

1. Agenda

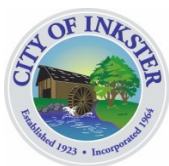
Documents:

[AGENDA 11-7-16.PDF](#)

2. Agenda Packet

Documents:

[PACKET 11-7-16.PDF](#)



INKSTER CITY COUNCIL

November 7, 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. Housing Commission Discussion
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

November 7, 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
 - A. Introduction of Junior Councilwomen – Councilwoman Sandra Watley
4. Public Hearing
5. Consent Agenda
 - A. October 17, 2016 Regular City Council Meeting Minutes. **Pg. 1**
 - B. Allen Brother's and Attorney's PLLC Invoice \$14,878.25 **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 16-15) to allow the construction of a new Family Dollar store located at 27367 Michigan Ave in the TCD (Town Center District) per the recommendation of the Planning Commission. **Pg. 14**
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

October 17, 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, October 17, 2016.

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

- A. The agenda.
- B. HB5382
- C. Housing Commission
- D. Distress Cities Grant

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden Council convenes into a Closed Executive Session at 7:15 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 7
NAYS: 0
ABSENT:

Moved by Councilmember Oden, Seconded by Councilmember Jones to adjourn the closed Executive Session at 7:26 p.m. – Motion carried unanimously.

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 Councilmember Richardson, Seconded by Councilmember Oden to approve the agenda with added item "G" and "H" under New Business. 10-16-236R - Motion carried.

Presentations/Discussion

- A. Commissioner Glenn Anderson's office – Mary McClendon
- B. Parks and Recreation Halloween Party – Craig Lewis & Nicole Fuller
- ~~B. The RISE Initiative ALNUR Inkster African Dance and Drumming Class – Crystal Linton (REMOVE)~~

Public Hearings

Consent Agenda

- A. October 3, 2016 Regular City Council Meeting Minutes.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approved the Consent Agenda.
Resolution 10-16-237R – Motion carried.**

Boards and Commission

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

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to appoint Lenoria Warmack to the Compensation Commission.
Resolution 10-16-238R – Motion carried.**

**Moved by Councilmember Jones, Seconded by Mayor Pro-Tem Williams to appoint Thelma Jean Overman to the Compensation Commission.
Resolution 10-16-239R – Motion carried.**

**Moved by Councilmember Jones, Seconded by Councilmember Oden to appoint Debra Owens to the Compensation Commission.
Resolution 10-16-240R – Motion carried.
NAY: (Howard, Richardson)**

Previous Business

Ordinance(s)

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

New Business

- A. Discussion/Action: (William Riley) Consider approval of the request to purchase three (3) 2006 Harley Davidson Police Motorcycles from the city of Dearborn Heights Police Department for a total of \$14,000.00 to be paid with drug forfeiture funds.

Moved by Councilmember Jones, Seconded by Councilmember Oden to approve the request to purchase three (3) 2006 Harley Davidson Police Motorcycles from the city of Dearborn Heights Police Department for a total of \$14,000.00 to be paid with drug forfeiture funds.

Resolution 10-16-241R – Motion carried.

- B. Discussion/Action (Jeannie Fields) Consider a resolution in support of commitment and cooperation with the Michigan Main Street Program in continuing as an Associate Main Street Community.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Jones to approve a resolution in support of commitment and cooperation with the Michigan Main Street Program in continuing as an Associate Main Street Community.

Resolution 10-16-242R – Motion carried.

- C. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD 16-11) one parcel of land in the Town Center District (TCD) in a residential area located on the west side of Justine Ave between St. Michael Ave (east of Harrison) and S. River View Dr. and is legally described as Lot 149 SONK Sub T2S R9E L53 P70 WCR (Property ID #44-007-07-0149-000) in the total amount of \$250.00 to Mark W. Fritz.

Moved by Councilmember Richardson, Seconded by Councilmember Jones to approve approval of an offer to purchase (Case # LD 16-11) one parcel of land in the Town Center District (TCD) in a residential area located on the west side of Justine Ave between St. Michael Ave (east of Harrison) and S. River View Dr. and is legally described as Lot 149 SONK Sub T2S R9E L53 P70 WCR (Property ID #44-007-07-0149-000) in the total amount of \$250.00 to Mark W. Fritz.

Resolution 10-16-243R – Motion carried.

- D. Discussion/Action: (Chuck Hubbard) Consider approval and adoption of the City of Inkster Emergency Plan.

Moved by Councilmember Richardson, Seconded by Councilmember Oden to approve the adoption of the City of Inkster Emergency Plan.

Resolution 10-16-244R – Motion carried.

- E. Discussion/Action: (City Council) Consider adoption of a Resolution in support of HB5382.

Moved by Councilmember Richardson, Seconded by Councilmember Jones to approve a Resolution in support of HB5382.

Resolution 10-16-245R – Motion carried.

- F. Discussion/Action: (City Council) Consider a Resolution to refund Inkster Citizens That Care their room rental rate from Parks and Recreation for their annual Chicken and Waffles Breakfast fundraiser to support Coats for Kids.

Moved by Councilmember Jones, Seconded by Councilmember Oden

to approve a Resolution to refund Inkster Citizens That Care their room rental rate from Parks and Recreation for their annual Chicken and Waffles Breakfast fundraiser to support Coats for Kids.

Resolution 10-16-246R – Motion denied.

NAY (Nolen, Howard, Oden, Watley, Richardson)

ABSTAIN: (Williams)

- G. Discussion/Action: (City Council) Consideration of a Resolution in support of condemning violence and hate speech, expressing solidarity with Muslims and all those targeted for their ethnicity, race or religion.

Moved by Councilmember Jones, Seconded by Councilmember Richardson to approve a Resolution in support of condemning violence and hate speech, expressing solidarity with Muslims and all those targeted for their ethnicity, race or religion.

Resolution 10-16-247R – Motion carried.

- H. Discussion/Action: (City Council) To vote in accordance with the vote that was taken in closed session. (Branden)

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard to vote in accordance with the vote that was taken in closed session. (Branden)

Resolution 10-16-248R – Motion carried.

