION DIV
© 2005 COUNTY OF WAYNE, STATE OF

Google Maps 27540 Michigan Ave



27540 Michigan Ave
Inkster, MI 48141

VACANT

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



CITY OF INKSTER
INKSTER, MICHIGAN

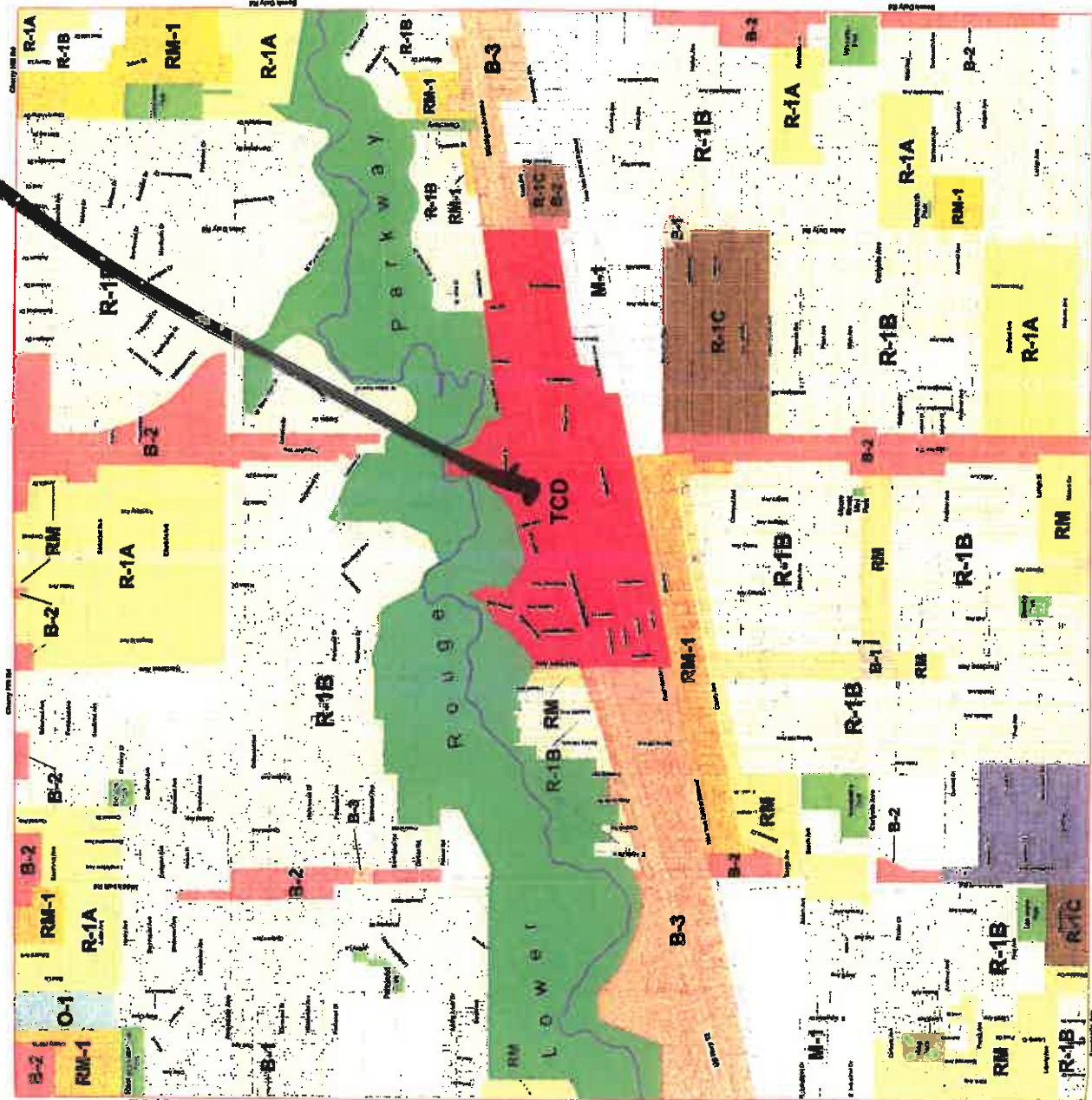
WADE TRIM
2025 Franklin Blvd. Troy, MI 48068
313.962.7700 www.wadetr.com

NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE CITY OF INKSTER.

Handwritten signatures and dates:
Holl 4/25
L. J. J. J.



0 50 100 Feet



REQUEST FOR COUNCIL ACTION

Date: December 15, 2015

Date for Council Consideration: December 21, 2015

ACTION REQUESTED: Consider approval of a Special Conditions Use (SCU 15-22) for a Used Car Dealership located at 26266 Michigan Ave in the B-3 District (General Business District) with the conditions noted per the recommendation of the Planning Commission on December 14, 2015.

Current Action X Emergency Future

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

Treasurer's Approval 

BACKGROUND INFORMATION

On Monday, December 14, 2015, the Planning Commission reviewed and approved the Special Conditions Use (SCU 15-22) and associated Site Plan (SP 15-23), for a Used Car Dealership in the B-3 District (General Business District) located at 26266 Michigan Ave (between Beech Daly and John Daly), subject to the conditions below. Draft meeting minutes are attached.

