

1. Agenda

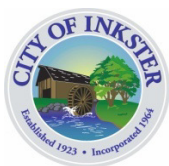
Documents:

[AGENDA OCTOBER 3 2016.PDF](#)

2. Packet

Documents:

[PACKET OCTOBER 3 2016.PDF](#)



INKSTER CITY COUNCIL

October 3, 2016
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

DARIN CARRINGTON
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. CDBG Program Update – Community & Economic Development, Jeannie Fields
 - C. Housing Demo Update – Community & Economic Development, Jeannie Fields
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

October 3, 2016

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

4. Public Hearing

5. Consent Agenda

A. September 19, 2016 Regular City Council Meeting Minutes. **Pg. 1**

B. Allen Brother's & Attorney's PLLC Invoice \$23,778.75 **Pg. 7**

6. Boards and Commissions

A. Update of current list of appointments to Boards & Commissions. **Pg. 8**

7. Previous Business

8. Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

9. New Business

A. Discussion/Action: (Jeannie Fields) Consider approval of a Special Conditions Use (SCU 16-03) to allow a Medical Marijuana Cultivation Center located at 2660 Sylvia in the M-1 Light Industrial District with conditions noted as recommended by the Planning Commission. The applicant is SJInk, LLC. **Pg. 15**

B. Discussion/Action: (Jeannie Fields) Consider approval of a Special Conditions Use (SCU 15-05) to allow a church to operate in an R-1B (One Family Residential District) and add a modular building on the site with the conditions noted per the

recommendation of the Planning Commission. Arynn Downs is the applicant on behalf of Greater Cooper Memorial Church.

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C. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD 16-10) 2407 John Daly, a commercial building, located at the corner of John Daly and Trowbridge and is legally described as Lot 167 Westwood Sub of J.W. Daly Farm T2S R10E L41 P19 WCR (Property ID #44-020-02-0167-000) in the total amount of \$12,000.00 to Muzamelah Waasiea.

D. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD 16-27) a vacant commercial parcel located on the east side of Inkster Road between Stanford St. and Lehigh St. and is legally described as Lots 141 to 1426 Incl Watsonia Park Sub NO. 2 T2S R10E L55 P9 WCR (Property ID #44-025-02-1414-000) in the total amount of \$27,500.00 to Dearborn Land Investment, LLC in accordance with the Real Estate Purchase Agreement.

E. Discussion/Action: (Felicia Rutledge) Consider a Street closure of Corona & Crescent Dr. between Inkster and Michigan Ave. on October 8, 2016 for a Neighborhood Meet and Greet from 1:00 p.m. until 3:00 p.m. the applicant is Tami Warren.

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10. Public Participation (limit to 3 minutes)

11. City Clerk

12. City Manager

13. Mayor and Council Communication

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

September 19, 2016
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, September 19, 2016.

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

- A. The agenda.
- B. Sale of Property within the City of Inkster for Dollar General
- C. New Police Commander Position
- D. Boards and Commissions Policy

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:35 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 Pastor Thelma Jean Overman

Roll Call

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

Approval of Agenda

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden
to approve the agenda with added item "B" under Presentations and added
item "G" under New Business.
9-16-219R - Motion carried.**

Presentations/Discussion

- A. Inkster Beautification Awards Presentation – Toni Bailey
- B. My Brother's Keeper Presentation
- C. Regional Transit Authority (RTA) – Tiffany Gunter

Public Hearings

Consent Agenda

- A. September 6, 2016 Regular City Council Meeting Minutes.

**Moved by Councilmember Jones, Seconded by Councilmember Oden
to approved the Consent Agenda.
Resolution 9-16-220R**

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: (Jerome Bivins) Consider authorizing the Administration to addendum the contract between the City of Inkster and Century Cement approved October 6, 2015 to include additional concrete work to provide emergency work for the most critical sink holes across the city. Funds from account 203-471-939-000 local road repair.

**Moved by Councilmember Jones, Seconded by Councilmember Howard
to approve authorizing the Administration to addendum the contract between
the City of Inkster and Century Cement approved October 6, 2015 to include
additional concrete (referencing the sink holes). Funds from account
203-471-939-000 local road repair.
Resolution 9-16-221R – Motion carried.**

- B. Discussion/Action (Jerome Bivins) Consider authorizing Administration to accept the quote from Aielli Construction Co, INC., for \$83,750.00 plus a 25% contingency totaling \$104,687.50 to repair a sink hole in the backyard of 4040 Middlebelt Road. Funds from account 592-564-806-000

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden
to authorize Administration to accept the quote from Aielli Construction Co,
INC., for \$83,750.00 plus a 25% contingency totaling \$104,687.50 to repair a
sink hole in the backyard of 4040 Middlebelt Road. Funds from account
592-564-806-000
Resolution 9-16-222R – Motion carried.**

- C. Discussion/Action: (Jerome Bivins) Consider authorizing administration to adopt the attached resolution to be submitted to Michigan Department of Environmental Quality (MDEQ) for funding request for Storm water, Asset Management, and Wastewater (SAW) grant.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard to authorize administration to adopt the attached resolution to be submitted to Michigan Department of Environmental Quality (MDEQ) for funding request for Stormwater, Asset Management, and Wastewater (SAW) grant.
Resolution 9-16-223R – Motion carried.**

- D. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD16-12) 3948 Spruce which is located on the west side of Spruce between Andover and Carlisle and is legally described as Lot 548 Also E ½ Adj Vac Alley Inkster Gardens Sub T2S R9E L48 P73 WCR (Property ID #44-014-03-0548-000) in the amount of \$1,500.00 to Tyneil Humphrey.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve an offer to purchase (Case # LD16-12) 3948 Spruce which is located on the west side of Spruce between Andover and Carlisle and is legally described as Lot 548 Also E ½ Adj Vac Alley Inkster Gardens Sub T2S R9E L48 P73 WCR (Property ID #44-014-03-0548-000) in the amount of \$1,500.00 to Tyneil Humphrey.
Resolution 9-16-224R – Motion carried.**

- E. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD16-13) 3140 Walnut which is located on the west side of Walnut between Cherry St. and Chestnut Ave. and is legally described as Lot 161 West Dearborn Sub T2S R9E L50 P32 WCR (Property ID #44-010-01-0616-000) in the amount of \$1,500.00 to Freddie Bishop III.

**Moved by Councilmember Jones, Seconded by Mayor Pro-Tem Williams to approve an offer to purchase (Case # LD16-13) 3140 Walnut which is located on the west side of Walnut between Cherry St. and Chestnut Ave. and is legally described as Lot 161 West Dearborn Sub T2S R9E L50 P32 WCR (Property ID #44-010-01-0616-000) in the amount of \$1,500.00 to Freddie Bishop III.
Resolution 9-16-225R – Motion carried.**

- F. Discussion/Action: (City Council) Consideration and adoption of a Resolution per section 5.1 of the City Charter.

**Moved by Councilmember Watley, Seconded by Mayor Pro-Tem Williams to adopt a Resolution per section 5.1 of the City Charter.
Resolution 9-16-226R – Motion carried.
NAY: (Howard, Richardson)**

ROLL CALL VOTE:

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

- G. Discussion/Action: (City Council) Consideration of the adoption of a new appointment to Boards and Commission Policy.

Moved by Councilmember Jones, Seconded by Mayor Pro-Tem Williams

to approve the adoption of a new appointment to Boards and Commissions Policy.

Resolution 9-16-227R – Motion carried.

Public Participation

- **Willie Johnson** – Had concerns about Duran Court and the City Charter.
- **Ernest Hendricks** – Stated that the new proposed charter is a strong Mayor form of government.
- **James Richardson** – Had questions related to citizens still paying the sinking fund for schools that are no longer in the City of Inkster. He asked if the citizens would be refunded money and/or given relief of payments.
- **Larry Motley** – Stated that My Brother's Keeper is a good program. He stated that the new proposed charter is a strong Mayor form of government. He stated that the limit is has been taken off of drug houses. He further stated that organizations within the city such as ICAN, VOICE, NAN and Inkster Task Force should not be supported.
- **Mr. Lee** – Stated that the Firefighters need a raise. He said they are helping to clean up the city and using vacation time to do so. He further said they could be doing important things but they are helping the city.
- **Christie King** – Stated that the worksite wellness plan for the City of Inkster is going well and the funds have been disbursed to the city. She said a Lunch and Learn will take place at the Dozier. She further stated that she no longer will be with the Kidney Foundation she has taken a job towards Macomb. Furthermore, Mr. Gambriel asked if he had permission to use the water for the community garden.
- **Charles Dewhart** – Asked if water could be used for the community garden. He stated they were given permission four years ago and he wanted to make sure that still was ongoing.
- **Gabe Henderson** – Stated the Middlebelt Block Club has a van to take council members around the city to see what needs to be cleaned up. He asked everyone to be good neighbors to one another.
- **Akindele Akiayemi** – Announced the DDA meeting that would be held on Tuesday, September 20, 2016. He also asked for volunteers for Junior Achievement. Further he announced the Detroit Regional Chamber Breakfast.
- **Octavia Smith** – Presented Mayor Byron Nolen and Councilmember Sandra Watley with certificates. Mayor Nolen, for his participation Western Wayne Family Health Center and Councilmember Watley for the beautiful garden she planted at Western Wayne Family Health Center. She further stated that she is an elected member of the Charter Commission and she supports the new proposed charter. She said the new proposed charter has been reviewed by the Attorney General's office and the Governor's office.
- **Jean Overman** – Asked about property in back of Mother's Pantry. If that property could be leased.
- **Rev. George Williams** – Stated that he is an elected member of the charter commission and that he supports the new proposed charter. He further stated that section 6.1 in the new proposed charter does not give the Mayor absolute power. He encouraged everyone to get educated regarding the new charter and to vote how they feel necessary. He further stated that the new proposed charter asked for city council members to work with persons in their district and holds the council person accountable.
- **Shirley Hankerson** – Stated she is an elected member of the charter commission. She said the charter commission looked for feedback from the citizens. She said the main persons complaining came to the meetings watched them work and then got up and left. She stated they never put in any input while the process was taking place.
- **Yvette Brock** – Stated she is a proud member of VOICE and that the organization assist with getting out voter information and increasing voter awareness. She stated that if any individual participates in the VOICE informational forums and is disruptive then VOICE forums is not the place for them.

City Clerk

- Announced that resident can request Absentee applications and ballots by contacting the City Clerk's Office.

City Manager

- Announced that Officer Lebo would be receiving an award for a 911 medical assistance call.
- September 24, 2016 the pothole repair would begin and be ongoing.