Public Participation

- **Mary McClendon** – Announced the Coffee Talks for Commissioner Glenn Anderson. She stated that Wayne County has a balanced budget. She said take your Souls to the Polls.
- **Nichole Fuller** – Announced the
- **Owen Roper** – Announced October 27th Clean – Up in Denby from 10:00 a.m. until 12:00 p.m.
- **Judge Debra Thomas** – Stated it is important to vote in the upcoming November election. She said that be sure to vote the non-partisan section of the ballot.
- **Freddie Lee** – Stated the Firefighters that work in the Fire Department need a raise.
- **Karen Lee** – Stated that the Firefighters had a pay decrease and their sick and vacation taken. She asked that the Firefighters be paid what the surrounding cities are being paid. She asked when the city calendars would be disbursed, is VA Housing benefiting the residents. Lastly she asked what is being done about H&H metals with regards to Michigan Ave.
- **Shirley Hankerson** – She stated she is a product of Lemoyne Gardens and it hurt her heart to hear about the conditions during the orientation discussion.
- **Ernest Hendricks** – Stated he loves the City of Inkster and does believe that change is necessary. He stated that the quality of change concerns him. He asked residents to pay attention to section six in the new proposed charter.
- **Gabe Henderson** – Announced the Inkster Goodfellows Pancake Breakfast. He stated the proceeds of the breakfast would go to Toys for Tots so that every child can have a Christmas.
- **Larry Motley** – Stated he received a charter flyer in the mail and the endorsements that were on the flyer did not have proper permission. He asked residents to vote no on the charter.
- **Regina Thomas** – Stated she is a candidate on the November 8th ballot and asked for support from the residents.
- **Jean Overman** – Announced the Ministerial Alliance meeting. She asked residents to get out and vote. She said that fifty Thanksgiving baskets would be given out.
- **Akindede Akinyemi** – Announced the DDA meeting. He stated that Wayne County Community College is looking for persons interested in Cyber Security degrees.

- **Rev. George Williams** – Stated that the Recreation Complex is allowing some organizations to use the Recreation Complex with no charge.
- **Nicole James** – Stated she is a candidate for Michigan Court of Appeals and asked for the community support
- **Opal Nolen** – Invited residents to watch the debate at the Stardust. She also announced the Senior Forum Luncheon on October 27, 2016 at 11:30 a.m. she asked that City Council bring gifts as they usually have in the past.

City Clerk

- The City Clerk encouraged residents to vote in the November 8, 2016 General Presidential Election. She also stated that persons can vote absentee.

City Manager

- Stated that a new cashier would be starting work. He said his plans are to open City Hall during lunch.

Mayor and Council

- **Councilwoman Watley** – Stated that a district discussion would take place at Christ Temple City of Refugee Church. She announced the Charter Revision Forum on October 27, 2016. Additionally, she stated that ICAN would be hosting their annual ICandy Convoy. She said that ICAN members got to different areas in the city and disburse candy to children that can't make it out to the Halloween party. Lastly, she encouraged all residents to vote in the November 8, 2016 General Presidential Election.
- **Councilwoman Howard** – Thanked DPS and the City Manager for their work on Inkster Rd. She stated that residents should pay attention to section 5.11 in the new proposed charter. She said that residents stated to her that at the charter forums, the questions they wanted to ask were not being asked. Lastly she stated she received a flyer in the mail supporting the charter and only four councilpersons were on the photo. She stated that if they all could not be united then the flyer with the photo should not have gone out.
- **Councilwoman Richardson** – Stated it is Breast Cancer Awareness Month. She encouraged everyone to get their breast screening and checkups. Lastly, she read a poem about Cancer.
- **Councilman Jones** – Announced the Coffee Hour for Senator Knezek on November 14, 2016 He also announced the Boo Bash at the Recreation Complex on October 31, 2016. He stated that Tim Cain would be visiting Detroit and if any person was interested in attending to let him know.
- **Councilman Oden** – Stated he has been working with Middlebelt Park Block Club with regards to cleaning up District II. He said they are slowly getting the area cleaned up and thanked them for their assistance. Lastly, he said that children are playing basketball in the streets and cars have to stop and wait before they can pass them. He said he is very concerned that some kid is going to get hurt.
- **Mayor Pro-Tem Williams** – Thanked Pastor Overman for the prayer. He stated he has been quiet about the charter. He stated he is in support of the new proposed charter. He said the old charter is almost one hundred years old. He lastly stated that the city needs to move forward.
- **Mayor Nolen** – Announced Lunch with the Mayor on Thursday, October 20, 2016. He further announced that Commissioner Glenn Anderson would be hosing Make a Senior Smile on November 5, 2016. He stated that he loves the City of Inkster and is working for on behalf of the citizens. He encouraged residents to vote yes on the new proposed charter.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made by Councilmember Richardson, Seconded by Mayor Pro-Tem Williams and carried, the Regular Council meeting of October 3, 2016 was adjourned at 9:15 p.m.



Felicia Rutledge, City Clerk
City of Inkster

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

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Attn: City Manager

Page: 1
10/25/2016
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Fiat fee/City Attorney work	\$6,000.00
Municipal Legal Services	\$25.00
Labor	\$487.50
Litigation	\$8,365.75
Total Invoice for October 25, 2016	\$14,878.25

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

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
 Hersey Bryant, (C)
 Horace Wells

Exp. 12/31/05
 Exp. 12/31/00
 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 Michelini		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
Brittni Abiolu		Exp. 05/18/19
Peter Cimeot (Treasurer)		Exp. 01/21/18
Akindele Akinyemi (Chair)		Exp. 02/16/19
Val Ogbonaya		Exp. 07/20/19
Winston Wade (Vice-Chair)		Exp. 12/17/16
Rerhi Onomake (Secretary)		Exp. 3/16/19
Uche Ndubuisi		Exp. 7/20/19

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

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

6 Year Term	11 Members	State Law and Ordinances 517 and 570
Byron Nolen		Tenure
Bishop Walter Starghill, Jr.		Exp. 06/07/16
Winnie Nwankwo		Exp. 05/18/21
Akindele Akinyemi		Exp. 05/18/21
Deborah Walker		Exp. 06/07/16
Mary Weislo		Exp. 03/07/17
Cassandra Leonard		Exp. 06/07/16
Herbert Johnson		Exp. 06/07/16
Dennis Weislo		EXP. 06/07/19
Vacant		