The site is currently a used car dealership. The new owner proposes to expand the use on the site by adding onto the existing building to accommodate indoor vehicle car sales activities.

Planning Commission approval was subject to the following conditions (McKenna Associates review letter is attached):

Special Conditions Use:

1. Results of the Public Hearing.
2. No other uses other than used vehicle sales will be included on the site and no minor-vehicle repair is permitted on the site.
3. The site plan meets all applicable requirements of the B-3 District, including a masonry screening wall, paving and waste disposal.
4. Parking and pavement area along Michigan Ave will be screened by a combination of brick piers, ornamental fencing and landscaping.
5. Review of other city departments.

Site Plan:

1. Notes are added to the site plan to state compliance with Section 155.133 and 155.134 for outdoor vehicle sales and that dead plant material is replaced annually.
2. The proposed overhead door is replaced with a window overhead per examples provided.
3. Errors in elevation labels and parking calculations are updated as noted above.

4. The building colors are noted on the elevations and the bumpers are painted black to match the aesthetics of the ornamental fence.
5. All comments by the City engineer, fire and all other departments are incorporated into a revised site plan.

* Comments remain from the engineering letter only. See attached letters.

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per McKenna Associates letters dated 11.11.15, Paul Lippens, Principal Planner, recommended Planning Commission approval of the Special Conditions Use and Site Plan with the conditions noted above. A recommendation was made for a performance bond guarantee, however, the Planning Commission did not approve the condition. The use on the site complies with the Master Plan in that automotive sales are among the uses encouraged in a mixed-use commercial area.

An aerial and plot plan are attached for review. A full copy of the site plan is available for review in the Planning Department upon request.

PROJECT OR IMPROVEMENT TASKS

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

1. Revitalize the Michigan Avenue Corridor and the area covered by the DDA.
2. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.
3. 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 _____

To approve a Special Conditions Use (SCU 15-22) for a Used Car Dealership located at 26266 Michigan Ave in the B-3 District (General Business District) with the conditions noted per the recommendation of the Planning Commission on December 14, 2015.

Yes:

No:

Absent:



PLANNING COMMISSION PETITION
FOR
SPECIAL CONDITIONS / REGULATED LAND USE

Filing Fee SCU / RLU = \$1,450.00 plus \$6 an acre
Required Public Hearing = \$350.00

Case # 15-22 (SLU/RLU)

TO THE INKSTER CITY PLANNING COMMISSION:

Date Filed 10.7.15

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

PROPERTY IDENTIFICATION

Street Address: 26266 Michigan Ave

The property is located on the North side of Michigan Ave Street, Between Beech Daly Street and John Daly Street.

It has frontage of 164 feet, a depth of 201 feet, and comprises of .38 acres.

Legal Description: 3067 TO 14 LOTS 7 TO 14 INCL Westwood Hills

Sub + 25 D10E L54 D51WCR

Property Owner N & B Investment LLC

Address: 26266 Michigan Ave Inkster MI, 48141

Phone: 313, 415-0011

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 USE CAR DEALER AS EXISTING

- 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

Nabil Ismail
Printed Name of Petitioner

Date

10-7-15
President
Title of Petitioner

313 415-0011

Petitioner Telephone Number

Petitioner Fax Number

nabil20001@live.com

Petitioner E-Mail Address

Company's Name MARYAN ENTERPRISES INC

Company's Address 26266 Michigan Ave Inkster 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 7th day of October 2015

My Commission Expires: 12/28/21

[Signature]
Notary Public, Wayne County, Michigan

SHEILA A TUYNMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Dec. 28, 2021
Acting in the County of Wayne



PLANNING COMMISSION
PETITION FOR
SITE PLAN REVIEW/SUBDIVISION PLAT

Case # 15-23 (SP)

Date Filed 10.7.15

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: 26266 Michigan Ave The property is located on the north side of Michigan Ave Street, between Dorch Daly Street and John Daly Street. It has frontage of 164 feet, a depth of 101 feet, and comprises .38 acres.

Legal Description: 30 CT TO 14 LOTS 7 TO 14 INCL WESTWOOD HILLS SUB T2S R10F L54 P51 WCR

ZONING - This property is currently zoned B / Used Car Dealer

Property Owner: NEB INVESTMENT LLC

Address: 26266 Michigan Inkster MI 48141 Phone: 313, 415-0011 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.
- NT
Initial

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE Used Car Dealer

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..... \$1,750
Commercial - an acre or more..... \$1,800 + \$50 per acre
Residential - less than an acre..... \$1,450 plus \$6 per unit
Residential - an acre or more..... \$1,500 + \$6 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 NEB Maryana Enterprises Inc

Signature of Petitioner [Signature]

Interest in Property Used Car Dealer

Firm _____ Address 26266 Michigan Ave Phone 313, 415-0011
Fax _____ E-Mail Address nabil.2000@live.com

Subscribed and sworn to before me this 7th day of October, 2015

My Commission Expires: 12/8/21

SHEILA A TUYNMAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Dec. 28, 2021
Acting in the County of Wayne

[Signature]
Notary Public, Wayne County, Michigan

November 11, 2015

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

Subject: 15-22 (SCU #2) Special Conditions Use Review - 26266 Michigan Ave

Location: 26266 Michigan Avenue (0.38 Acres)

Zoning: B-3 District

Applicant(s): Nabil Ismail (Owner; for Maryan Enterprises)

Dear Ms. Fields:

At your request, we have reviewed the above referenced application for a Special Conditions Use in the B-3 General Business District and offer the following comments and findings for your consideration.