Mayor and Council

- **Councilwoman Richardson** – Stated that funds are available to different organizations. She asked when funds would be disbursed to go towards the school debt.
- **Councilman Jones** – Stated that the Youth Commission would be revitalized.
- **Councilwoman Watley** – Stated that ICAN along with the Police and Fire departments would be hosting a clean-up on the 28th of September. She announced a Veteran's Resource Fair on the 29th of September. She said that several vendors would be participating as well as the Tuskegee Airmen. Lastly she said that the Charter Commission Forum would be televised.
- **Councilwoman Howard** – Asked what the status was on the demo list that was provided to city council. She additionally stated that when it comes to the charter everyone should get educated and vote how want. She further stated that she has a job in the afternoon and is unable to attend a lot of events because she is working.
- **Councilman Oden** – Stated that the administration needs to take a look at vacant homes and figure out a way to get back on the tax rolls. He further stated that he saw a grant for Financially Distressed Cities that is due October 12, 2016 that the city should take advantage of. He lastly stated that he enjoyed working with Middle Park Block Club and was glad they could come together.
- **Mayor Pro- Tem Williams** – Stated that sidewalk repair needed to be taken assessed on Andover. He stated that residents should get educated about the new proposed charter. He lastly asked residents to Shop Inkster.
- **Mayor Nolen** – Stated that his platform when he ran for Mayor was to make the city better. He said that anyone who takes the time to read the charter will see that the Mayor does not have absolute power. He stated that persons who want to make their argument against the new proposed charter should not make up lies. He said that the residents and him are either going to float or sink together. He encouraged residents to keep coming to the charter forums. He said he is excited for the city.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made by Mayor Pro-Tem Williams, Seconded by Councilmember Watley and carried, the Regular Council meeting of September 19, 2016 was adjourned at 9:35 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

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09/28/2016
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6,000.00
Municipal Legal Services	\$2,381.25
Labor	\$0.00
Litigation	\$15,397.50
Total Invoice for September 28, 2016	\$23,778.75

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.
 - (Ex-Officio Member)

Tenure

Rochelle Wells

Exp. 02/16/17

Audrey Jean Searcy

Exp. 06/02/16

Doris Horne

Exp. 02/16/17

Henry Wade

Exp. 02/01/18

Toni Bailey

Exp. 07/06/17

Dorothy Gardner

Exp. 06/16/16

Chuck Coleman

Exp. 02/01/18

Gabe Henderson

Exp. 02/01/18

June Patterson

Exp. 12/1/16

Patricia Donald

Exp. 07/06/17

Vacant

Exp.

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 Miller

Exp. 01/19/17

Peggy Jordan

Exp. 01/19/17

Lenoria Warmack

Exp. 01/04/17

Celeste McDuffie

Exp. 01/04/17

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Exp. 05/16/18

Vacant

Vacant

Gabe Henderson

Exp. 05/16/18

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

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Vacant

Vacant

Vacant

Vacant

Vacant

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

Franklin Minor Dist. 6

Exp. 01/04/19

~~George Celler~~ **Mayoral**

Exp. 03/16/12

~~Carmen Mitchell~~ At-Large

Exp. 02/18/11

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)		
- Tom Michelin		Exp. 04/19
– 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
Brittini Abiolu		Exp. 05/18/19
Peter Cimeot (Treasurer)		Exp. 01/21/18
Akindede 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		Tenure
Bishop Walter Starghill, Jr.		Exp. 06/07/16
Winnie Nwankwo		Exp. 05/18/21
Akindede 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

Montel Armstrong	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

Nell Harrison	Dist. 1	Exp. 3/21/18
Curtistine Barge	Dist. 2	Exp. 1/20/18
Brittini Abiolu	Dist. 3	Exp. 3/7/18
Olubisi B. Ajetunmobi	Dist. 4	Exp. 1/20/18
Vacant	Dist. 5	
Barbara Cooper	Dist. 6	Exp. 5/2/18
Marie Jenkins	Mayoral	Exp. 1/20/18

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
Dr. Lydon Jones	Mayoral	Exp. 12/21/17
Yolanda Lockett	Council	Exp. 01/20/17

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term 6 Members

Alisa Todd	Dist. 1	Exp. 3/7/18
Katrina Coats	Dist. 2	Exp. 3/7/18
Zeavean Johnson	Dist. 3	Exp. 3/7/18
William Grubbs	Dist. 4	Exp. 3/7/18
Taylor Todd	Dist. 5	Exp. 3/7/18
Demon Zimmerman	Dist. 6	Exp. 3/7/18
Twain Smith	Mayoral	Exp. 3/7/18

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 (Council appointee) (Chairman)	Exp. 12/18
Byron Nolen (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 10/18
Timothy Williams (Mayor Pro-Tem)	Exp. 7/19
Emmereal Wells	Exp. 04/18
James Garrett	Exp. 08/17
William Ratliff	Exp. 0419
Lynette Cain	Exp. 05/19
Steven Chishoim	Exp. 0419

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

Lorenzo A. Moner, Jr.	Mayoral	Exp. 12/17
Barry O'Bryan		Exp. 12/13
Christopher Crawley		Exp. 12/13
Hilliard Hampton, II		Exp. 12/17
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
Marcus Hendricks	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

Ruth E. Williams	Dist. 1	Exp. 02/15/19
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
Tom Michelini		Exp. 04/18/19

Nankin Transit

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

Mayor Pro-Tem Timothy Williams

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

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 Nolen	Tenure
Brittini Abiolu	Exp. 6/06/22
Herbert Johnson (Vice Chair)	Exp. 06/6/22
Vacant	
Rerhi Onomake	Exp. 03/16/21
Dennis Weislow	Exp. 06/07/19
Vacant	
Mary Weislow (Treasurer)	Exp. 06/06/22
Winnie Nwankwo	Exp. 05/18/21
Akindele Akinyemi	Exp. 05/18/21

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

NOTES:

 Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

Date: Sept 27, 2016

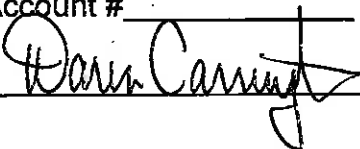
From: M. Jeannie Fields, Deputy Director
Planning, Building & Econ Development

Date for Council Consideration: Oct 3, 2016

ACTION REQUESTED: Consider approval of a Special Conditions Use (SCU 16-03) to allow a Medical Marijuana Cultivation Center located at 2660 Sylvia in the M-1 Light Industrial District with conditions noted as recommended by the Planning Commission. The applicant is SJ Ink, LLC.

Current Action X Emergency Future

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

Treasurer's Approval 

BACKGROUND INFORMATION

On Monday, September 26, 2016, the Inkster Planning Commission conducted a public hearing as a requirement for a Special Conditions Use for the consideration of a Medical Marijuana Cultivation Center to be located at 2660 Sylvia in the M-1 Light Industrial District. The applicant is SJ Ink, LLC.

The Planning Commission reviewed the Special Conditions Use along with the accompanying Site Plan. The Special Conditions Use request was recommended for approval with the following conditions:

1. The results of the public hearing are consistent with the findings presented in the Special Conditions Use planning letter.
2. Other City Departments comments are adequately addressed, if any.
3. The Chief of Police approves the security plan and system.
4. Minor site plan revisions are addressed and easement documentation issues are resolved.
5. A notarized letter from the owner, James Graham, is provided.

Draft minutes from the meeting are attached along with applicant information and associated maps.

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per the McKenna Associates Special Conditions Use letter dated 9.2.16, the proposed use is consistent with the goals, policies and vision of the Master Plan for the area. Additional comments may be found in the attached letter. A recommendation was made for approval of the Special Conditions Use with the conditions identified above.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

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

PROJECT TIME TABLE

N/A

RESOLUTION

Resolved by _____ Seconded by _____

To approve a Special Conditions Use (SCU 16-03) to allow a Medical Marijuana Cultivation Center located at 2660 Sylvia in the M-1 Light Industrial District with conditions noted as recommended by the Planning Commission.

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, September 26, 2016**, in the Inkster City Council Chambers located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Hendricks called the meeting to order at 6:06 p.m.

I. ROLL CALL

Present: Chairman Hendricks, Vice Chairman Garrett, Secretary Chisholm and Commissioners Cain, Nolen and Williams

Absent: Commissioners Davis, Ratliff and Wells

Others in attendance: M. Jeannie Fields, Deputy Director Planning, Building & Econ Dev
Paul Lippens, McKenna Associates
Mike Deem, McKenna Associates
Arynn Downs, Applicant – Greater Cooper Memorial
Kenneth Crutcher, Applicant's Architect/Engineer – Crutcher Studio
John Clark, Applicant – SJ Ink
Councilwoman Kim Howard
Councilman Clarence Oden, Jr.
Councilwoman Sandra Watley

Public in attendance: Concerned Citizen; David Allen (Sketch Design Group); Charles Beaton; Yvette Brock; Joanne Donfried; Lisa Donfried; Kent Hudson; Angela Jackson; James Killian; Larry Motley; and George Williams

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF July 25, 2016

MOVED by Garret, Seconded by Chisholm to adopt the minutes of July 25, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A.** Case #15-05 (SCU)/15-6 (SP) – 4119 John Daly
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements to operate a church and add a modular building in the R1-B One Family Residential District. Arynn Downs, on behalf of Greater Cooper Memorial Church, is the applicant.

MOVED by Nolen, Seconded by Williams to open the public hearing. **MOTION CARRIED unanimously.**

Paul Lippens gave an overview of the case and recommended approval of the special conditions use and site plan with a few revisions.

- Public: There is no information on the agenda. Paul explained the case. More information was requested including hearing from the applicant. Paul elaborated on the special condition use.
- Commissioner: Why consider a Special Condition Use now? Paul: In order to expand the use, it must be a conforming use. Now the church is a legal non-conforming use because it does not have a special conditions use.
- Applicant Aryn Down: The church has been in the city 75 years. A modular home was purchased to place on the property to hold bible study.
- Commissioner: Are modular homes considered a vehicle? If so, Ms. Down should not go thru this process. We need to look into that.
- Commissioner: Is the modular home on the property? Yes.

MOVED by Nolen, Seconded by Chisholm to close the public hearing. **MOTION CARRIED unanimously.**

Paul gave an overview of the site plan with the conditions noted in the letter.

Commissioners:

- Per the Site Plan letter Item # 3, how do we know if the trees the applicant selected will affect gas lines, etc. Paul: The trees may be a problem, but usually they are not. Trees benefit the community.
- The history of various trees was provided. We need to ensure that new trees that are planted are consistent with the existing trees.
- How many parking spaces are required? Paul: The site plan meets the parking requirements.
- Per the Special Conditions Use letter, page 3, Item G, what does this mean? Paul: There are special land use standards for churches. It states that churches should be two acres and this site is not. It is a legal non-conforming use.
- Condition: Look at trees that are already approved and make sure these trees are consistent.

MOVED by Nolen, Seconded by Garrett to recommend approval of the special conditions use with the conditions noted in the letter. **MOTION CARRIED unanimously.**

MOVED by Nolen, Seconded by Williams to recommend approval of the site plan with the conditions noted in the letter to include the following:

Look at the trees that are already approved and make sure the proposed trees are consistent with what was approved previously.

MOTION CARRIED unanimously.

- B. Case #16-03 (SCU)/16-04 (SP) – 2660 Sylvia
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements to allow a Medical Marijuana Cultivation Center in the M-1 Light Industrial District. SJ Ink, LLC is the applicant.

MOVED by Nolen, Seconded by Williams to open the public hearing. **MOTION CARRIED unanimously.**

Paul gave an overview of the case. A new state law was passed that will go into effect in one year. The law was passed two weeks ago. One of the requirements is that businesses must get a state license The City will need to incorporate the state law into the City's

ordinance. He recommends approval of the Special Conditions Use as long as it is consistent with the findings of the Public Hearing.

PUBLIC:

- On moral and political grounds, the resident is against any type of drug sales in the city. Marijuana is a gateway drug. Crime/drug use is up in the city. His dentist on Middlebelt is moving away. Why not put drugs in the surrounding community? He spoke to the deterioration of the schools. He doesn't want to see drugs in the community. He doesn't believe the city will progress if drugs are in the city.
- People don't voice their opinion often times because those who vote don't listen anyway. Is the city making any money off medical marijuana? Commissioner: Property tax and now that the new state law has passed, the city will get 25% of the 3% tax on sales. She is against the use. A lot of other citizens don't want it either, but don't want to speak up.
- Agree with approval of the use. She currently uses it for health purposes. It is a benefit. Asked about the licensing process and how the state and city regulations it. Commissioner: The city does not address home growing licenses, only commercial.
- How is security regulated? Commission: The ordinance speaks to security. It is believed that state enforcement will also be developed. There is no cap on business licensing for growth facilities.
- Reminds him of the lottery. One thing will be promised and another will be provided.
- Is the business going to bring jobs? Limited individuals are permitted in the facility.
- The area looks bad where the building is located on Sylvia.
- Feels that the responsible thing to do is support business and just ensure we do a good job of regulating it. We should operate on logic and not emotion.
- Will this be the last site being reviewed? Commission: No, there is another currently in the process.
- Where are we with security requirements? Commission: It is identified in the ordinance.
- Who did the measurements to determine 300 feet? Paul: The site has to be 300 feet from a residential district not a residential property. The resident wanted to know if he would have to move. He does not care if they grow medical marijuana in the building. The resident does not have to move.
- Applicant, John Clark: He is a long time Inkster resident and owns other businesses in the city. He plans to invest a quarter million to ½ million into the building. He is going to clean up the area, light up the area and make it safe. He owns a dispensary and the growth facility will supply product for the dispensary. There will be 24 hour security on the site with high definition cameras.