ELECTRICAL EXAMINING BOARD

Indefinite Terms	4 Members	State Law and Ordinance 616
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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
 William Acklin
 Ernest Hendricks
 James Orr
 Ernestine Williams
 Deborah Walker

Tenure
 Exp. 03/17
 Exp. 03/19
 Exp. 09/20
 Exp. 03/19
 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
 Vacant

Exp. 12/20/12

LIBRARY BOARD

4 year term

Michael Wells
 Akindele Akinyemi
 DeAndra Crystal-Rikay Watley
 Dosye A. Thompson
 Emmereal Shawn Wells
 Ruth E. Williams

Exp. 2019
 Exp. 2019
 Exp. 2019
 Exp. 2019
 Exp. 2019
 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

Neli Harrison Dist. 1
 Curtistine Barge Dist. 2
 Brittini Abiolu Dist. 3
 Olubisi B. Ajetunmobi Dist. 4
 Vacant Dist. 5
 Barbara Cooper Dist. 6
 Marie Jenkins Mayoral

Exp. 3/21/18
 Exp. 1/20/18
 Exp. 3/7/18
 Exp. 1/20/18

 Exp. 5/2/18
 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

Lenoria Warmack
 Thelma Jean Overman
 Debra Owens
 Vacant
 Vacant
 Vacant
 Vacant

Exp. 10/17/2023
 Exp. 10/17/2023
 Exp. 10/17/2023
 Exp.
 Exp.
 Exp.
 Exp.

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
Tiwaín 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. 04/19
Lynette Cain	Exp. 05/19
Steven Chisholm	Exp. 04/19

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
Dennis Welslo	App. 02/18/13

REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

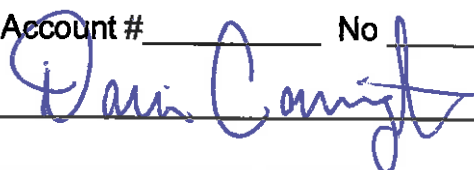
Date: October 27, 2016

From: M. Jeannie Fields, Deputy Director ^{4/7} Date for Council Consideration: Nov 7, 2016
Planning, Building & Economic Development

ACTION REQUESTED: Consider approval of a Special Conditions Use (SCU 16-15) to allow the construction of a new Family Dollar store located at 27367 Michigan Ave in the TCD (Town Center District) per the recommendation of the Planning Commission.

Current Action X Emergency Future

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

Treasurer's Approval 

BACKGROUND INFORMATION

On Monday, October 24, 2016, the Planning Commission held a public hearing and reviewed and approved the Special Conditions Use (SCU 16-15) and associated Site Plan (SP 16-16) for the construction of a new Family Dollar store located at 27367 Michigan Ave in the TCD (Town Center District). Draft meeting minutes are attached. Amy Miles, on behalf of pb2 architecture + engineering, is the applicant.

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per the McKenna Associates Special Conditions Use letter dated 9.30.16, the proposed retail use is consistent with the vision for the TCD District. Additionally, the addition of a new retail building/use on a vacant corner in the commercial core of the City will add value to the surrounding neighborhoods and the district. It is believed the proposed use and site development will be a visual, physical and economic improvement to the site. The planner recommended approval of the Special Conditions Use and Site Plan subject to conditions. A copy of this letter is attached with comments from the Development Review Team.

An aerial, plot plan and zoning map is attached for review. A copy of the site plan is available for review upon request.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

Upon approval by City Council and final site plan approval, the applicant may go to the Building Department to apply for permits to begin construction.

The applicant anticipates construction will start in the spring of 2017. It will take approximately five months to complete the project so it should be done late summer or early fall.

RESOLUTION

Resolved by _____ Seconded by _____

To approve a Special Conditions Use (SCU 16-15) to allow the construction of a new Family Dollar store located at 27367 Michigan Ave in the TCD (Town Center District) per the recommendation of the Planning Commission.

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, October 24, 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 6:02 p.m.

I. ROLL CALL

Present: Chairman Hendricks, Secretary Chisholm and Commissioners Cain (6:05 p.m.), Davis (6:06 p.m.), Nolen, Ratliff and Williams

Absent: Commissioner Garrett

Others in attendance: M. Jeannie Fields, Deputy Director Planning, Building and Econ Dev.
Mike Deem, McKenna Associates
Jordan Liss, Applicant Representative

Public in attendance: George V. Williams, Cody Bitar, Brittnei Abiolu, Martha Theis, Bitar Haidau, Akindele Akinyemi, Rehri Onomake and Dr. T Spann

II. ADOPTION OF AGENDA

MOVED by Williams, Seconded by Chisholm to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF September 26, 2016

MOVED by Williams, Seconded by Chisholm to adopt the minutes of September 26, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case #16-15 (SCU)/16-16 (SP) – 27367 Michigan Ave**
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements for the construction of a new Family Dollar store in the TCD (Town Center District). Amy Miles, on behalf of pb2 architecture + engineering, is the applicant.

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

Mike Deem gave an overview of Special Conditions Use to include the two conditions. He also provided an overview of the Site Plan review letter and its conditions. McKenna Associates recommends approval of the Special Conditions Use and Site Plan.

Public:

- The Downtown Development Authority (DDA) should be included in discussions regarding DDA Development in the Town Center District (TCD). The DDA is against the construction of another dollar store in the DDA area. We should attract businesses that belong in a DDA. The DDA is looking for businesses that create well-paying jobs.

The DDA and Tax Increment Finance Authority (TIFA) should be included in discussions regarding incentives to attract new businesses. The DDA, TIFA and Council should meet regularly to ensure everyone is on the same page.

The applicant stated a shared parking agreement and a permit had been submitted when asked.

Commissioners:

- How can you share parking when you don't have enough? Applicant: A typical Family Dollar Store has 20 – 25 spaces. The requirement in Inkster is 42.
- What do you think about all the dollar stores in the area? Applicant: Dollar Tree is different than a Family Dollar Store.
- Did you go to the DDA? Applicant: No, not to my knowledge.
- Are there cameras outside of the building? If so, how many? Applicant: Yes. He explained their location inside and outside of the building.
- How can the DDA be a part of this process? Mike: There are no specific requirements for the DDA to review site plans. This issue has never come up. This would require a policy change.