DESCRIPTION OF THE SITE

The site is located at 26266 Michigan Avenue, has an area of 0.38 acres (16,495 square feet), and is occupied currently by a used car dealership. The applicant proposes to expand the use by constructing a new 594 square foot addition on the east side of the existing 563 square foot building on the site, to indoor vehicle sales activities.

PERMITTED/RESTRICTED SPECIAL CONDITIONS USES IN B-3 DISTRICT

Used car sales are a Special Conditions Use in the B-3 district. Per your request we have reviewed the Special Conditions Use application dated September 11, 2015.

A special conditions use was approved by the City Council for the site on 6/7/2010; however, subsequent to approval, the applicant did not comply with the conditions of approval, including installation of a screen wall and provision of a greenbelt with decorative fencing along Michigan Avenue. At this time we have reviewed the application for compliance to the Inkster Zoning Ordinance regulations, prior conditions of approval and sound planning and zoning principles and offer the following comments for your consideration.

REVIEW OF SPECIAL CONDITIONS USE (\$155.289).

The following standards are applicable to all special conditions uses applications.

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

The site is planned for general business land uses. This designation is intended to "provide locations for development of businesses which cater primarily to the comparison shopping needs of the city's and surrounding communities' residents on an intermittent or semi-monthly or greater basis."

The Future Land Use map of the Master Plan classifies the site as Mixed-Use Commercial, which encourages uses that provide day-to-day services to local customers, transient and freeway shoppers, and adjacent communities. Automotive sales are among the uses encouraged in the Mixed-Use Commercial area, so the use of the site complies with the Master Plan. The site plan submitted dated 10/30/15 includes features that substantively comply with the Zoning Ordinance and will be notable site improvements on the property

2. **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 has proposed to install the necessary greenbelt and screening along the site's Michigan Avenue frontage and a screening wall along the north of the site. This finding can be made if the applicant complies with the others conditions listed in the site plan review letter.
3. **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 site is an existing used car dealership. The expansion proposed at this time, includes screening and other site improvements. This finding can be made.
4. **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 expansion. This finding can be made provided no conflicting comments are provided by other City departments.
5. **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. As previously stated, if the site plan is revised to meet the requirements of the Zoning Code, this standard will likely be met.
6. **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 use on the site is existing, however, conditions of approval where not met by the sites previous owner. We are not aware of any adverse impacts that the use will have on the economic viability of adjacent existing uses at this time. Site improvements consistent with zoning ordinance requirements will be an economic enhancement to the City.
7. **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 this use.
8. **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 must however comply with the requirements of the zoning code, as is indicated on the site plan, to meet this finding.

9. **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.
10. **Special Conditions Land Use Standards for Outdoor Sales of Vehicles (section 155.134).** The applicant is required to provide a 10 ft. greenbelt and meet all other requirements of this section. However, due to existing non-conformity, the site was previously approved with a 3.5 foot wide greenbelt with brick pillars and decorative fencing. The greenbelt as modified was never installed and must be complied with at this time. No strings of flags, pennants, or bare light bulbs are permitted.

RECOMMENDATION

When a site plan is ready for Planning Commission to review, we recommend the Planning Commission hold a public hearing on the Special Conditional Use for used vehicle sales. We recommend that Planning Commission recommend that City Council approve the use subject to the following conditions:

1. Results of Public Hearing.
2. No other uses other than used vehicle sales will be included on the site and no minor-vehicle repair is permitted on the site.
3. The site plan meets all applicable requirements of the B-3 District, including a masonry screening wall, parking, and waste disposal.
4. Parking and pavement area along Michigan Avenue will be screened by a combination of brick piers, ornamental fencing, and landscaping.
5. Review of other City Departments.

If you have any questions please don't hesitate to contact us.

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippehs, AICP
Principal Planner

November 11, 2015

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

Subject: 15-23 (SPR #2) 26266 Michigan Avenue

Location: 26266 Michigan Avenue

Zoning: B-3, General Business District

Applicant(s): Nabil Ismail (Owner; for Maryan Enterprises)

Dear Ms. Fields:

At your request, we have reviewed the above-referenced applications 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 site is located on the northwest corner of Michigan Avenue and Fairbairn Street intersection and has a total area of 0.38 acres (16,495 square feet). The site an existing used automobile sales business with outdoor sales space for vehicles. The site is in the B-3, General Business District, which permits outdoor sales of automobiles as a use subject to special conditions. The applicants propose to expand the existing building footprint from 563 square feet to 1,157 square feet, by constructing an addition on the east side of the existing structure. *The proposed addition is for indoor auto sales and a note on the site plan states that no auto repair will be conducted on the site.*

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

	Existing Land Uses	Current Zoning	Future Land Use Designation
Subject Site	Automobile sales	B-3, General Business District	Mixed-Use Commercial
North	Apartments	RM-1, Multiple Family Residential District (low-rise)	Mixed-Use Commercial
South	Michigan Ave.	B-3, General Business District	Mixed-Use Commercial
East	Commercial (tire store)	B-3, General Business District	Mixed-Use Commercial
West	Commercial (Candy store)	B-3, General Business District	Mixed-Use Commercial

REVIEW COMMENTS

1. **Zoning and Use (§155.047(D)(2)).** The B-3 district has no minimum front yard, rear yard, and interior side yard setbacks, so the site plan complies with setback standards. The maximum lot coverage is determined on the basis of required off-street parking, loading, greenbelt screening, and yard setbacks provided. As stated in this letter, more details are required on the site plan to determine if the proposed lot coverage is appropriate.