MOVED by Nolen, Seconded by Williams to close the public hearing. **MOTION CARRIED unanimously.**

Paul gave an overview of the site plan. He recommended approval with the conditions noted in the letter.

Commission:

- There is a request for a letter from James Graham, the owner. He has passed away. Paul: This is not a condition of the site plan approval. It is noted in the site plan letter.
- Does the applicant need an easement since there is enough parking? Paul: We are looking for proof that three spaces don't encroach upon the alley.
- There is an error on the site plan. There is a dirt road that is not Sylvia. It looks like trucks or etc can go thru. The street name, Southern, is missing also. A picture was provide to the planner to review to ensure accuracy on the site plan.

MOVED by Nolen, Seconded by Chisolm to approve the special conditions use with the conditions noted in the letter. **MOTION CARRIED unanimously**

MOVED by Nolen, Seconded by Williams to approve the site plan with the conditions noted in the letter. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:29 p.m.

MOVED by Nolen, Seconded by Williams to adjourn the Planning Commission meeting held on September 26, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,

Marcus Hendricks, Chairman

Steven Chisholm, Secretary

M. Jeannie Fields, Deputy Director
Planning, Building & Economic Development



PLANNING COMMISSION PETITION
FOR
SPECIAL CONDITIONS / REGULATED LAND USE

Filing Fee SCU / RLU = \$1,450.00 plus \$8 an acre
Required Public Hearing = \$350.00

Case # 16-03 (SLU/RLU)

TO THE INKSTER CITY PLANNING COMMISSION:

Date Filed orig. date 1.12.16

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: 2660 Sylvia

The property is located on the South side of Sylvia Street, Between Trowbridge Street and Princeton Street.

It has frontage of 186 feet, a depth of 176.5 feet, and comprises of 1.47 acres.

Legal Description: See Attached on site plan

Property Owner Cordell Wyatt

Address: 2660 Sylvia

Phone: 734-732-5828

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 Medical Marijuana Cultivation Center

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

John Clark
Printed Name of Petitioner

Date

Managing Member
Title of Petitioner

313-523-8741
Petitioner Telephone Number

734-468-0245
Petitioner Fax Number

JuanBlanco0391@gmail.com
Petitioner E-Mail Address

Company's Name STINK LLC

Company's Address 315 Inkster Road 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 19th day of January 2016

Jennifer A. Robertson
Notary Public, Wayne County, Michigan

My Commission Expires:

JENNIFER A. ROBERTSON
Notary Public - Michigan
Wayne County

My Commission Expires Oct 12, 2021
Acting in the County of Wayne



PLANNING COMMISSION
PETITION FOR
SITE PLAN REVIEW/SUBDIVISION PLAT

Case # 16-04 (SP)

Date Filed original date 1.12.16

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: 2660 Sylvia The property is located on the South side of Sylvia Street, between Trowbridge Street and Truitt Street.
It has frontage of 186 feet, a depth of 116.5 feet, and comprises 1.67 acres.

Legal Description: See Attached or site plan

ZONING - This property is currently zoned M1

Property Owner: Cordell Wyatt

Address: 2660 Sylvia

Phone: 734 732 5038 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.

JC CW
Initial

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE Medical Marijuana Cultivation Center

Clearly describe the proposed project - do not write "refer to plans": Medical Marijuana Cultivation Center

* 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 John Clark

Signature of Petitioner [Signature]

Interest in Property Lease

Firm SWINK INC

Fax 313 468 0245

Address 2660 Sylvia

Phone 313 523 9741

E-Mail Address JuanBlanco02391@gmail.com

Subscribed and sworn to before me this 19th day of January, 2016

JENNIFER A. ROBERTSON

Notary Public - Michigan

Wayne County

My Commission Expires Oct 12, 2021

Acting in the County of Wayne

[Signature]
Notary Public, Wayne County, Michigan

September 2, 2016

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

Subject: 16-03 (SCU#3) 2660 Sylvia Street
Location: 2660 Sylvia Street
Zoning: M-1 Light Industrial
Applicant(s): John Clark (owner: Cordell Wyatt/James Graham)

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 south side of Southern Street, just as it turns to the north as Sylvia Street, and has a total area of 1.47 acres. The site is zoned M-1 (Light Industrial) and is currently occupied by a 9,783 square foot industrial building. The site is currently being used as a truck repair facility. The applicant is proposing to occupy the entire building. The site is in the M-1 (Light Industrial) District.

PERMITTED/RESTRICTED SPECIAL CONDITIONS USES IN M-1 DISTRICT

Medical marijuana cultivation facilities are a Special Conditions Use in the M-1 district. Per your request we have reviewed the Special Conditions Use application dated January 12, 2016. 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 industrial uses which include manufacturing, assembly, warehousing, salvage facilities research/office and similar uses. The proposed cultivation facility is located in an area of industrial uses that are not in proximity to any residential uses. Therefore, the proposed use is consistent with the goals, policies and vision of the Master Plan for this area.

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. *This finding can be made.***
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. This finding can be made with minor revisions to the site plan and additional documentation of easements.** The site plan has minor issues related to property lines and parking which are required to be addressed. Additionally, the proposed use may bring additional economic benefit to the City.
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 proposed use is to be accommodated within an existing building that is served by the City's existing infrastructure. The cultivation facility will likely require additional services in the form of police security and patrolling. *This finding can be made, but additional comments from applicable City Departments should be considered, if any.*
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.** The site is located in an industrial zone and is not located near to any residentially zoned district. To our knowledge, Medical Marijuana related uses have some issues related to odor of the product itself and the site plan notes that odor control will be provided. Additionally, a security plan has been provided. We defer to the Inkster Police Department on review and approval of the Security Plan.
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 proposed use is to be located in a stand-alone building and abuts other industrial uses to the north, east and west. There are additional industrial uses to the south across the railroad tracks. The proposed use is not likely to have an adverse impact on any of the existing uses in the vicinity. This finding can be made, subject to the results of a public hearing.
7. **Will not impose additional service demands upon the City or its anticipated future resources.** The proposed cultivation facility will likely require additional water and sewer services and also additional police and public safety services.
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.** While the proposed use is a commercial operation to grow marijuana to provide for the medical need of patients, the secondary effects of marijuana based uses are well documented. Unfortunately, such uses do attract criminal elements and are an attractive nuisance. For these reasons, the proposed development could possibly be averse to the safety, welfare,

morals, character and comfort of the residents as a whole. We defer to the Inkster Police Department on review and approval of the Security Plan.

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.** This finding can be made with minor revisions to the site plan and additional documentation of easements.

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA CULTIVATION FACILITY (§155.146).

- (A) **300 foot radius of a residentially zoned district, or within a 500 foot radius of any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility.** To our knowledge the proposed use complies with this requirement.
- (B) **Minimum Distance from other similar uses: 500 ft.** To our knowledge the proposed use complies with this requirement.
- (C) **A state registered and local business license is required for all facilities and primary caregivers. If the primary caregiver is not the owner of the premises then consent must be obtained in writing from the property owner to ensure the owner's knowledge of the use.** The name of the owner is differently listed on the application and on the site plan. The site plan states the owner as James Graham. The applicant has submitted copy of his driver's license and is following the City's licensing process. This finding can a notarized letter from the owner, James Graham, is provided.
- (D) **The marijuana will be kept in an enclosed, locked facility that permits access only by a registered primary caregiver or registered qualified patient.** The floor Plan shows the location of a safe room. *This finding can be made.*
- (E) **The facility shall be subject to quarterly inspections to confirm compliance in accordance with applicable laws, including, but not limited to, State Law and City Ordinances.** *This finding can be made.*
- (F) **Hours of operations permitted: M-F: 9:00 AM – 9:00 PM; Sat.: 9:00 AM-6:00 PM; Sunday: 10:00 AM- 6:00 PM.** *This finding can be made.*
- (G) **Drive-through facilities shall be prohibited.** This finding can be made. The plan does not propose any drive-through.
- (H) **Security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall have at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company.** We defer to the Inkster Police Department on review and approval of the Security Plan.

(I) A conspicuous sign(s) shall be posted stating that "No loitering is permitted" on such property.
This finding can be made.

(J) Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. This finding can be made.

RECOMMENDATION

We recommend that Planning Commission hold a public hearing and recommend that City Council approve a Special Conditions Use to operate a Medical Marijuana Cultivation Center at 2660 Sylvia, with the following Conditions:

1. The results of the public hearing are consistent with the findings presented in this letter.
2. Other City Departments comments are adequately addressed, if any.
3. The Chief of Police approves the security plan and system.
4. Minor site plan revisions are addressed and easement documentation issues are resolved.
5. A notarized letter from the owner, James Graham, is provided.

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

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Principal Planner

September 2, 2016

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

Subject: 16-04 (SPR#5) 2660 Sylvia Street

Location: 2660 Sylvia Street

Zoning: M-1 Light Industrial

Applicant(s): John Clark (owner: Cordell Wyatt/James Graham)

Dear Ms. Fields:

8/5/16 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 south side of Southern Street, just as it turns to the north as Sylvia Street, and has a total area of 1.47 acres. The site is zoned M-1 (Light Industrial) and is currently occupied by a 9,783 square foot industrial building. The site is currently being used as a truck repair facility. The applicant is proposing to occupy the entire building.

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	Truck repair facility	M-1, Light Industrial	Industrial
North	Industrial/Trucking	M-1, Light Industrial	Industrial
South	Railroad Tracks	M-1, Light Industrial	Industrial
East	Truck Parking	M-1, Light Industrial	Industrial
West	Industrial Building	M-1, Light Industrial	Industrial

REVIEW COMMENTS

- 1. Zoning and Use (§155.048(C)).** The proposed use is a Medical Marijuana Cultivation Center, which is permitted as a special conditions use subject to compliance with the general conditions listed in Section 155.289 and specific conditions listed in Section 155.146 of the Zoning Ordinance.

The M-1 district requires setbacks as follows: a 60 ft. front yard, no rear yard, and side yards with a minimum of 20 ft. and totaling 40 ft., the only lot size requirement is that dimensions permit parking, and landscaping, 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. Existing building height is 22' and is within the maximum permitted limit of 40 ft.

Seven parcels with Parcel IDs and legal descriptions are noted in the Site Notes (outlined in red below). The owner of the sites is noted as James Graham. The site includes a 25' easement between these parcels and the legal description for the easement is on the plan. The applicant must prove that they have a legal right to encroach on the easement with parking spaces number 1, 2, and 3. Additionally per Exhibit A, parcel # 0019302 is mislabeled #0021302 and dimensionally misrepresented on the plan. Parcel # 0021302 is not drawn on the plan. Additionally, parcels # 0018 and #0019001 appear to be dimensionally misrepresented on the plan. The applicant must resolve these discrepancies on the site plan. Parking spaces 4 to 16 appear to be entirely within these areas.