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

Discussion regarding the site plan ensued.

Commissioners:

- When is the completion date? Applicant: Construction will start in the spring of 2017. It will take approximately five months to complete the project so it should be done late summer or early fall.
- A concern was expressed related to parking. Mike: The Planning Commission can reduce the amount of parking by 50% in the TCD. The current parking requirement is based more on a Walmart parking standard between Thanksgiving and New Year. While we look at the Master Plan and Zoning Code update, we can move the standard more in-line with real world needs.
- Are we waving the requirement for a two story building? Mike: Yes.

MOVED by Williams, Seconded by Chisolm to recommend approval of the Special Conditions Use with the following conditions:

1. Easements to access shared parking areas to and from all access points be approved by the city attorney.
2. Proof of Wayne County and MDOT permits are provided to the City.

MOTION CARRIED (Nay – Nolen)

MOVED by Davis, Seconded by Cain to recommend approval of the Site Plan with the following conditions:

1. Copy of cross access and shared parking agreement for review by the City Attorney.
2. Comments and approval from the City Engineer and other reviewers. If Utilities and Storm water approvals result in changes to the site layout or features, the Planning Commission will review the revised plans.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. Master Plan/Zoning Ordinance Update

Mike reviewed the McKenna Associates memo dated 10.13.16.

1. Street trees: Overview and discussion. A waiver may be obtained for the requirement.
2. Wall requirement: Overview and discussion. Clarity will be obtained regarding the type of material for walls.
3. Sidewalks: Discussion requested on the philosophy on sidewalks. Deferment discussion was held. It was suggested that waivers not be given. It was decided that deferments are acceptable and will be placed on the site plan. We will use the current site plan requirements of one year to install the sidewalk upon notification with the opportunity for a six month extension.
4. Parking surfaces: Discussion ensued regarding gravel lots. It was determined that it would be acceptable in some instances.
5. TCD: Look at current uses and determine what will be a permitted use and others will be a special conditions use. A list will be provided prior to the November 14, 2016 meeting for a short discussion. This meeting already has an extensive agenda.
6. Medical Marijuana: Include all uses in the Zoning Ordinance that were identified in the recently passed state legislation. Hours of operation for dispensaries should be adjusted on Saturdays to close at 9:00 p.m.
7. Signs: Currently, signs painted on buildings is not allowed. Communities are now bringing this option back. The Planning Commission will have the ability to grant a waiver to existing business for this option. The standard will stay the same, but the opportunity for a waiver will be available. Mike will look at temporary signs in the ordinance.

When will the Master Plan Update be complete? Mike hopes to have the Master Plan to the Planning Commission for review 11.28.16.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:37 p.m.

MOVED by Williams, Seconded by Nolen to adjourn the Planning Commission meeting held on October 24, 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 \$6 an acre
Required Public Hearing = \$350.00

Case # 16-15 (SLU/RLU)

TO THE INKSTER CITY PLANNING COMMISSION:

Date Filed

3/23/16 3/10/16 *ga*

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: 27367 Michigan Avenue

The property is located on the East side of Inkster Road Street, Between Michigan Avenue Street and Phipps Street.

It has frontage of 225 feet, a depth of _____ feet, and comprises of 1.34 acres.

Legal Description: see attached survey for complete legal description

Property Owner FD Inkster Michigan Michigan and Inkster LLC

Address: 19 South LaSalle Suite 1000 Chicago, IL 60603

Phone: 312.332.0690

Fax 312.332.0690

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

- PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE Mercantile - Retail

- 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.

Amy Miles
Signature of Petitioner
Amy Miles, pb2 architecture + engineering
Printed Name of Petitioner

3/10/16
Date
Senior Permit Coordinator
Title of Petitioner

479.878.3510

479.636.1209

amy.miles@pb2ae.com

Petitioner Telephone Number

Petitioner Fax Number

Petitioner E-Mail Address

Company's Name pb2 architecture + engineering

Company's Address 2809 Ajax Avenue Suite 100 Rogers, AR 72758

- 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 10th day of March 2016

My Commission Expires: 7-30-24

Bobbi Sligar
Notary Public, Wayne County, Michigan

Benton County, Arkansas

BOBBI SLIGAR
Notary Public-Arkansas
Benton County
My Commission Expires 07-30-2024
Commission # 12400187

City of Inkster
26215 Trowbridge
Inkster, Michigan 48141



Planning, Building & Economic
Development
(313) 563-8780 • fax(313) 563-6488

PLANNING COMMISSION
PETITION FOR
SITE PLAN REVIEW/SUBDIVISION PLAT

Case # 16-16 (SP)

Date Filed 3/10/16 3/23/16 82

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: 27367 Michigan Avenue The property is located on the East side of
Inkster Road Street, between Michigan Avenue Street and Phlips Street.
It has frontage of 225 feet, a depth of 218 feet, and comprises 1.34 acres.

Legal Description: See survey for complete legal description

ZONING - This property is currently zoned TCD - Town Center District

Property Owner: FD Inkster Michigan Michigan and Inkster LLC

Address: 19 South LaSalle Suite 100

Phone: 312.332.0690 Fax: _____

Chicago, IL 60603



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



Yes, I do understand that all building, electrical, plumbing, and fire codes must be met prior to occupancy.

Initial

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE Mercantile - Retail

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

Construction of new Family Dollar with associated site work and parking lot.

- ALL BUILDING MATERIALS MUST BE LABELED WITH PROJECT NAME OR CASE NUMBER & SUBMITTED TO THE PLANNING DEPARTMENT ALONG WITH SITE PLANS.

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

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

ALL PRINTS MUST BE FOLDED.

SITE PLAN REVIEW FEES:

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

Applicant is responsible for contract engineering and planning fees. Deposit required at time of application. PLEASE NOTE - Partial acres are rounded off. On plans resubmitted for review, 1/2 of the original fee. *ALL REVISIONS MUST BE BUBBLED ON RESUBMITTED PLANS. AN 8.5"x11" SITE PLAN OF FINAL ADMINISTRATIVELY APPROVED PLAN MUST BE PROVIDED FOR PLANNING COMMISSION MEETING. ALSO, A DIGITAL COPY OF FINAL PLAN ON CD-ROM SHALL BE PROVIDED.