The following use related issued must be addressed:

- a. Outdoor Sales Space for Exclusive Sale of New or Secondhand Vehicles or House Trailers (§155.133) and Outdoor Sales of Automobiles and Other Vehicles (§155.134). All outdoor areas for the sale of vehicles must comply with the conditions specified in §155.133 and §155.134. Of those conditions, the following must be addressed:
 - i. The site plan must state that there will be no major repair or major refinishing on the premises.
 - ii. The site plan must state that there will be no strings of flags, pennants, or bare light bulbs permitted.
 - iii. The site plan must state that there will be no broadcast of continuous music or announcement over any loudspeaker or public address system.
2. **Architectural Features (§155.072).** The existing building materials are not labeled but appear to be constructed of block with a sloped metal roof. The proposed addition is to be constructed of split-face block and provided with a standing seam metal roof. The proposed addition does not relate to the existing structure due to varying rooflines and designs. The existing sloped roof is proposed to be replaced with similar standing seam metal roof to give the structure a uniform height and appearance, rather than look like two different structures side-by-side. Proposed building colors must be noted and must comply with §155.072(F), we recommend a sand or olive paint for the building walls and a rust or iron color used for the roof and accent materials. The modified east elevation is incorrectly labeled “modified south elevation” and must be corrected.

§155.072(G) requires at least 30% of the ground floor street façade of the building to have windows to allow pedestrians to view interior activities. While the existing structure appears to comply, the proposed addition’s east façade facing Fairbairn Street is entirely block, and the south façade facing Michigan Avenue has only an overhead door, and are non-compliant. The industrial style overhead door proposed should be replaced with a more attractive overhead door style, with 100% windows. This type of door is more consistent with the use of the space for indoor vehicle sales. The façade of the building is covered less than 30% by windows. The applicant is required to replaces the proposed overhead door with an overhead door that is 100% windows to comply with this standard.



Figure 1: Examples of overhead doors with windows.

3. **Landscaping (§155.073).** §155.134(B) requires a greenbelt at least 10 feet in width. In 2010 the applicant was granted special conditions approval which modified the requirement to allow for a 3.5 foot wide greenbelt and a decorative fence with brick pillars along the site's Michigan Avenue frontage. The following items pursuant to §155.073 and 155.134 (B) are addressed on the site plan:
- a. The 3.5 foot wide greenbelt with decorative fence along Michigan Avenue must be installed and the existing bumper blocks removed or painted black.
 - b. Brick columns with decorative fencing is proposed with ornamental grasses on the street side.
 - c. The site plan includes number, size, and species of all trees and shrubs.
 - d. No one species of tree or shrub comprises more than 50% of the total plantings.
 - e. The site plan shows that all shrubs and trees will meet the minimum height and caliper dimensions of §155.073(D)(6).
 - f. The landscape areas along both street frontages are shown with concrete curbs to protect them from the surrounding pavement.
 - g. Per Section §155.073(F), the site plan states that water outlets will be provided within 100 feet of all plant material. The plan notes that landscaping will be irrigated by hose. This does not seem a feasible way to irrigate two greenbelts. An additional note must be added to the plan stating that "all dead and diseased plantings will be replaced annually."
 - h. Per Section §155.073(G), street trees are required at a rate of 1 per 40 ft.; For 160 feet along Michigan 4 trees are required and for 100 feet along Fairbairn 3 trees are required. However, the narrow greenbelt along Michigan Avenue cannot accommodate trees. Therefore, a new landscape island is proposed on the southwest corner of the site with two trees, with hedges and the ornamental fencing between the curb cuts, and a second island on the southeast corner must also include two trees. The greenbelt west of Fairbairn includes 3 trees and shrubs.

4. **Walls (§155.074).** Because the northern lot line abuts a residential district (RM-1), the site plan must include a 6-foot high wall along this lot line. The site has an existing 8' fence along this line which does not serve the intended purpose for screening dwellings from a high intensity use. As such, a new wall is proposed to meet this requirement and details are included on the site plan. The wall is required to be durable, weather-resistant, rustproof, and easily maintained.
5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan includes a waste enclosure for the site and details are included on the site plan.
6. **Exterior Lighting (§155.076).** The site plan notes that all existing fixtures will be shielded down and no new exterior lighting is proposed.
7. **Off-Street Parking (§155.077).** Parking requirements for motor vehicle sales and service establishments are one (1) space for each 250 square feet of gross floor area of sales room, plus 1 space per 500 square feet of gross outdoor sales space, plus 1 for each auto service stall in the service room. The parking calculations are not accurate and do not include the sales area of the addition. Total sales area should read "1157 – 5 spaces requires." "Used car parking" should be reduced to "15 spaces." Total parking on the site should read "30 spaces."