EXHIBIT A: CITY OF INKSTER TAX MAP EXCERPT:



2. **Architectural Features (§155.072).** The applicant has submitted elevations for the building that shows clearly where the lighting wall packs will be places as well as security camera locations. The building exterior colors are noted to be painted to comply with the standards of §155.072(F).
3. **Landscaping (§155.073).** Pursuant to §155.073, a landscape plan for the site must be provided. The site has a green area along Southern Street frontage with a few shrubs and a note on the plan

states that all overgrown vegetation will be removed or pruned where feasible. The landscape plan proposes the following improvements:

- a. Street trees are required per section §155.073(G). Based on the parcel frontage of 186 feet minus 834 feet of driveway access, 3 street trees are required. 2 red maple trees and 1 flowering dogwood tree are proposed.
 - b. Per Section §155.073(F), the site plan states that an underground irrigation system will be installed for landscaping on the south property and that spigots within 100 feet of all plant material on the north. A landscape maintenance note is provided.
4. **Walls (§155.074).** The Ordinance requires all loading and service areas in M-1 district to be screened from public view by a 6'-8' high wall, as is noted on the site plan. The site has an existing 6' high chain link fence along the west and south property lines which extends to the east and along the north property line and the applicant proposes to put opaque slats in the fence and extend it with a new security gate on the north side of the building. The fence extends around lots 18 to 23 of the Michigan Dearborn Sub.
5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan indicates a 12' x 12' trash enclosure south of parking space #16 with a 6" concrete pad. Details are included on the site plan.
6. **Exterior Lighting (§155.076).** The plan indicates existing wall mounted fixtures on the building facades and 2 new pole mounted fixtures will be installed to the east of the parking area on lot 20/21 and 22 of the Michigan Dearborn Sub. Considering the proposed use, lighting is a very important component in reviewing the safety of the site. A note indicates that lighting will not exceed 0.3 foot-candles along any lot line. Fixtures will be downward directed and shielded.
7. **Off-Street Parking (§155.077) and Circulation.** The requirement for cultivation facilities would be considered to be similar to a wholesale establishment, which is 5 + 1 per employee in the largest working shift or 1 per 2,000 s. f., whichever is greater; however, the site plan calculation uses manufacturing standard of 1 per 700 s. f. Using the manufacturing standard, for 9,783 s. f. 14 spaces are required. Using the wholesale standard, for 12 employees, 17 spaces are required. The site plan notes the provision of 20 parking spaces, including 2 handicap accessible spaces which, will comply with this requirement up to a maximum of 15 employees. The proposed parking plan meets the ordinance requirements. The following items regarding parking must be addressed:
- a. The parking spaces are located on the east side of the building and encroach into the "25 ft. easement." Proof of an access easement is required.
 - b. The area where the parking is striped has existing pavement (asphalt) in a state of disrepair. A site note indicates that overgrown vegetation will be removed. Per Section 155.077(c)(9), the site plan shows that all parking areas, newly created and existing will be striped and curbed per Ordinance requirements.
 - c. To ensure adequate pedestrian access public sidewalk is required to the site extents per section 155.082 (C)(4). A public sidewalk is proposed on Southern extending north along Sylvia Street to the property extents.

- d. The parking calculation on the left side of the site plan reads 25 spaces. This note should be updated to read 20 spaces.
8. **Off-Street Loading and Unloading (\$155.079).** Buildings between 2001 - 20,001 sq. ft. in the M-1 district, are required to provide 1 off-street loading space measuring 10' x 70' and can be reduced in length to 35' upon recommendation of the City Planner. A 10' by 35' loading space is proposed on the southeast corner of the building.
9. **Drainage, soil control, sedimentation, utilities.** We understand that no changes to the existing drainage or utilities are proposed and we defer City Engineer regarding the need to require more details or a substantial review of these requirements.
10. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

We recommend that Planning Commission approve the site plan with the following revisions to be addressed on a signed and dated site plan to be approved administratively.

1. Provide proof of access to easement for parking spaces 1-3 and resolve minor discrepancies in parcel lines.
2. Revise the parking note from 25 spaces to 20 spaces.
3. Concerns and comments of all other City Departments, if any, have been addressed.

If you have any questions about our letter or the site plan, 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

August 30, 2016

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

Attn: Jerome Bivins, Department of Public Services Deputy Director

Regarding: 16-04 (SP)/16-03 (SLU)
2660 Sylvia Avenue
Medical Marijuana Grow Facility
Site Plan Conditional Approval

Dear Mr. Bivins:

Alfred Benesch & Company, (Benesch) has completed a review of the revised plans dated December 2, 2015 with the latest revision date of August 8, 2016 for the above referenced project and recommends acceptance and approval.

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

Sincerely,

Alfred Benesch & Company

A handwritten signature in cursive script that reads "Carrie Loya-Smalley".

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Jeannie Fields, Community Development Manager
Eric Tucker, P.E., Project Manager
File: 8-140008



INKSTER POLICE DEPARTMENT
Inter-Office Memorandum
OFFICE OF THE CHIEF

February 18, 2016

To: Ms. Jeannie Fields, Planning coordinator

Date: February 18, 2016

Subject: Review of Special Conditions Use

In regards to SJINK, 2660 Sylvia Street, I have no issue at this point. Make sure there is 24 hours a day personal security and proper lighting on the property.

A handwritten signature in black ink, appearing to read "William T. Riley, III", with a long horizontal line extending to the right.

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

Jeannie Fields

From: John D. Adams <JAdams@ww-fa.com>
Sent: Thursday, February 18, 2016 8:16 AM
To: Jeannie Fields
Subject: RE: Revised Site Plan Review - 2660 Sylvia

I have no issues with the site plan

Yours in Life Safety,

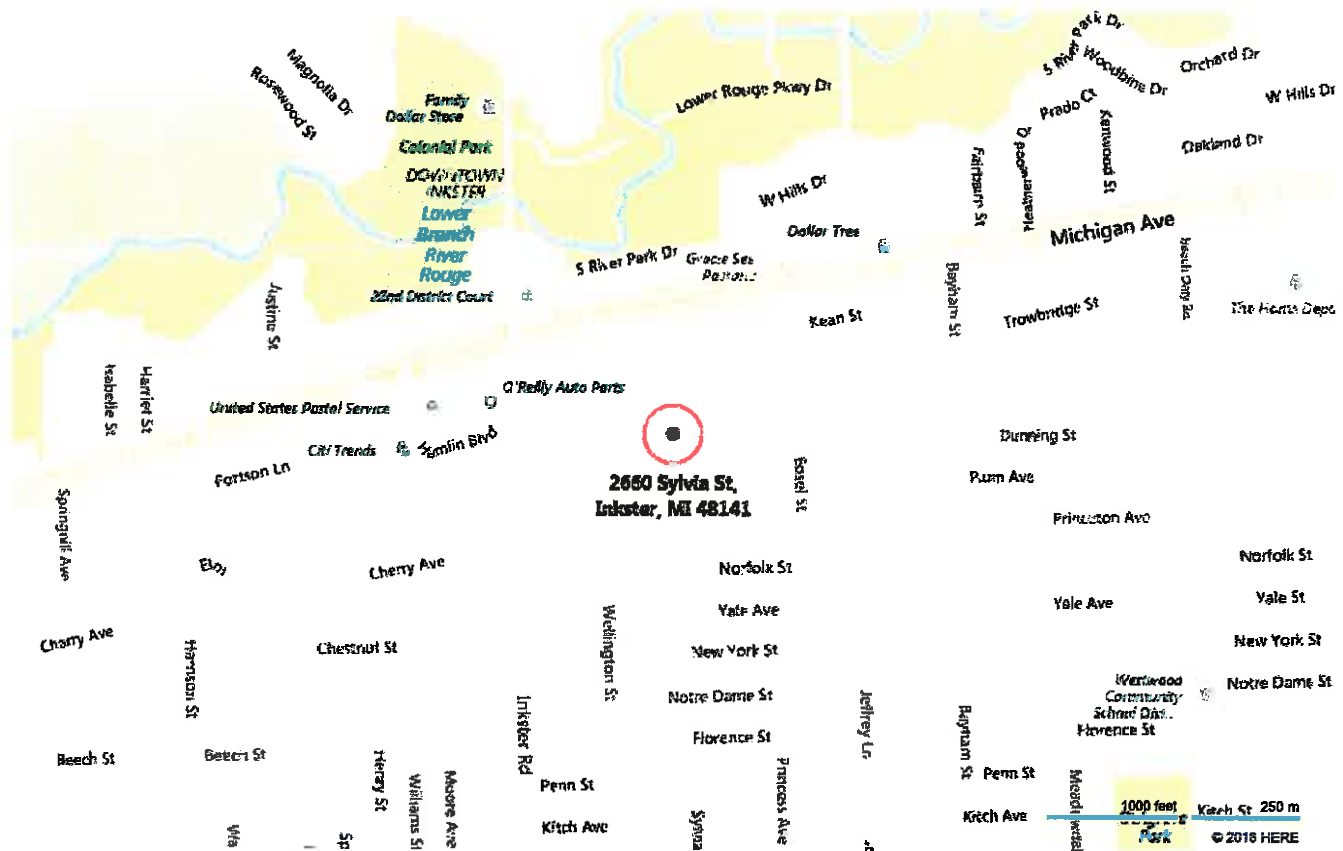
John D. Adams

John D. Adams
Fire Chief
City of Inkster

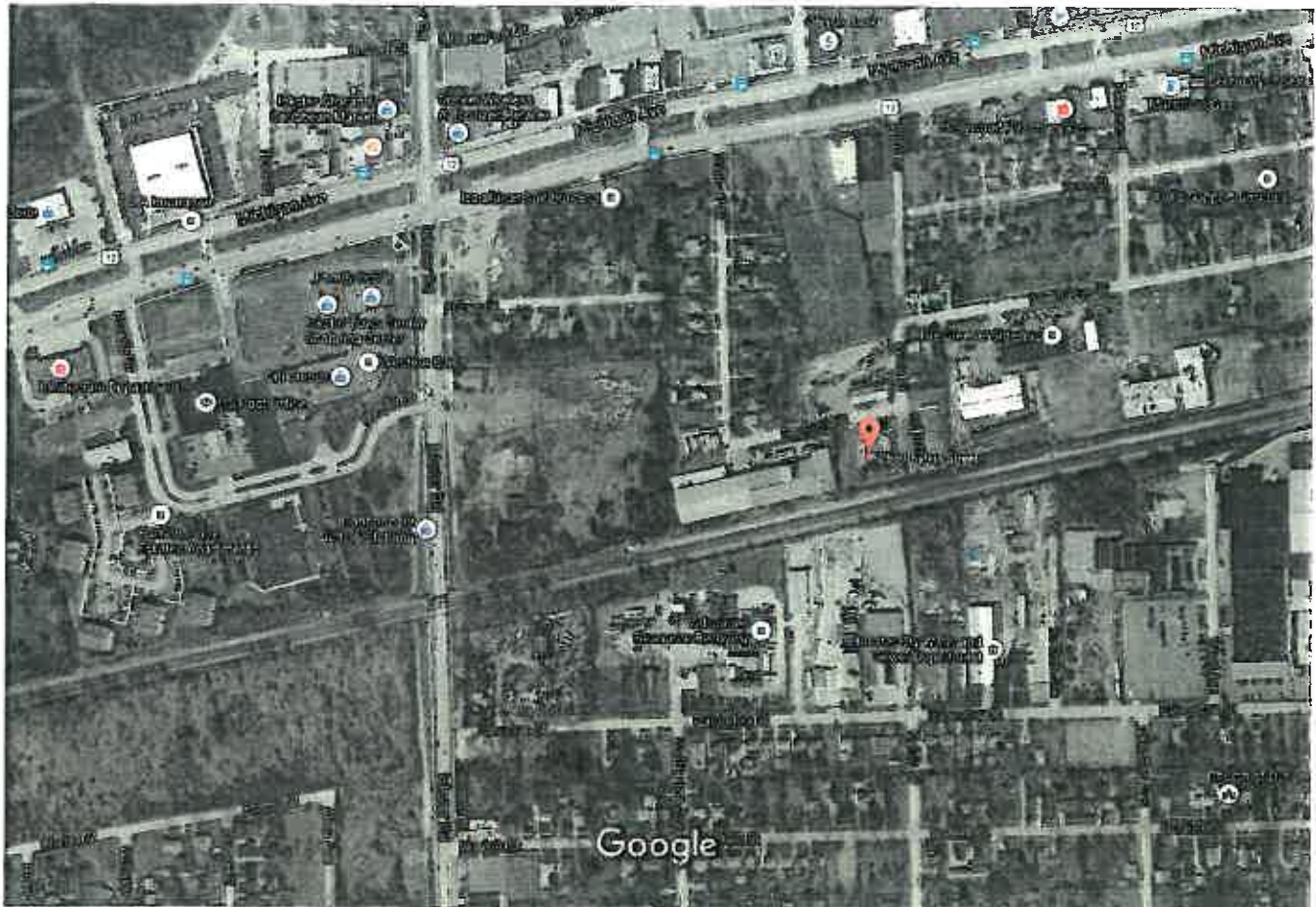
 bing map:

2660 Sylvia St, Inkster, MI 48141

Type your notes here.