AFFIDAVIT OF PETITIONER

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

Printed Name of Petitioner Amy Miles, Permit Coordinator

Signature of Petitioner [Signature]

Interest in Property Agent of the Owner

2809 Ajax Avenue Suite 100

Firm pb2 architecture + engineering

Address Rogers, AR 72758

Phone 479.879.3510

Fax 479.636.1209

E-Mail Address amy.miles@pb2ae.com

Subscribed and sworn to before me this 10th day of March, 2016

My Commission Expires: 7-30-24

Bobbi Sligar
BOBBI SLIGAR
Notary Public - Arkansas
Benton County
My Commission Expires 07-30-2024
Commission # 12400187

September 30, 2016

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

Subject: 16-15 (SCU #3) Proposed Family Dollar Store

Location: 27367 Michigan Avenue

Zoning: TCD, Town Center District

Applicant(s): pb2 architecture + engineering (owner: FD Michigan Inkster LLC)

Dear Ms. Fields:

At your request, we have reviewed the above-referenced application for a special conditions use for the construction of a new Family Dollar store at 27367 Michigan Avenue 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 site is planned for Town Center land uses. This designation is intended to provide a "city identity" and includes a mixture of retail, office, residential and public uses. The proposed retail store use is consistent with the vision for the TCD district.

The site is on the southeast corner of Inkster and Michigan, in the part of the Town Center area referred to as the Community Core. The Master Plan calls for buildings in this area to be a minimum of two stories in height. The proposed building is a single story structure. The site design placed parking and stormwater detention on the east and south of the lot and maintains room for the construction of a new retail building along Michigan Avenue frontage on the northwest corner in the future. While perfect compliance with the Master Plan recommendation might be difficult for the individual site to accomplish, the plan does not preclude additional development along the front of the site. Additionally, the site will provide some shared parking opportunities to other businesses in the district. Full easements must be granted to access parking areas from all site driveways to realize this benefit. We recommend the access easements as a condition of approval.

- b. **Will be designed constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** The plan submitted by the applicant includes significant landscaping, irrigation to ensure plant survival, and a pedestrian plaza at the corner of Michigan and Inkster which will complement the other three corners. but the plant size does not meet minimum requirements. or recommended design elements at the corner intersection area.

- c. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the City as a whole.** The addition of a new retail building/use on a vacant corner in the commercial core of the City, will add value to the surrounding neighborhoods and the district. The design of the building and the site as proposed uses high quality building materials, landscaping elements, and provides pedestrian and bicycle access. We believe the proposed use and site development 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 business. The plan submitted indicates proposed utility leads to the new building.
- e. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses, which may relate to traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The site abuts Phipps Avenue and single family residential to the south side, and has access drives onto Phipps, Inkster and Michigan Avenue. The applicant has indicated that they have applied for MDOT approvals for the driveway access to Michigan Avenue. The applicant is required to provide proof of MDOT and Wayne County Permit approvals to the City. Landscape screening with a combination of plantings and ornamental fencing helps to mitigate any potential adverse impacts on the residential properties to the south.
- 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 are all zoned TCD. There is some vacancy in the TCD district and in the Town Center retail development. Constructing a new retail building at the prominent corner could potentially attract more tenants and entrepreneurs to the area.
- g. **Will not impose additional service demands upon the City or its anticipated future resources.** The proposed building will require new utility leads and services from the City. However, such service is not likely to be in excess of what is required for a retail business.
- h. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** We believe the proposed use will enhance the commercial core of 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.** We believe the plan substantively meets the intent of the zoning code.

RECOMMENDATION

this time, we recommend that Planning Commission schedule a Public Hearing and recommend the City Council approve a Special Conditions Use for a Family Dollar Store at 27367 Michigan Avenue with the following condition.

1. Easements to access shared parking areas to and from all access points be approved by the Inkster City Attorney.
2. Proof of Wayne County and MDOT permits are provided to the City.

Respectfully submitted,

McKENNA ASSOCIATES

A handwritten signature in black ink, appearing to read "M. Paul Lippens", written in a cursive style.

Paul Lippens, AICP
Principal Planner

September 30, 2016

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

Subject: 16-16 (SPR#4) – Proposed Family Dollar Development

Location: 27367 Michigan Avenue

Zoning: TCD, Town Center District

Applicant(s): pb2 architecture + engineering (owner: FD Michigan Inkster LLC)

Dear Ms. Fields:

At your request, we have reviewed the above-referenced application dated 3/23/2016 and revised site plan dated 9/23/16 for a new Family Dollar retail store to be constructed at 27367 Michigan Avenue and offer the following comments for your consideration.

DESCRIPTION OF THE SITE

The applicant proposes to occupy the 1.34 acres of land located at the southeast corner of Michigan Avenue and Inkster Road (full legal description on separate sheet). The site is currently vacant and the proposed includes a new 9,085 s. f. building on the northwest corner of the site, stormwater detention, parking, and landscaping. The site is in the TCD, Town Center District. Special conditions approval is required for new uses in the TCD District, although retail uses are principal permitted uses in the district.

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

	Existing Land Uses	Current Zoning	Future Land Use Designation
Site	Vacant land	TCD, Town Center District	Town Center
North	Michigan Avenue/ Strip Commercial	TCD, Town Center District	Town Center
South	Phipps Avenue/Single Family Residential	TCD, Town Center District	Town Center
East	Strip Commercial	TCD, Town Center District	Town Center
West	Shopping Center	TCD, Town Center District	Town Center

REVIEW COMMENTS

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

a. Submission Requirements for TCD district

- i. A recent “as built” survey, copies of all property restrictions hindering, a site plan, buildings and development elevations, floor plans, a landscape plan, soil studies, signage plans, sight

lines and public access connections to the river corridor, where applicable, and pedestrian connections. Additionally, Planning Commission has the authority to waive the following additional requirements if they are not necessary for project evaluation: a development timetable, developer financials, a traffic study, parking studies.