The minimum required width of the maneuvering lanes is 24 feet because they are two-way and have 90-degree parking patterns. The site has existing 20 foot wide aisles which are non-conforming; however there is no room to widen the drive aisles and this is an existing non-conformity that is not being altered.

As previously noted, the bumper blocks for the spaces along Michigan Avenue frontage must be removed and replaced with a decorative fence, brick pillars and a greenbelt. If the existing concrete bumpers on the 8 parking spaces north of Michigan Ave. and 5 spaces south of the building are to remain they must be painted black to match the ornamental fence.

The applicant proposes to close the driveway on Fairbairn to improve site circulation.

8. **Accessible Parking for Physically Disabled Persons (§155.078).** The site includes 2 space reserved for persons with disabilities.
9. **Off-Street Loading and Unloading (§155.079).** Because the area of the office is less than 2,000 sq. ft., an off-street loading space is not required.
10. **Comments from Other Departments.** All applicable City departments and consultants should review the revised site plan and identify any remaining issues. The engineer may require location of utility leads serving existing building and proposed addition to be included on the site plan, a note currently states "water and sewer services will meet City requirements"

- 11. Performance Guarantee (§155.293).** We recommend that the applicant be required to submit a performance guarantee to the City via cash, bond, or irrevocable line of credit, for the amount of improvements noted on the plan.

RECOMMENDATION

We recommend that the Planning Commission approve the site plan with the following conditions to be approved administratively by the City Planner on a revised dated site plan:

1. Notes are added to the site plan to state compliance with §155.133 and §155.134 for outdoor vehicle sales and that dead plan material is replaced annually.
2. The proposed overhead door is replaced with a window overhead door per examples provided.
3. Errors in elevation labels and parking calculations are updated as noted above.
4. The building colors are noted on the elevations and the bumpers are painted black to match the aesthetics of the ornamental fence.
5. A performance guarantee is provided per section 155.293 of the Inkster Zoning Code.
6. All comments by the City engineer, fire, and all other departments are incorporated into a revised site plan.

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

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Principal Planner



Alfred Benesch & Company
615 Griswold, Suite 60C
Detroit, MI 48226
www.benesch.com
P 313-963-0612
F 313-963-2156

November 16, 2015

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

Attn: Jerome Bivins, Department of Public Services Deputy Director
Regarding: 15-23 (SP)/15-22(SCU)
26266 Michigan Avenue – Used Car Sales Building Expansion
Site Plan 2nd Review

Dear Mr. Bivins:

Alfred Benesch & Companies, formerly Tucker, Young, Jackson, Tull Inc. (Benesch) has completed a review of the plans with the latest revision date of October 30, 2015 for the above referenced project. Comments for the applicant are summarized below:

1. Show all existing utilities in adjacent public streets including water sanitary and storm sewer leads to the existing building on the plans. The 12-inch and 36-inch diameter water mains and Wayne County Sanitary Interceptor Sewer in Michigan Avenue; the 8-inch diameter water main in Fairbairn shall also be shown on the plans. Existing utility information was provided to the applicant's engineer via an FTP site. As required by the City of Inkster Site Plan Approval Guidelines (page 9, PRELIMINARY SITE PLAN REQUIRED INFORMATION, item no. 22), the relationship of the subject property to abutting properties within one hundred feet shall be shown on the plans.

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Mark Stuhldreher, Interim City Manager
Eric Tucker, P.E., Vice President
File: 8-140008

Jeannie Fields

From: John D. Adams <JAdams@ww-fa.com>
Sent: Monday, November 16, 2015 11:52 AM
To: Jeannie Fields
Subject: RE: 26266 Michigan

Ms Fields,

The fire department has no objections to the revisions to the site plan at 26266 Michigan Ave.

Yours in Life Safety,

John D. Adams

John D. Adams
Fire Chief
City of Inkster

From: Jeannie Fields [mailto:jfields@cityofinkster.com]
Sent: Monday, November 16, 2015 11:44 AM
To: John Adams
Subject: 26266 Michigan

Good morning. May I have your written comments? Thanks.

CONFIDENTIALITY NOTICE: This e-mail and any attachments thereto are the property of the City of Inkster, Michigan. This transmission may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient or received it illegally, you are hereby notified that any disclosure, copying, distribution or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. Sender accepts no liability for any damages caused by any virus transmitted by this email. If you received this transmission in error, please contact the sender and delete the material from any computer immediately. Thanks in advance for your cooperation.