Google Maps 2660 Sylvia St



Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 200 ft



2660 Sylvia St
Inkster, MI 48141

200 D 25-11A

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

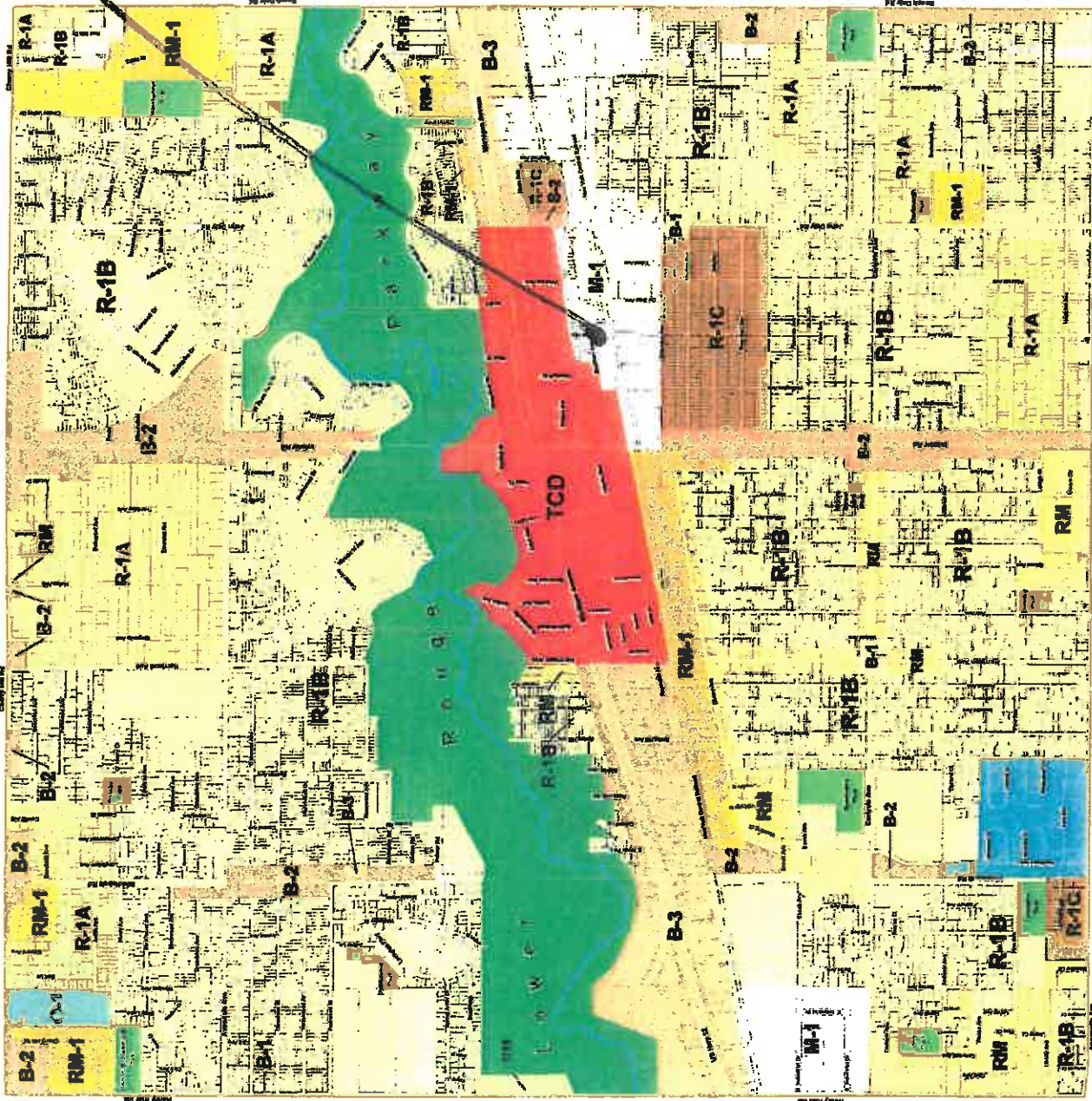
THIS MAP IS A PRELIMINARY DRAFT. IT IS NOT A FINAL MAP. IT IS NOT TO BE USED FOR ANY PURPOSES WITHOUT THE APPROVAL OF THE CITY OF INKSTER.



0 200 400 Feet

CITY OF INKSTER
INKSTER, MICHIGAN

WADE TRIM
2545 10TH AVE
INKSTER, MI 48140



REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

Date: Sept 27, 2016

From: M. Jeannie Fields, Deputy Director
Planning, Building & Econ Development

Date for Council Consideration: Oct 3, 2016

ACTION REQUESTED: Consider approval of a Special Conditions Use (SCU 15-05) to allow a church to operate in an R-1B (One Family Residential District) and add a modular building on the site with the conditions noted per the recommendation of the Planning Commission. Aryn Down is the applicant on behalf of Greater Cooper Memorial Church.

Current Action X Emergency Future

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

Treasurer's Approval *Darin Carrington*

BACKGROUND INFORMATION

On Monday, September 26, 2016, the Inkster Planning Commission conducted a public hearing as a requirement for a Special Conditions Use for the consideration of allowing a church to operate in an R-1B (One Family Residential District) and add a modular building on the site. The applicant is Aryn Down on behalf of Greater Cooper Memorial Church.

The Planning Commission reviewed the Special Conditions Use along with the accompanying Site Plan. The Special Conditions Use request was recommended for approval with the following conditions:

1. The review of all City Departments and comments made at the public hearing are consistent with the findings presented in the Special Conditions Use planning letter.
2. A few outstanding site design items on the site plan review letter are adequately addressed.

Draft minutes from the meeting are attached along with applicant information and associated maps.

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per the McKenna Associates Special Conditions Use letter dated 8.19.16, churches are consistent with residential uses. The Church is an existing use and adds to the community by servicing the needs of its congregation.

PROJECT OR IMPROVEMENT TASKS

Improve and promote the image of Inkster.

COSTS

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

PROJECT TIME TABLE

N/A

RESOLUTION

Resolved by _____ Seconded by _____

To approve a Special Conditions Use (SCU 15-05) to allow a church to operate in an R-1B (One Family Residential District) and add a modular building on the site with the conditions noted per the recommendation of the Planning Commission.

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, September 26, 2016**, in the Inkster City Council Chambers located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Hendricks called the meeting to order at 6:06 p.m.

I. ROLL CALL

Present: Chairman Hendricks, Vice Chairman Garrett, Secretary Chisholm and Commissioners Cain, Nolen and Williams

Absent: Commissioners Davis, Ratliff and Wells

Others in attendance: M. Jeannie Fields, Deputy Director Planning, Building & Econ Dev
Paul Lippens, McKenna Associates
Mike Deem, McKenna Associates
Arynn Downs, Applicant – Greater Cooper Memorial
Kenneth Crutcher, Applicant's Architect/Engineer – Crutcher Studio
John Clark, Applicant – SJ Ink
Councilwoman Kim Howard
Councilman Clarence Oden, Jr.
Councilwoman Sandra Watley

Public in attendance: Concerned Citizen; David Allen (Sketch Design Group); Charles Beaton; Yvette Brock; Joanne Donfried; Lisa Donfried; Kent Hudson; Angela Jackson; James Killian; Larry Motley; and George Williams

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF July 25, 2016

MOVED by Garret, Seconded by Chisholm to adopt the minutes of July 25, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case #15-05 (SCU)/15-6 (SP) – 4119 John Daly**
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements to operate a church and add a modular building in the R1-B One Family Residential District. Arynn Downs, on behalf of Greater Cooper Memorial Church, is the applicant.

MOVED by Nolen, Seconded by Williams to open the public hearing. **MOTION CARRIED unanimously.**

Paul Lippens gave an overview of the case and recommended approval of the special conditions use and site plan with a few revisions.

- Public: There is no information on the agenda. Paul explained the case. More information was requested including hearing from the applicant. Paul elaborated on the special condition use.
- Commissioner: Why consider a Special Condition Use now? Paul: In order to expand the use, it must be a conforming use. Now the church is a legal non-conforming use because it does not have a special conditions use.
- Applicant Aryn Down: The church has been in the city 75 years. A modular home was purchased to place on the property to hold bible study.
- Commissioner: Are modular homes considered a vehicle? If so, Ms. Down should not go thru this process. We need to look into that.
- Commissioner: Is the modular home on the property? Yes.

MOVED by Nolen, Seconded by Chisholm to close the public hearing. **MOTION CARRIED unanimously.**

Paul gave an overview of the site plan with the conditions noted in the letter.

Commissioners:

- Per the Site Plan letter Item # 3, how do we know if the trees the applicant selected will affect gas lines, etc. Paul: The trees may be a problem, but usually they are not. Trees benefit the community.
- The history of various trees was provided. We need to ensure that new trees that are planted are consistent with the existing trees.
- How many parking spaces are required? Paul: The site plan meets the parking requirements.
- Per the Special Conditions Use letter, page 3, Item G, what does this mean? Paul: There are special land use standards for churches. It states that churches should be two acres and this site is not. It is a legal non-conforming use.
- Condition: Look at trees that are already approved and make sure these trees are consistent.

MOVED by Nolen, Seconded by Garrett to recommend approval of the special conditions use with the conditions noted in the letter. **MOTION CARRIED unanimously.**

MOVED by Nolen, Seconded by Williams to recommend approval of the site plan with the conditions noted in the letter to include the following:

Look at the trees that are already approved and make sure the proposed trees are consistent with what was approved previously.

MOTION CARRIED unanimously.

- B. Case #16-03 (SCU)/16-04 (SP) – 2660 Sylvia
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements to allow a Medical Marijuana Cultivation Center in the M-1 Light Industrial District. SJ Ink, LLC is the applicant.

MOVED by Nolen, Seconded by Williams to open the public hearing. **MOTION CARRIED unanimously.**

Paul gave an overview of the case. A new state law was passed that will go into effect in one year. The law was passed two weeks ago. One of the requirements is that businesses must get a state license The City will need to incorporate the state law into the City's

ordinance. He recommends approval of the Special Conditions Use as long as it is consistent with the findings of the Public Hearing.