The site plan packet submitted has been significantly revised to include a civil site plan, grading, utility, drainage, landscaping, parking and other information. We have been working with the applicant on the project timeline and information required to be submitted to meet the standards and at this time believe the information submitted is adequate although developer financials and a traffic study previously requested were not submitted.

- b. **Standards and Requirements for Review and Approval in the TCD District.** The Planning Commission shall make conclusions for a proposed development application based on the following standards and requirements:
 - i. **All proposed uses shall promote and be consistent with the spirit and specific intent and purposes of the City of Inkster Town Center District and master plan.**

Retail use is one of the principal uses permitted in the district. The Master Plan says that the “city identity” desired by the uses in the Town Center District can be achieved through visual cues like prominent public buildings. The Master Plan says that buildings the front on Michigan Ave should be required to be a minimum of 2-stories in height. The Master Plan also includes a rendering for using the former JMB Country Bar building, which was demolished on the site, as a template for expanding two story mixed use frontage along Michigan and Inkster Road. Finally, the Master plan also includes a conceptual plan of the proposed building spacing and massing for this area. The site plan proposed for the site (outlined in yellow) diverges from the Master Plan in building spacing and massing.

While perfect compliance with the Master Plan might be challenging for an individual site, it is expected that the site is designed to further the vision of the Master Plan to the extent feasible. The revised plan at this time proposes a relocation of the detention pond to the east/south east side of the site and leaves the frontage along Michigan Avenue vacant for a possible future development, as was previously discussed with the applicant. While the frontage vacant lot is small, it does provide an opportunity for future development along Michigan Avenue’s frontage in conjunction with parcels further to the east. The plan also proposes a reciprocal cross access easement for a future connection to the east. The parking is placed on the side and rear of the property which is more consistent with the City’s vision.

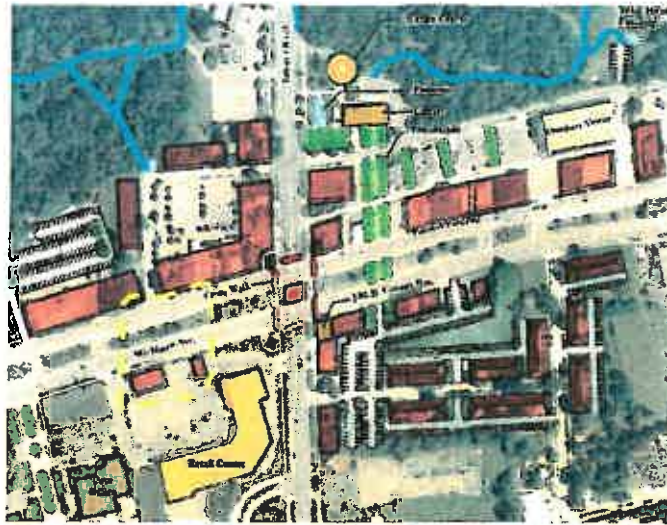


Figure 1: TCD Core Area Illustration (Excerpt from Master Plan)



Figure 2: TCD Michigan/Inkster Concept Illustration (Excerpt from Master Plan)

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

The plan submitted at this time has been revised with regard to placement of the retention pond as recommended; parking calculations have been noted with shared parking areas clearly labeled; landscaping areas and open space amenity areas such as the plaza area have been noted with details. While the design is vehicular oriented (contrary to the goals of the district), the applicant has made revisions which would allow for the possible creation of one additional storefront in the future, along Michigan Avenue frontage. The plan submitted is parking deficient, as discussed below; however, with the assignment of shared parking spaces, allows the City to approve a deviation in the parking count.

Per previously recommendation, the plan shows a pedestrian plaza on the west side of the site, a gateway feature at Michigan and Inkster with stamped concrete base, brick piers and plantings around it.

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

Wall signs cannot exceed 1.5 s. f. per lineal foot of building frontage. The Family Dollar wall mounted signs are shown at 74.75 s. f. (Front elevation) and 85.17 s. f. The entrance medallion, is similar to a marquee sign and in compliance. A monument sign (details not provided) is proposed on the northeast corner of the building, along the site's Michigan Avenue frontage. The plan also notes a 2 s. f. directional sign on a pylon at the southwest corner of the site. The site is permitted to have one ground or freestanding sign per frontage, so this plan appears to be in compliance noting that the monument sign must comply with dimensional and illumination standards. Sign permits will be required.

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

The site plan has been revised to provide for future opportunities for creation of a building along Michigan Avenue. The site still appears to favor auto dependent site access; however, the applicant is making accommodation for shared parking with the neighboring properties to the east that would allow for the spaces to serve more than one use. The plan also includes 4 "bicycle parking" spaces on the northeast corner of the building, which appear to be connected to the sidewalk along Michigan Avenue through a broad concrete walkway. Bike rack details have been notes and indicate a simple arc shaped design.

- v. The proposed use(s) must not exceed the capacity of the existing and available public services, including utilities and public roads. However, the development proposal can contain adequate plans for providing needed services or evidence that such services will be available by the date the project is completed. This plan must meet Planning Commission's satisfaction.**

The proposal includes stormwater detention on site. The applicant has submitted a detailed stormwater management plan which concludes that the project meets the minimum

requirements for stormwater management and detention required by the City and the proposed development will have no adverse impacts on the existing drainage systems. The City's Engineer has reviewed the proposal and offered comments in a letter dated 9/12/16 which requires Wayne County Approval for sewer relocation and stormwater detention. Approval must be obtained from the County and any other governing entities/jurisdictions, as required. If any stormwater or utility issues require substantive changes to the site plan, revised plans must be submitted to Planning Commission for approval.

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

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

- 2. **Architectural Features (\$155.072).** The subject site is located in the TCD District. It is the intent of this district is to provide a vibrant mixed-use civic center with buildings that are pedestrian-friendly and that have architectural scale and character that are consistent with the vision for this area of the City. The master plan offers the following guidance:

"New mixed-use development will be minimum 2 stories and will front Inkster Road and Michigan Avenue (US-12) with zero front yard setbacks. Corner buildings should be more prominent and contain 3 or more stories or an architectural feature (e.g. clock tower). Parking will be located to the rear and side lots. All parking visible from the public viewshed will be screened by a combination of brick piers, ornamental fencing and landscaping."