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



INKSTER POLICE DEPARTMENT
Inter-Office Memorandum
Chief's Office

To: M. Jeannie Fields, Community Development Manager

Date: 10/26/2015

From: William T. Riley III, Chief of Police

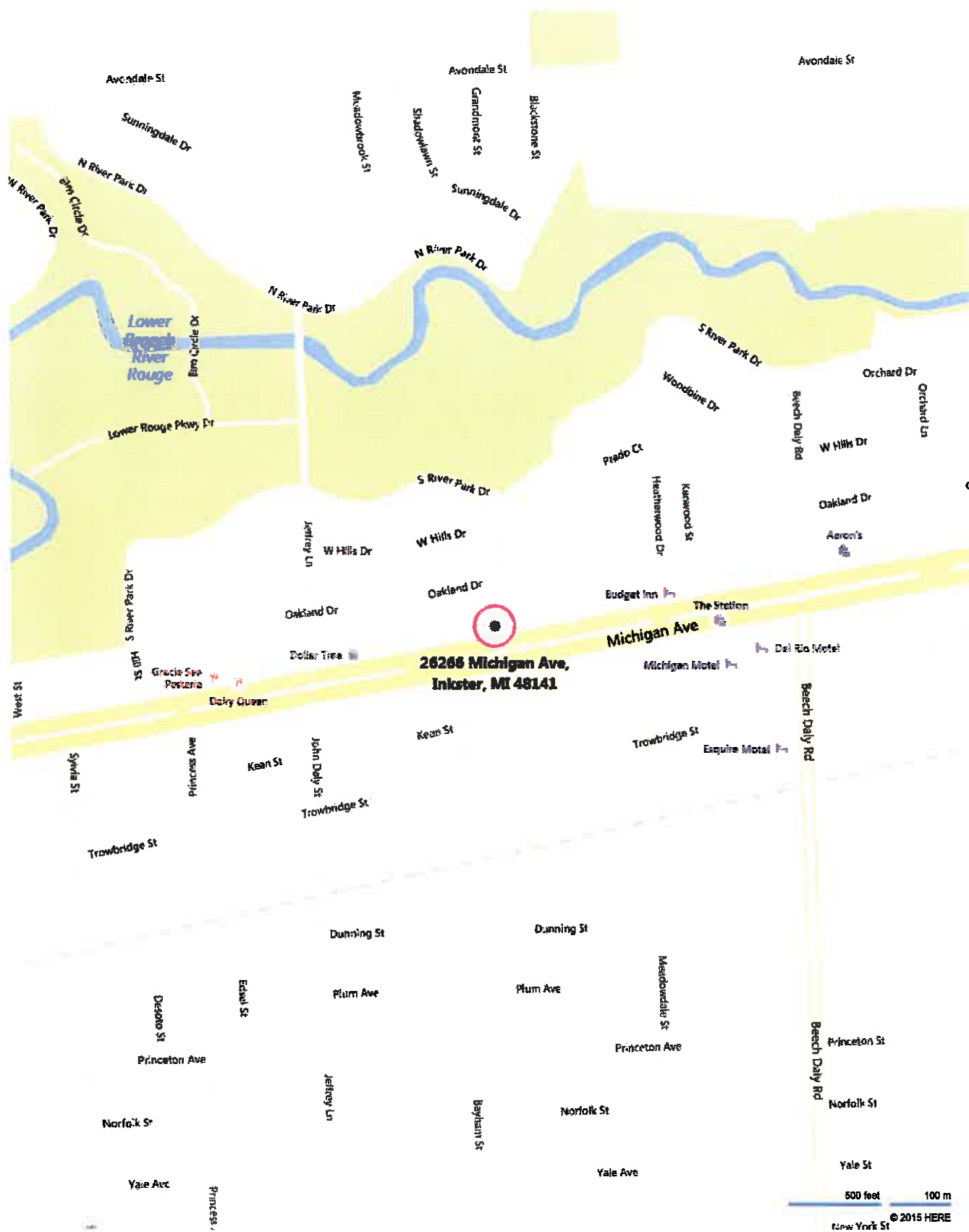
Re: **Preliminary Site Review:**
26266 Michigan-Used Car Lot (Continuation)