PUBLIC:

- On moral and political grounds, the resident is against any type of drug sales in the city. Marijuana is a gateway drug. Crime/drug use is up in the city. His dentist on Middlebelt is moving away. Why not put drugs in the surrounding community? He spoke to the deterioration of the schools. He doesn't want to see drugs in the community. He doesn't believe the city will progress if drugs are in the city.
- People don't voice their opinion often times because those who vote don't listen anyway. Is the city making any money off medical marijuana? Commissioner: Property tax and now that the new state law has passed, the city will get 25% of the 3% tax on sales. She is against the use. A lot of other citizens don't want it either, but don't want to speak up.
- Agree with approval of the use. She currently uses it for health purposes. It is a benefit. Asked about the licensing process and how the state and city regulations it. Commissioner: The city does not address home growing licenses, only commercial.
- How is security regulated? Commission: The ordinance speaks to security. It is believed that state enforcement will also be developed. There is no cap on business licensing for growth facilities.
- Reminds him of the lottery. One thing will be promised and another will be provided.
- Is the business going to bring jobs? Limited individuals are permitted in the facility.
- The area looks bad where the building is located on Sylvia.
- Feels that the responsible thing to do is support business and just ensure we do a good job of regulating it. We should operate on logic and not emotion.
- Will this be the last site being reviewed? Commission: No, there is another currently in the process.
- Where are we with security requirements? Commission: It is identified in the ordinance.
- Who did the measurements to determine 300 feet? Paul: The site has to be 300 feet from a residential district not a residential property. The resident wanted to know if he would have to move. He does not care if they grow medical marijuana in the building. The resident does not have to move.
- Applicant, John Clark: He is a long time Inkster resident and owns other businesses in the city. He plans to invest a quarter million to ½ million into the building. He is going to clean up the area, light up the area and make it safe. He owns a dispensary and the growth facility will supply product for the dispensary. There will be 24 hour security on the site with high definition cameras.

MOVED by Nolen, Seconded by Williams to close the public hearing. **MOTION CARRIED unanimously.**

Paul gave an overview of the site plan. He recommended approval with the conditions noted in the letter.

Commission:

- There is a request for a letter from James Graham, the owner. He has passed away. Paul: This is not a condition of the site plan approval. It is noted in the site plan letter.
- Does the applicant need an easement since there is enough parking? Paul: We are looking for proof that three spaces don't encroach upon the alley.
- There is an error on the site plan. There is a dirt road that is not Sylvia. It looks like trucks or etc can go thru. The street name, Southern, is missing also. A picture was provide to the planner to review to ensure accuracy on the site plan.

MOVED by Nolen, Seconded by Chisolm to approve the special conditions use with the conditions noted in the letter. **MOTION CARRIED unanimously**

MOVED by Nolen, Seconded by Williams to approve the site plan with the conditions noted in the letter. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:29 p.m.

MOVED by Nolen, Seconded by Williams to adjourn the Planning Commission meeting held on September 26, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,

Marcus Hendricks, Chairman

Steven Chisholm, Secretary

M. Jeannie Fields, Deputy Director
Planning, Building & Economic Development



PLANNING COMMISSION PETITION
FOR
SPECIAL LAND / REGULATED LAND USE

Filing Fee SCU / RLU = ~~\$850.00~~ ^{\$}1450 + \$6⁰⁰ ACRES ; 350⁰⁰ PUBLIC HEARING

Case # 15-05 (SLU/RLU)

TO THE INKSTER CITY PLANNING COMMISSION:

Date Filed 3-30-15

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: 4119 John Daly, Ink, MI 48141

The property is located on the _____ side of John Daly Street, Between Stanford Street and Colgate Street.

It has frontage of 270 feet, a depth of 173 feet, and comprises of 1.07 acres.

Legal Description: SEE DEED

Property Owner GREATER COOPER MEMORIAL CHURCH

Address: 4119 John Daly Inkster, MI 48141

Phone: (313) 274-1466

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 Portable Classroom to be place on land behind church

- 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.

Aryn Downs
Signature of Petitioner

Aryn Downs
Printed Name of Petitioner

8/25/14
Date

Church board member
Title of Petitioner

(313) 289-9548

Petitioner Telephone Number

Petitioner Fax Number

Arynn.downs@yahoo.com

Petitioner E-Mail Address

Company's Name GREATER COOPER MEMORIAL CHURCH

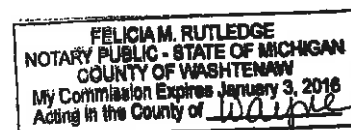
Company's Address 4119 John Daly, Ink, MI 48141

- 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 26th day of March 2015

My Commission Expires: January 3, 2016

Felicia M. Rutledge
Notary Public, Wayne County, Michigan



City of Inkster
26215 Trowbridge
Inkster, Michigan 48141



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

PLANNING COMMISSION
PETITION FOR
SITE PLAN REVIEW/SUBDIVISION PLAT

Case # 15-06 (SP)

Date Filed 3.30.15

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: 4119 John Daly The property is located on the _____ side of
Colgate Street, between Shanford Street and Colgate Street.
It has frontage of 159 feet, a depth of 173 feet, and comprises 1.07 acres.
Legal Description: SEE DEED

ZONING - This property is currently zoned _____.

Property Owner: Greater Cooper Memorial Church
Address: 4119 John Daly Ink, MI 48141 Phone: (313) 274-1466 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.
AD
initial

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE Portable classroom to be placed on land behind church

Clearly describe the proposed project - do not write "refer to plans": Classroom to be used to
conduct classes and meetings

* 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..... \$440. 1750
Commercial - an acre or more..... \$450 + \$40 per acre 1800 plus 50 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, 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: Arynn Downs
Signature of Petitioner: [Signature]
Interest in Property: church board member
Firm: _____ Address: _____ Phone: (313) 289-9548
Fax: _____ E-Mail Address: Aryndowns@yahoo.com

Subscribed and sworn to before me this 26th day of March, 2015

My Commission Expires: January 3, 2016

Felicia M. Rutledge
FELICIA M. RUTLEDGE, Wayne County, Michigan
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WASHTENAW
My Commission Expires January 3, 2016
Acting in the Count [Signature]
P44

August 19, 2016

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

Subject: Greater Cooper Memorial Church – Modular Building Addition (SCU #2)
Location: 4119 John Daly Road
Zoning: R-1B, One Family Residential
Applicant(s): Aryn Down, on behalf of Greater Cooper Memorial Church

Dear Ms. Fields:

At your request, we have reviewed the above-referenced application for a special conditions use to operate a church and add a modular building 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.** This standard has been met. The plan has been revised to include information regarding public sidewalks, landscaping, screening, dumpster, lighting etc., in compliance with ordinance standards to make the site more harmonious with the surrounding uses.
 - 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.** This standard has been met. The site plan has been revised to include all of the information required by the Zoning Code, and the proposed changes will be a visual, physical, and economic improvement to the site.
 - 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. This standard has been met. The revised plan at this time addresses issues related to landscaping, parking, walls, and waste disposal in compliance with the Zoning Code.

- 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 west, 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. The addition of the required masonry screen wall along the east property line mitigates any potential adverse impacts and screen the single family uses from the parking area on the site.**
 - 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. If site modifications are proposed to comply with the Zoning Ordinance, the site should enhance the City and not 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. As previously stated, the site plan must be revised to meet the requirements of the Zoning Code.**
- 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 proposed modular structure is 15'4" in height which is well within the maximum height limit permissible by the ordinance for the district.**
 - 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. This standard is met. The revised plan proposes a precast concrete panel wall along the east property line as required.**
 - 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 John Daly, which has 86 ft. of right-of-way. This standard is met.

- 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. Colgate and Stanford have 66 ft. of right-of-way, although there is vehicle access from these streets, existing or proposed.
- 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 not met; however, we find this to be an existing non-conformity that is not worsened by the proposal.
- 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. Parking is immediately adjacent to the lot line on the front of the property (west). We find this to be an existing non-conformity. Although the applicant is expanding on-site parking, the proposed design utilizes the existing layout to provide for a two-way circulation pattern through the site.
- 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. This standard has been met. The revised plan indicates street trees along the site's street frontages and also a proposed masonry wall along the east side of the site.
- 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 Greater Cooper 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. Few outstanding site design items on the site plan review letter are adequately addressed.

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

September 13, 2016

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

Subject: 15-06 Greater Cooper Memorial Church –Building Addition, SPR #3
Location: 4119 John Daly Road
Zoning: R-1B, One Family Residential
Applicant(s): Aryn Down, on behalf of Greater Cooper Memorial Church

Dear Ms. Fields:

At your request, we have reviewed the above-referenced application dated 3/30/2015 and revised site plan dated 7/22/16 for the proposed modular classroom at the Greater Cooper Memorial Church, and offer the following comments for your consideration.

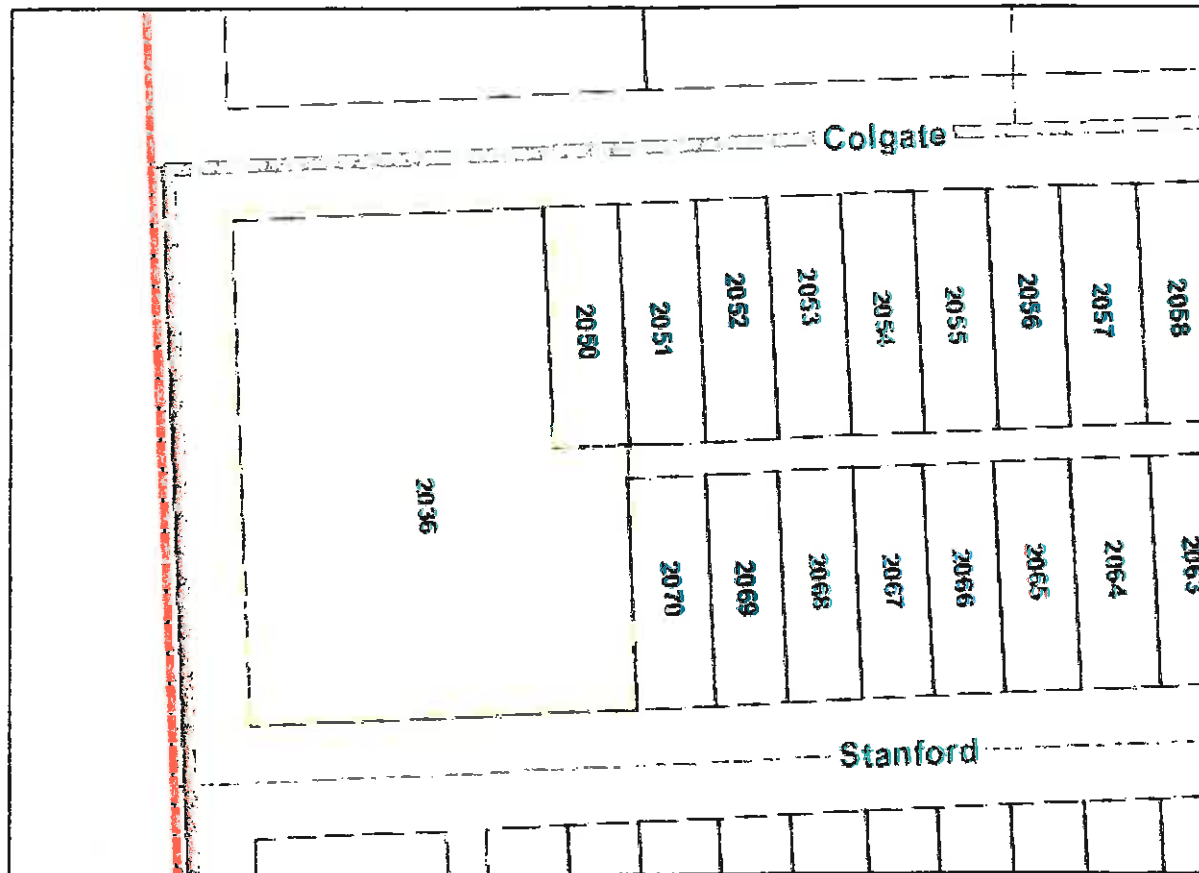
DESCRIPTION OF THE SITE

The Greater Cooper Church is located at 4119 John Daly Street on three parcels totaling approximately 1.07 acres at the corner of John Daly and Colgate Avenue (full legal description on site plan). The site contains an existing building, a parking area, and some landscaping. There is a chain link fence on the east side of the site and connecting to the southeastern corner of the church. Two alleys go through the site have been vacated by the City, as is indicated by the tax map (next page). The site is outlined in yellow in the diagram to the right.