The applicant submitted detailed elevations for the proposed building along the lines of the recently built Family Dollar development in Ypsilanti Michigan with the original submission for the project. The elevations have been significantly revised to incorporate our comments on the architecture proposed. The architectural elevations are labeled "left" "right" "front" "rear", making it difficult to understand which elevation faces which direction. It appears that the right side would be Inkster Road façade, Left side would be the interior parking lot, front elevation would be Michigan Avenue and the rear elevation, facing Phipps Avenue. The following architecture related items must be addressed:

- a. **Massing:** *Structures with walls greater than 1,500 square feet must incorporate building setbacks of at least 3 feet to separate the wall into façade planes not greater than 500 square feet. In addition, façades shall incorporate canopies, fascias or other distinguishing entrance features to the maximum extent feasible.* The revised facades for Michigan Avenue and Inkster frontage have multiple windows across the brick façade that create a pedestrian connection. The façade facing the interior parking lot has a couple of windows adjacent to the entrance while the rear façade is mostly utilitarian and has no openings. The main entry facing northeast is defined by a fabric awning and arched brick coping. While awnings have not been added to the windows on the street facades, a concrete sill and lintel run like a border along the top and bottom of the windows and provide definition.
- b. **Exterior Colors:** *The color of the exterior materials must be of low-reflectance, subtle, neutral or earth tone colors. The use of high-intensity or reflectance, black or fluorescent colors is*

prohibited. Building trim may exhibit brighter colors, except neon tubing is prohibited. Proposed colors are noted on the elevations and appear to include the standard Family Dollar colors of red, grey, tan and beige. A colored rendering of the proposed building must be provided.

- c. **Façade Windows:** *At least 30 percent of the ground floor street facades for retail, office, service, governmental or institutional uses in an O-1, B-1, B-2, B-3 or TCD district shall be constructed with windows or other transparent material to allow pedestrians to view interior activities or displayed products. The proposed elevations for both street facades have windows along their entire length and likely comply with this standard.*
- a. **Landscaping (§155.073).** The applicant has submitted a landscape plan for the site in conformance to §155.073. The plan indicates street trees along the frontages of Michigan Avenue, Phipps and Inkster. The plan includes a plant list with all proposed tree and shrub species notes along with the proposed size. The size of the trees and shrubs meet minimum size requirements established in §155.073(D)(6). The Trees must be 2.5" caliper and the shrubs must be minimum 2 feet at the time of planting. Per Section §155.073(F), the applicant has submitted an irrigation plan indicating that an underground irrigation system will be installed. The area around the detention pond is provided with a row of shrubs separating it from the parking lot. The remaining area is to be maintained as lawn to help in maintenance. From the survey submitted there appear to be approximately 7 mature trees that contribute to the tree canopy and quality of the pedestrian environment in the TCD district. The landscape plan indicates that at least 6 of the larger trees along the property lines will be preserved.
3. **Walls (§155.074) and screening.** The parking areas must be screened from adjacent residences by a 4.5 to 6 ft. masonry obscuring wall. While the site does not immediately abut a single family residential property, it fronts onto Phipps Avenue with residences on the south side. Since the original plan submission, the applicant has revised the proposal to set the parking back 24 feet from the south property line. The plan now includes a wrought iron fence, supported by brick columns with a row of shrubs in front of it to screen the south row of parking. The proposed design is consistent with the design of similar sites in the TCD district.
4. **Waste Receptacle (§155.075).** The site plan indicates a dual dumpster enclosure with gates on the southwest corner of the building and notes that the enclosure will be brick/masonry and refers to the architectural plans for the details. Sheet A1-4 indicates that the structure will have a brick veneer to match the building base color. We had previously suggested moving of the enclosure to a less obtrusive place; however, we understand that the proposed location is optimal for access and circulation.
5. **Exterior Lighting (§155.076).** Per Sections §155.076 and Section §155.164(D), the light fixtures must be placed and shielded so that illumination levels do not exceed 0.1 foot-candles along lot lines that abut a residential zone and 0.3 foot-candles along any other lot line, or 20 foot-candles anywhere on the site. The site plan indicates two single head light poles along the south side of the parking lot and a dual-head pole along the east side of the parking lot, and refers to the electrical plan for details. A photometric plan has been provided indicating compliance with the lighting requirements.
6. **Off-Street Parking and Loading (§155.077 - 155.079).** The parking requirement for retail is 2 spaces plus 1 space per 175 s. f. of gross floor area. For 9,085 s. f., 54 parking spaces, including 3 ADA

spaces are required. 42 spaces, including 2 ADA space are provided. The plan submitted is deficient by 12 parking spaces including one (1) handicap accessible space; however, based on previous discussions with the applicant and the City's, the parking deficit can be waived if the applicant agrees to designation of shared parking spaces to allow for businesses to the east to use some of the spaces. This would support the City's initiative to accommodate users in the TCD district, the ability to "park once" and walk to adjacent uses. The site plan sheet C210 indicates 14 spaces that are labeled as shared spaces and the plan also proposes a 24" reciprocal cross access easement to the property located to the east. A shared parking and cross access easement agreement must be executed and language provided for review by City Attorney. The easement must be granted to the City and the adjacent property and extend from the ally to the entrance drives on Michigan, Inkster, and Phipps.

An off-street loading space is required for buildings between 2,001 Sq. ft. and 20,000 sq. ft. The loading space must be 10 ft. by 70 ft. Planning Commission may approve a loading space of 10 ft. by 35 ft. for buildings under 20,000 sq. ft. A loading area is dimensioned on the site plan.

7. **Drainage, soil control, sedimentation, utilities.** We defer to the City engineer on utility and drainage requirements.
8. **Comments from Other Departments.** All applicable City departments should review the revised site plan to identify any remaining issues.

RECOMMENDATION

We recommend that Planning Commission approve the site plan for the new Family Dollar store to be located at 27367 Michigan Avenue, subject to the following conditions being addressed on a revised site plan to be approved administratively:

1. Copy of cross access and shared parking agreement for review by City Attorney.
2. Comments and approvals from the City Engineer and other reviewers. If Utilities and Stormwater approvals result in changes to the site layout or features, planning commission will review revised plans.