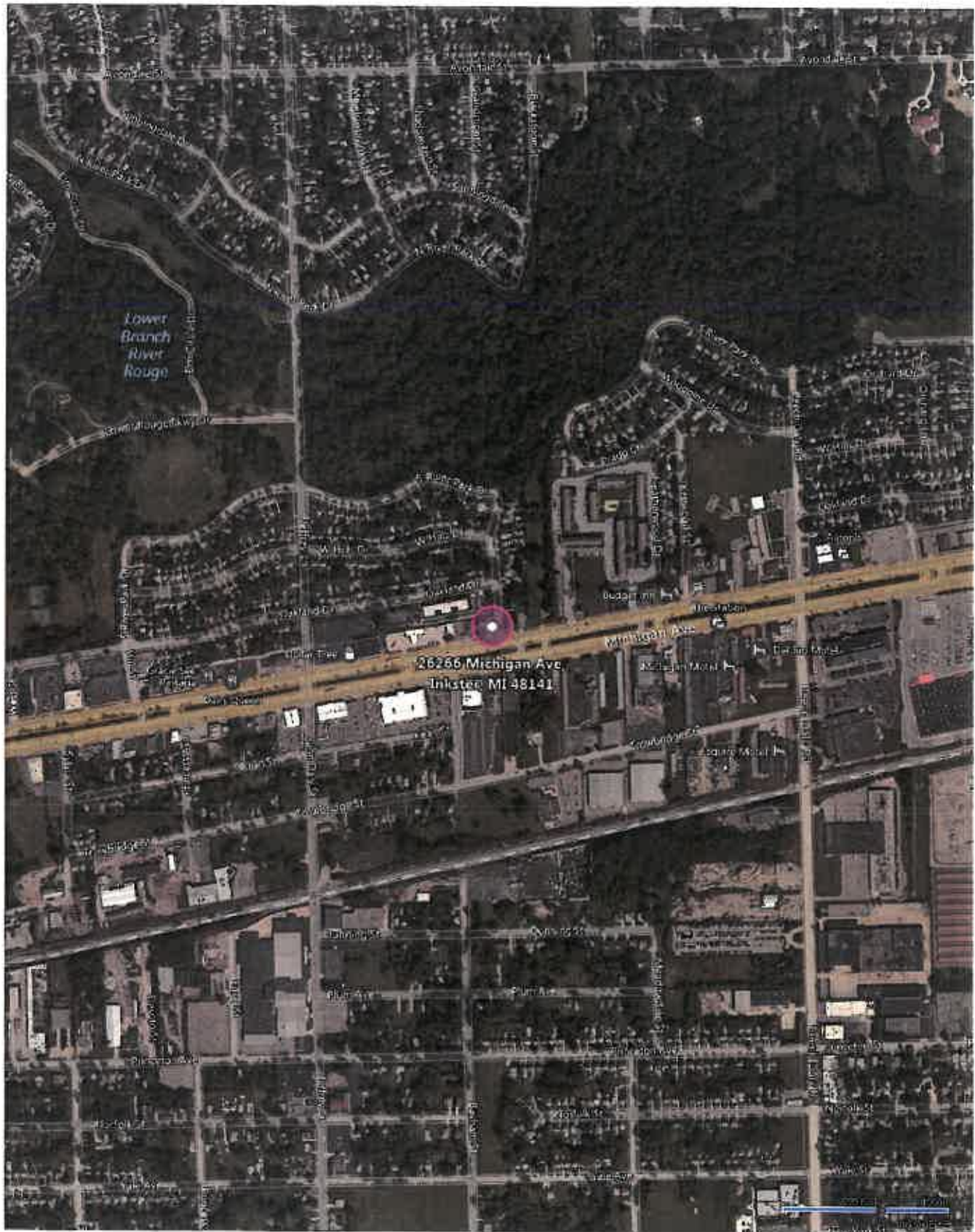
I have reviewed the above listed preliminary site plan. The Police Department has no major issues with the site plan as it is presented.

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

A handwritten signature in black ink, appearing to read "Bill Riley III".

William T. Riley, III
Chief of Police
"Team Inkster"