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	Multi-Family Residences	RM-1 Multiple Family Residential	Medium Density Residential
South	Residences	R1-B, One Family Residential	Low Density Residential
East	Residences	R1-B, One Family Residential	Low Density Residential
West	Residences	R1-B, One Family Residential	Low Density Residential



Tax map shows site outlined in yellow.

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. During original meetings with the applicant the modular addition was presented as a school addition. However, in a recent email communication the applicant has stated that the use of the building is for bible study and fellowship, and NOT a school. The parking calculations are also based on the addition being an extension of the church use only. The applicant should be aware that the building cannot be used as a Sunday school or similar school use without approval or provision of any additional parking that may be required. 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 is non-conforming to the front yard setback requirement for Churches, however, this existing non-conformity will not be expanded. The proposed location for the modular building has been shifted from the northeast corner of the site, to the south side of the Church building which would require the elimination of 2 parking spaces and an existing concrete pad area. The plan also proposes the creation of new paved parking spaces on the south side of the new addition, extending till Samford Avenue. The proposed location for the school meets the setback requirements in the R1-B District for accessory buildings. The use is subject to special conditions approval and the review standards for churches (§155.155).

2. **Architectural Features (§155.072).** The proposed addition is a modular building, which is required to meet the requirements of the City's building code and the architectural standards of the zoning code. The applicant has submitted elevation to indicate that the structure will be constructed of vertical wood siding with wood fascia and an asphalt shingle roof. The building has a door each on the east and west sides and series of windows on the west façade. The building is to be placed on a concrete foundation wall with insulation. The proposed colors must be noted and must be harmonious with the exterior color standards of §155.072(F). The proposed structure will be 864 s. f.
3. **Landscaping (§155.073).** There are three existing trees along John Daly and one existing tree in the rear yard. Street trees are required per section §155.073(G) at a rate of 1 tree per 40 ft. of frontage. Based on the lot dimensions of 270 ft. on John Daly (with three existing street trees), 173 ft. on Colgate (without street trees), and 213 ft. on Stanford (with 1 existing tree credited in the rear yard). 4 additional trees are required on John Daly, 4 trees are required on Colgate, and 4 additional trees are on Stanford. The revised plan proposes the addition of 4 new trees on each of the three street frontages. The proposed trees comprise of 3 different species and meet the minimum size requirements established by the ordinance. One of the proposed trees *Zelkova Serrata* is a non-native species typically found in Japan and Korea. The tree is not recommended for cold climate and is an unusual choice. We recommend that the tree species be substituted with a different species such as a Linden. Per Section §155.073(F), the site plan must state that an underground irrigation system will be installed or show that water outlets will be provided within 100 feet of all plant material. The site plan indicates in ground hose bib along each street frontage within 100' radius of plantings.
4. **Walls (§155.074).** The revised plan shifts the parking lot away from the east property line that it was previously abutting. The property to the east is zoned R-1B single family residential district and a 4.5 to 6 ft. high wall is required along this lot line. The wall is required to be durable, weather-resistant, rustproof, and easily maintained. The plan proposes a 6' high precast concrete panel wall along the east property line, which is acceptable. Typical wall details must be noted with concrete wall color.
5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** Outdoor waste storage must be designated on the site plan. The revised site plan notes the provision of a 'screened dumpster' on the east side of the parking area. The enclosure is to be constructed of masonry block and provided with chain link gates with privacy slats. Typical details have been noted.
6. **Exterior Lighting (§155.076).** The site plan notes the installation of a wall mounted fixture on the new addition and a new 30' high dual-head light pole in the middle of the parking lot. 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. The photometrics shown on the plan do not extend up to the property lines but only indicate adequate illumination for the parking area. We recommend that the plans confirm that illumination will be in compliance with ordinance stands, especially along the east property line. Typical fixture details must be provided with our recommendation for a shoebox style fixture with concealed light source that is downward directed.
7. **Off-Street Parking (§155.077) and Circulation.** The parking requirement for churches is 1 space for every three seats or six ft. of pew space. Based on the extension of the church use in the new building, required parking for the site is 38 spaces including 2 handicap accessible spaces. The revised plan indicates 39 parking spaces, including 2 handicap accessible spaces, one of which is van-

accessible. Parking calculations have been noted. The site has two (2) existing vacated alleys on it, which are labeled. The proposed spaces and drive aisles meet ordinance standards.

The site lacks a connecting sidewalk on John Daly Road, Colgate Avenue, and Stanford Avenue. The revised plan indicates a 5' wide public sidewalk along all 3 frontages providing a connection from the surrounding neighborhoods to the church. The site plan labels the sidewalk as 'existing'; however most of it is new sidewalk and the label must be corrected. The relocation of the modular unit places it next to the existing sidewalk and ramp on the south side of the main church building.

8. **Accessible Parking for Physically Disabled Persons (\$155.078).** The site includes two (2) spaces reserved for persons with disabilities, one of which is van accessible. Proposed spaces meet ADA dimensional and signing/marketing requirements.
9. **Site Plan Review Requirements (\$155.286(E)).** The revised plan submitted at this time has been signed and sealed by a licensed architect and most of the outstanding issues have been addressed. However, based on the truck turning diagram provided, it still appears that access to the loading space on the south side of the church will require the truck to reverse onto John Daly to exit the site. We do not anticipate the site receiving frequent truck deliveries; however, if the truck movements on the site become a source of nuisance, the applicant may be asked at a future date to relocate the space elsewhere on site.
10. **Drainage, soil control, sedimentation, utilities.** We recommend a review of this site by the City Engineer. We defer City Engineer regarding the need to require more details or a substantial review of these requirements. We understand that storm water detention may be required.
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 Greater Cooper Church located at 4119 John Daly Road, subject to the following conditions/revisions to be approved administratively:

1. Comments and approvals from the City Engineer and other reviewers, if any. If stormwater detention is required, administrative approval is recommended unless other site revisions result.
2. Proposed colors for the modular addition are consistent with Section 155.072(F) and Notation of neutral or natural concrete wall color.
3. Replacement of *Zelkova Serrata* tree with an alternative native tree species and labeling of new sidewalk areas as 'proposed'.
4. Lighting fixture details must be approved prior to installation and illumination at property line must comply with ordinance.
5. A special conditions use is approved.

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Principal Planner



Alfred Benesch & Company
615 Griswold, Suite 600
Detroit, MI 48226
www.benesch.com
P 313-963-0612
F 313-963-2156

September 7, 2016

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

Attn: Jerome Bivins, Department of Public Services Deputy Director

Regarding: 15-06 (SP)/15-05(SCU/RLU)
4119 John Daly – Church Classroom
Site Plan 4th Review

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the revised plans dated July 22, 2016 for the above referenced project. Comments for the applicant are summarized below:

1. Show the 6-inch diameter water main in Stanford Avenue.
2. Show the fire hydrants on Colgate Avenue, John Daly Road, and Stanford Avenue.
3. Clearly show on the plans the existing pavement areas and the proposed pavement areas. Provide a typical pavement cross section for the proposed pervious pavement and proposed impervious pavement areas.
4. The City of Inkster defers to Wayne County for the review and approval of storm water detention and retention facilities. The applicant shall obtain a written waiver from Wayne County stating a detention facility is not required. If a detention basin is required, the location of the proposed basin, outlet and overflow shall be shown on the plans per the City of Inkster standards. See City of Inkster Site Plan Approval Guidelines, page 10, item 40.

The applicant may contact Wayne County DPS Permit Office at 734-595-6504 to coordinate a plan review. See the following website for additional information: http://www.waynecounty.com/dps/construction_permits.htm.

5. Provide a maintenance schedule for the pervious pavement on the plans.
6. Provide signs for the areas where pervious pavement exists indicating the limited use of deicing products and the maintenance of the pervious pavement. Show a detail of the sign, including the wording, and show the locations of the signs on the plans.
7. Show how the runoff from the impervious pavement is conveyed including any on site catch basins in the parking lot with storm drain pipelines and how those pipelines are connected to the existing public combined sewer system.

Mr. Jerome Bivins, Department of Public Services Deputy Director
September 7, 2016
Page | 2 of 2



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

Sincerely,

Alfred Benesch & Company

A handwritten signature in cursive script that reads "Carrie Loya-Smalley".

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Jeannie Fields, City of Inkster Community Development Manager
Eric Tucker, P.E., Project Manager
File: 8-140008

INKSTER FIRE DEPARTMENT

Memorandum

To: M. Jeannie Fields, Community Development Manager

From: John Adams, Fire Chief

Date: May 6, 2015

Re: 4119 John Daly

Ms. Fields,

Thank you we have received the plans and we have reviewed them.

The Fire Department has no objections to the site plan as presented.

Thank you.

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



INKSTER POLICE DEPARTMENT
Inter-Office Memorandum
Chief's Office

To: M. Jeannie Fields, Community Development Manager Date: 5/5/15

From: Dr. Joseph E. Thomas, Jr., Chief of Police

Re: **Preliminary Site Review:**
4119 John Daly
Addition of a Portable Classroom

I have reviewed the above listed preliminary site plan. 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 "Dr. Thomas", written over a horizontal line.