Respectfully submitted,

McKENNA ASSOCIATES


Paul Lippens, AICP
Principal Planner

September 12, 2016

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

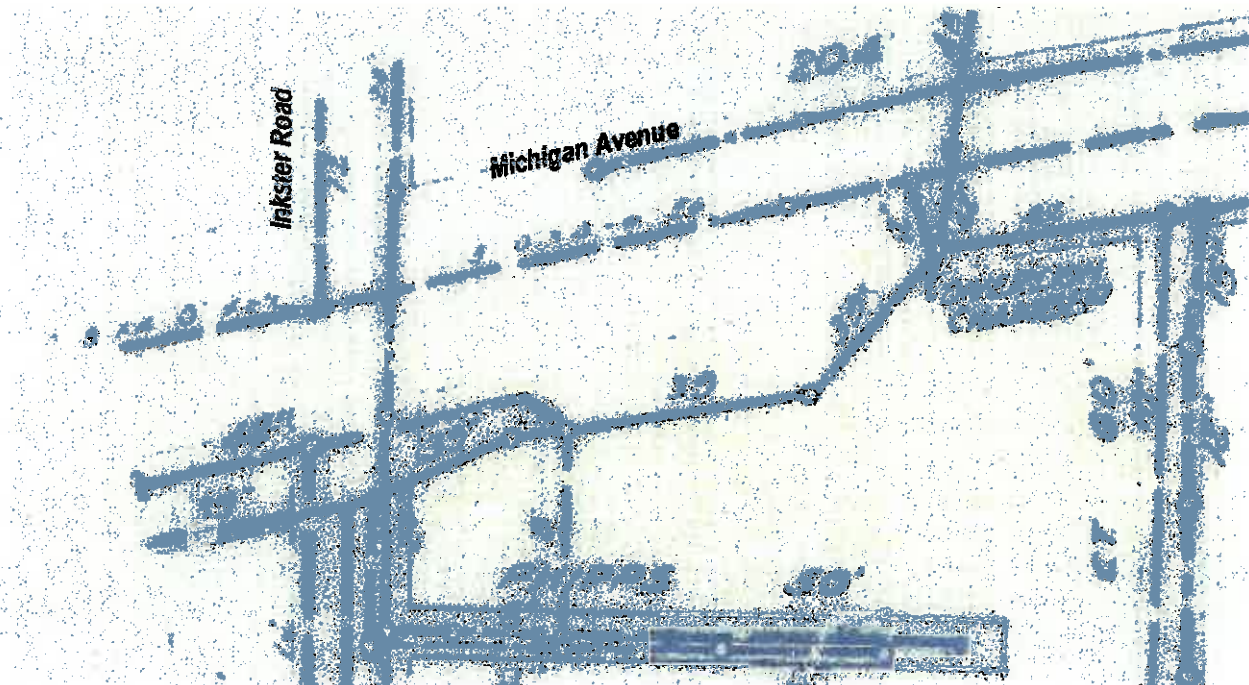
Attn: Jerome Bivins, Department of Public Services Deputy Director

Regarding: 16-16 (SP)/SCU/RLU 16-15
27367 Michigan Avenue – Family Dollar New Construction
2nd Site Plan Review

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated August 24, 2016 for the above referenced project. Comments for the applicant are summarized below:

1. It is our understanding that Wayne County owns and operates the large diameter combined sewer mains located on the site. The relocation of the 39-inch diameter combined sewer will require approval from Wayne County. The applicant shall provide the City of Inkster with written approval of the relocation of the 39-inch diameter pipeline by Wayne County. The applicant shall provide to the City all documents required by Wayne County including but not limited to; flow studies, approved plan for maintaining sewer flows during construction, the schedule of work and all easement documents.



2. See drawing above. The City of Inkster record drawings indicates a 42-inch diameter combined sewer pipeline line is located on the site. This pipeline is owned and operated by Wayne County. If this utility was not located, indicate the approximate location on the plans and that a site investigation was unable to determine if it exists or has been abandoned.



3. Construction of the combined sewer shall be in accordance with Wayne County standards and standard details. 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.
4. The City of Inkster defers to Wayne County for the review and approval of the Storm Water Pollution Prevention Plan and Soil Erosion Sedimentation Control permit. See contact information in item 3 above to obtain County requirements.
5. The City of Inkster defers to Wayne County for the review and approval of storm water detention and retention facilities. The location of the proposed basin, outlet and overflow shown on the plans meet the City of Inkster standards for a Preliminary Site Plan per the Guidelines, (page 10, item 40). For construction permit approval the applicant shall obtain written approval from Wayne County for the final design of the detention basin.
6. Show base mapping on Sheet C100 Demolition Plan.
7. Water service and sewer service connections shall meet the City of Inkster standards. See City of Inkster detail sheets on the following website:

FTP site address: <http://files.benesch.com>

User Name: DET1155 **Password:** Bf0917
Please note that the 0 shown in the password is the numeral zero.

Subdirectory: City of Inkster

File name: city of inkster standard detail sheets.pdf

8. The water meter shall be located inside the proposed structure.
9. Show all notes on sheet C622.

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

Sincerely,

Alfred Benesch & Company

A handwritten signature in black ink, reading "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

Jeannie Fields

From: William Riley
Sent: Thursday, April 21, 2016 10:45 AM
To: Jeannie Fields
Subject: RE: Development Rev Team Meeting - 4.18.16

Ms. Fields

The following are remarks regarding the development reviews:

Case: 16-15, 27367 Michigan Avenue – I have no objections to the plan.

Chief William T. Riley III
Inkster Police Department
"Team Inkster"

Jeannie Fields

From: Chuck Hubbard
Sent: Monday, July 11, 2016 3:52 PM
To: Jeannie Fields
Subject: Site Plan

In reference to the email dated April 25, 2016 regarding the dumpster location at the new dollar store to be constructed, the revised plans are adequate per former Chief John Adams.

Chief Hubbard

Google Maps 27367 Michigan Ave



27367 Michigan Ave
Inkster, MI 48141

Google Maps 27367 Michigan Ave



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



27367 Michigan Ave
Inkster, MI 48141

27367 MICHIGAN

ZONING MAP

City of Inkster, Michigan

Districts

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

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J. J. J. J.



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