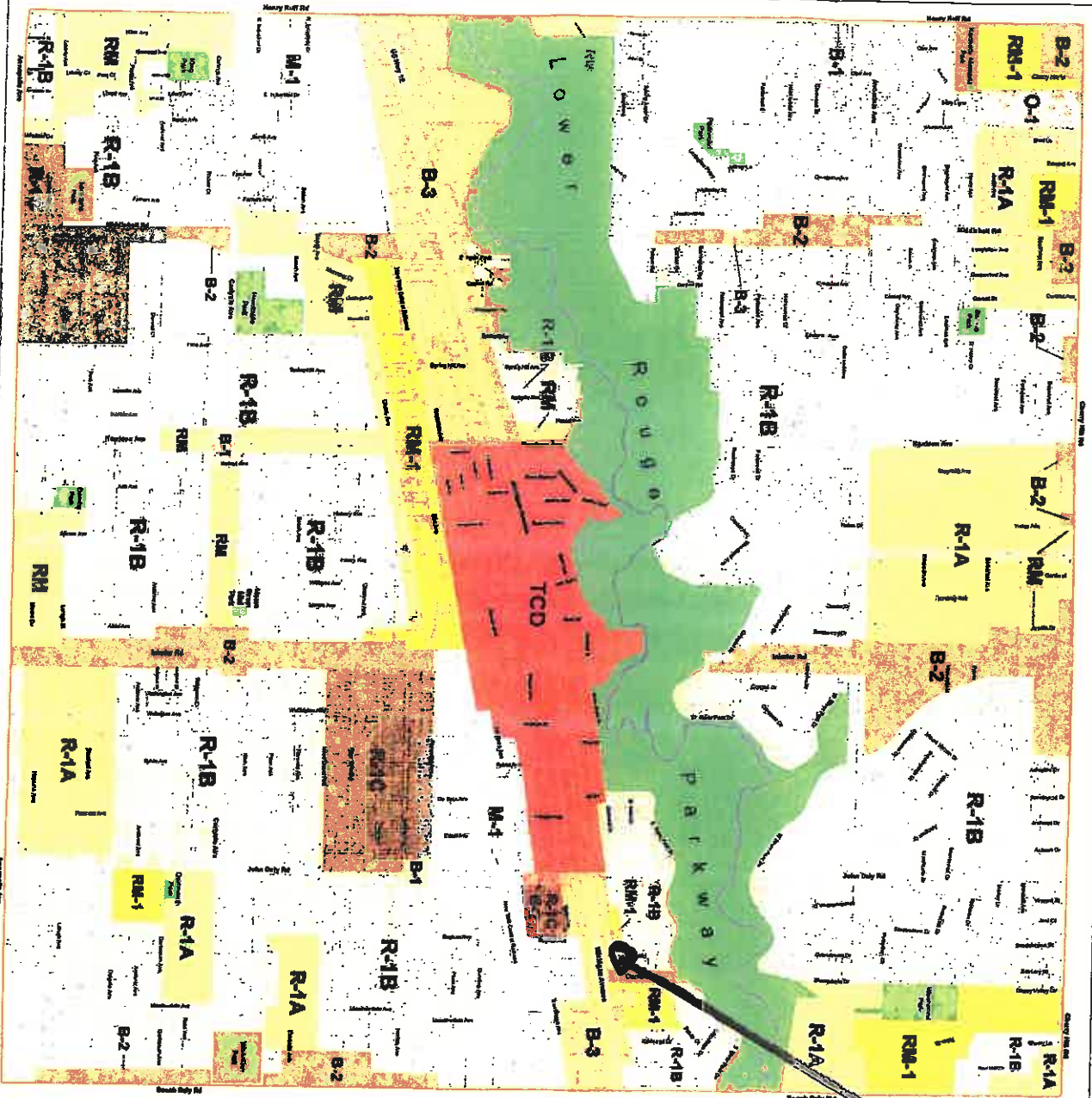




Z6266 MICHIGAN

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

THE CITY OF INKSTER, MICHIGAN
DOES NOT GUARANTEE THE ACCURACY OF THIS MAP
OR THE DATA ON WHICH IT IS BASED.
IT IS THE USER'S RESPONSIBILITY TO VERIFY THE
ACCURACY OF THE DATA.



CITY OF INKSTER
INKSTER, MICHIGAN
WADE TRIM
734.667.7700
www.inkstermi.com

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, December 14, 2015**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Brown called the meeting to order at 6:52 p.m.

I. ROLL CALL

Present: Chairman Brown, Vice Chairman Wooten and Commissioners Garrett, Nolen and Thomas

Absent: Secretary Walton and Commissioners Davis and Wells

Others in attendance: Mark Stuhldreher, Treasurer/Interim City Manager
M. Jeannie Fields, Community Development Manager
Nabil Ismail, Applicant
Ziad El-Baba, Applicant's Engineer

Public in attendance: Mayor Pro Tem T. Williams, Councilwoman S. Watley, Joumana Baydoun, Larry Motley, Michael Green, Courtney Owens, Corrinthia Glenn, Bilal Hussein and Shirley Walker

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF November 23, 2015

MOVED by Wooten, Seconded by Thomas to adopt the minutes of November 23, 2015. **MOTION CARRIED unanimously**

IV. PUBLIC HEARINGS

A. Case #15-22 (SCU)/15-23 (SP) – 26266 Michigan Avenue
Public Hearing to receive input and review special conditions use for a Used Car Dealership in a B-3 (General Business District). Nabil Ismail is the applicant.

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

Paul Lippens gave an overview to include conditions for the Special Conditions Use and Site Plan approval.

Questions from the Commissioners were addressed as follows:

- Is the property in the Town Center District (TCD) – No.
- Performance Bond requirement: It is a good practice for any development. It is a "good faith" effort that they will make improvements on the site.

- It was suggested that a final inspection be done on the site before the issuance of a Certificate of Occupancy instead of a performance bond which may be penalizing people. The city needs businesses. A concern was raised related to holding up issuing a Certificate of Occupancy for someone to plant trees. The solution could be to issue a temporary Certificate of Occupancy until all improvements are made.
- Is this a for profit/non-profit – For profit.
- Four people will be hired and Inkster residents will be considered.

The applicant's engineer spoke of improvements on site and future plans for the site.

Questions from the public were addressed as follows:

- Why can't they open the business yet? It would need to go through the Certificate of Occupancy process.
- Is the performance bond for the entire project or just a portion? It is for all of the improvements on the site. It was suggested that the city needs to think about the burden it places on small business with a performance bond.
- It was suggested that the city needs to let people set up their business first and then we get funds from them. We need to make it easier for people to do business in the city. Feels there is no need to do performance bond if we have a final inspection.
- How many cars would there be on site? 30 spaces would be on site, so 15 spaces are for used cars.
- The site plan was shown to illustrate fencing on the front of the site.
- No auto repair will occur on the site. This was reiterated by the applicant's engineer.

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

MOVED by Wooten, Seconded by Garrett to approve Special Conditions Use with the conditions noted. **MOTION CARRIED unanimously.**

MOVED by Wooten, Seconded by Thomas to approve the site plan with conditions noted except the requirement for a performance bond. **MOTION CARRIED unanimously.**

Chairman Brown apologized for the delay in the meeting start.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

- Number of Planning Commissioners: There are nine positions and one seat is currently open.
- Demolition process: A question was raised regarding the demolition of a property which will be discussed after the meeting.

VIII. ADJOURNMENT – 7:38 p.m.

MOVED by Wooten, Seconded by Thomas to adjourn the Planning Commission meeting held on December 14, 2015. **MOTION CARRIED unanimously.**

Respectfully submitted,

Sam Brown, Chairman

April Walton, Secretary

M. Jeannie Fields
Community Development Manager