DR. JOSEPH E. THOMAS, JR.
Chief of Police

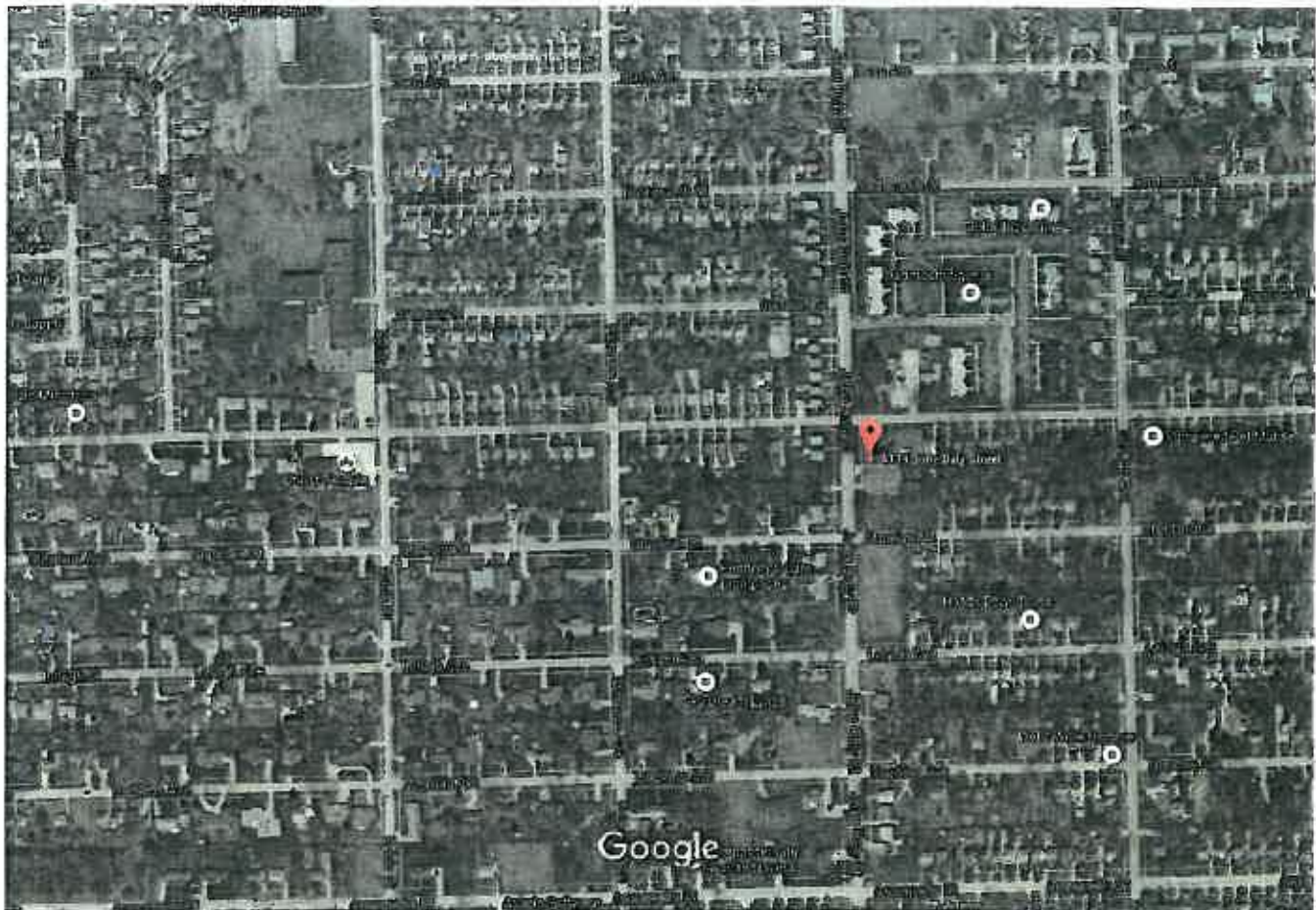
Google Maps 4119 John Daly St



4119 John Daly St

Inkster, MI 48141

Google Maps 4119 John Daly St



Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 200 ft

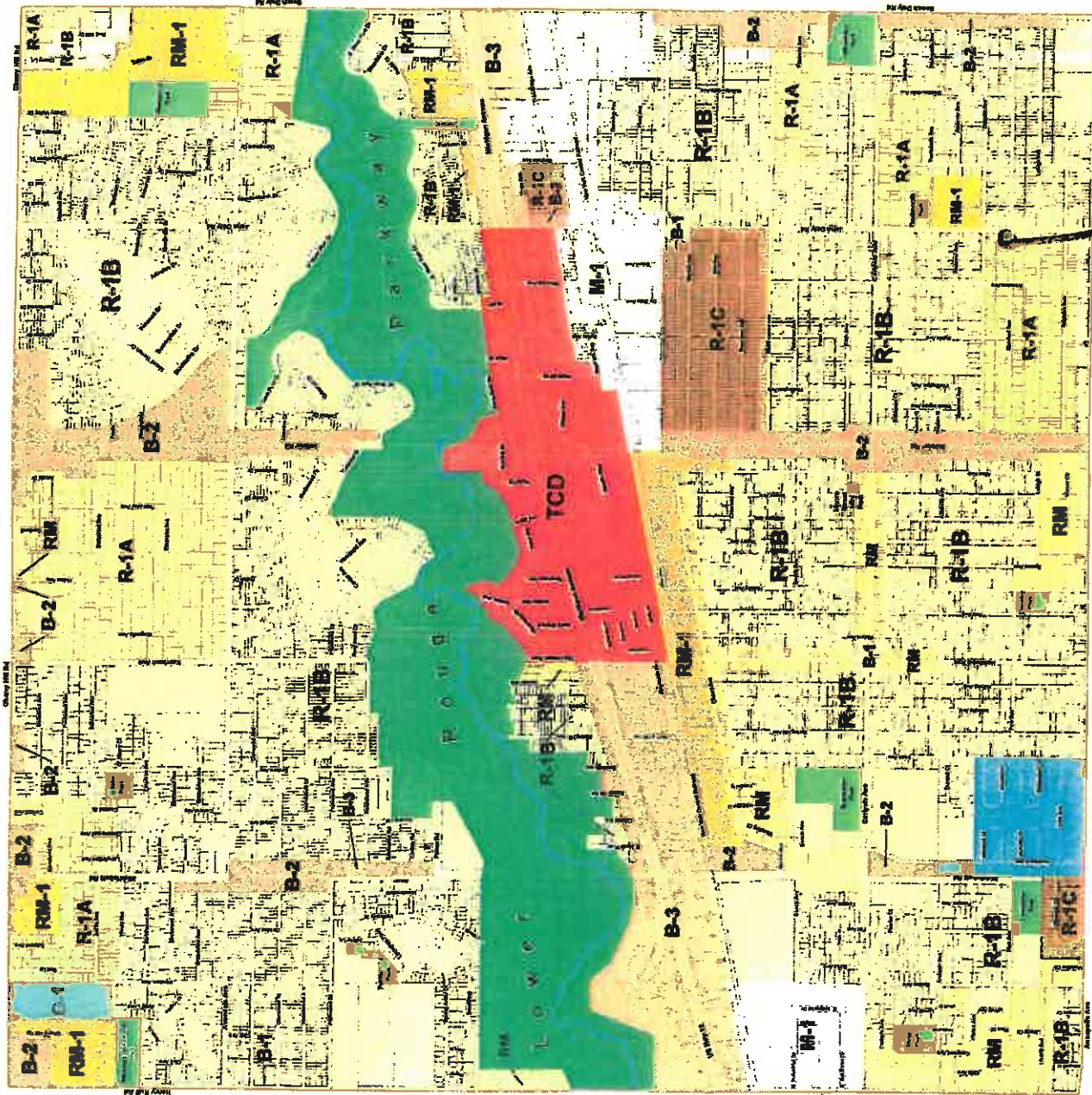


4119 John Daly St

Inkster, MI 48141

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

MAP PREPARED BY THE CITY OF INKSTER, MICHIGAN
ON BEHALF OF THE CITY OF INKSTER, MICHIGAN
DATE: 10/1/2010



1" = 200'

CITY OF INKSTER
INKSTER, MICHIGAN

WADE TRIM
20447 Green Road, Inkster, MI 48140
734-427-9900

4119 John Daly

REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

Date: September 28, 2016

From: Felicia Rutledge, City Clerk

Date for Council Consideration: October 3, 2016

ACTION REQUESTED: Consider approving the request for street closures of Corona & Crescent Dr. between Inkster and Michigan Ave. on October 8, 2016 for a Neighborhood Meet and Greet.

Current Action ☒ Emergency ☐ Future ☐

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

Treasurer's Approval ☐ N/A ☐

BACKGROUND INFORMATION

The request is to seek permission to close Corona & Crescent Dr. between Inkster and Michigan Ave. for a neighborhood meet and greet. A signed petition by neighbors has been included. All appropriate sign offs from the city have been obtained.

SCOPE OF SERVICES

N/A

JUSTIFICATION

N/A

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

N/A

PROJECT TIME TABLE

Saturday, October 8, 2016 from 1:00 p.m. until 3:00 p.m.

RESOLUTION

Authorization is hereby given for a street closure on Corona & Crescent Streets on October 8, 2016 from 1:00 p.m. until 3:00 p.m. for a neighborhood meet and greet.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Felicia Rutledge, City Clerk
 City of Inkster
 26215 Trowbridge
 Inkster, MI 48141

www.cityofinkster.com
 Phone: 313.563.9770
 Fax: 313.563.7378
 frutledge@cityofinkster.com

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Crescent Circle Watch Club &
 Name Inkster Police

313-550-2600
 Phone Number

1541 Crescent Dr.
 Applicant Address

Swthmstic@Comcast.NE
 Email (Optional)

REQUEST:

Street To Be Closed: Corona & Crescent Dr @ Island Cross Streets: Inkster Mich Ave

Date(s) To Be Closed: Saturday October 8th 2016

Event Hours: 1 am/pm To 3 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Neighborhood Meet & Greet

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: [Signature]

Date: 9-21-2016

**OFFICIAL USE ONLY
 REQUIRED APPROVALS:**

Police ☒ Fire ☐ DPS ☒ BLDG ☒

REQUIRED EQUIPMENT:

Barricades ☐ Cones ☐ Other ☐

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____



Felicia Rutledge, City Clerk
City of Inkster
26215 Trowbridge
Inkster, MI 48141

www.cityofinkster.com
Phone: 313.563.9770
Fax: 313.563.7378
frutledge@cityofinkster.com

Street Closure/Block Party Petition

We the undersigned acknowledge and support the request for a Block Party on

THE ISLAND between CRESCENT DR.
(Street) (Street)

and CORONA for the date and time of OCT. 8th 1-3pm
(Street) (Event date & time)

Block Party Coordinator: TAMMI WARREN & OFFICER Lebo
(Contact Person)

Daytime Number: 313-550-2600 Evening Number: 313-550-2600

Name

Address

Latesha DAVIS

1571 Crescent

Fred Quick

1551 Crescent

* Tammi Warren

1561 Crescent

Shirley A Bishop

1556 Crescent St

Maylene Cabanaw

1568 Crescent

Rayma Hogan

1580 Crescent



September 14, 2016

Dear Mayor, Council and Department heads,

The Crescent Circle Neighborhood watch would like permission to hold a Neighborhood Meet and greet on the Island at Crescent Dr. and Corona. We ask that we be able to block off those same streets to protect our neighbors from vehicles on October 8th 2016 from 1-3 pm.

We are working with Officer Lebo to build membership and educate and answer their concerns on drugs and general crime in our sub-division.

Thank you:

Tammi Warren

President



**INKSTER
POLICE DEPT.**

Are you tired of the drugs and crime in your subdivision?

If so, Please Join your Neighbors and Community Relations Officer

Andrea Lebo , The Crescent Circle Neighborhood Watch and Others for a Meet and greet to discuss your concerns.

Come on out, See old Neighbors , and meet new ones.

WHEN: OCTOBER 8TH , 2016

WHERE: AT THE ISLAND, CRESCENT DR. AND CORONA

TIME: 1 - 3PM

FREE HOT DOG, CHIPS, POP FOR THOSE ATTENDING.

For General Questions Please contact:
Community Relations Officer Andrea Lebo
313-203-2209.
OR
President Tammi Warren
313-550-2600





Felicia Rutledge, City Clerk
 City of Inkster
 26215 Trowbridge
 Inkster, MI 48141

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STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Crescent Circle Watch club &
 Name Inkster Police

313-550-2600
 Phone Number

1541 Crescent Dr.
 Applicant Address

Swtmstic@Comcast.net
 Email (Optional)

REQUEST:

Street To Be Closed: Corona & Crescent Dr @ Island Cross Streets: Inkster Mich Ave

Date(s) To Be Closed: Saturday October 8th 2016

Event Hours: 1 am/pm To 3 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Neighborhood Meet & Greet

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

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The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: [Signature]

Date: 9-21-2016

OFFICIAL USE ONLY REQUIRED APPROVALS:

Police _____ Fire _____ DPS X BLDG _____

REQUIRED EQUIPMENT:

Barricades X Cones X Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____



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Applicant Signature: [Signature]

Date: 9-21-2016

OFFICIAL USE ONLY REQUIRED APPROVALS:

Police _____ Fire _____ DPS _____ BLDG 7B 9/21/16

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____



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Street To Be Closed: Crescent Dr Cross Streets: Inkster Mich Ave
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Applicant Signature: [Signature] Date: 9-21-2016

OFFICIAL USE ONLY REQUIRED APPROVALS:

Police P Fire DPS BLDG

REQUIRED EQUIPMENT:

Barricades P Cones P Other

CITY COUNCIL APPROVAL: Date Approved: Resolution Number:

City Clerk Signature: Date: