

1. Agenda

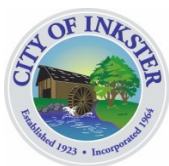
Documents:

[AGENDA NOVEMBER 21, 2016.PDF](#)

2. Agenda Packet

Documents:

[PACKET NOVEMBER 21, 2016.PDF](#)



INKSTER CITY COUNCIL

November 21, 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. City Clerk Evaluation
 - C. Budget Amendment
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 21, 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. November 7, 2016 Regular City Council Meeting Minutes.

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6. Boards and Commissions

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

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7. Previous Business

8. Ordinance(s)

- A. First Reading(s)

- B. Second Reading(s)

9. New Business

- A. Discussion/Action: (Darin Carrington) Consider Budget Amendment number one.

- B. Discussion/Action: (Darin Carrington) Consider authorization for the City of Inkster to enter into a 3 year Agreement with AT&T Switched Ethernet Service and conjointly a 2-year Agreement with the AT&T ILEC Service to return to the previous AT&T cost levels.

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- C. Discussion/Action: (Felicia Rutledge) Consider the 2017 City Council Calendar Meeting Dates.

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- D. Discussion/Action: (Jeannie Fields) Consider approval of a Special Conditions Use (SCU 16-13) to allow a retail store in a shopping center located at 27425 Michigan

in the TCD, Town Center District per the recommendation of the Planning Commission. The applicant is Brian Fabo on behalf of Dollar Express. **Pg. 26**

E. Discussion/Action: (Jeannie Fields) Consider approval of a Special Conditions Use (SCU 16-23) to allow a wholesale and retail appliance sale and liquidation store located at 27104 & 27114 Michigan in the TCD, Town Center District per the recommendation of the Planning Commission. Bob Baydoun is the applicant.

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F. Discussion/Action: Fill the City Council vacancy in District VI.

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

November 7, 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, November 7, 2016.

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

- A. The agenda.
- B. Housing Commission Discussion
- C. CDBG Discussion

Moved by Councilmember Williams, Seconded by Councilmember Oden Council convenes into a Closed Executive Session at 6:25p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 6
NAYS: 0
ABSENT: Jones

Moved by Councilmember Williams, Seconded by Councilmember Oden to adjourn the closed Executive Session at 6:37 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:30 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 John Hearn.

Roll Call

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

Approval of Agenda

Moved by Councilmember Oden, Seconded by Councilmember Richardson to approve the agenda. With the deletion of item "A" under Presentations and the addition of added items "A" and "B" under Presentations.

11-16-249R - Motion carried.

Presentations/Discussion

- A. CDBG Update – Planning & Economic Deputy Director, Jeannie Fields
- B. Inkster Karate Club – Master Williams

Public Hearings

Consent Agenda

- A. October 17, 2016 Regular City Council Meeting Minutes.
- B. Allen Brother's and Attorney's PLLC Invoice \$14,878.25.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Richardson to approved the Consent Agenda.

Resolution 11-16-250R – Motion carried.

Boards and Commission

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

Previous Business

Ordinance(s)

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

New Business

- A. Discussion/Action: (Jeannie Fields) 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.

Moved by Councilmember Richardson, Seconded by Councilmember Oden to deny 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 for the following stated reasons: The recommendation is not consistent with the vision of the TCD District or a mixed use district.

Resolution 11-16-251R – Motion denied.

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

Public Participation

- **Mr. Lee** – Asked Mayor and Council if the city has a surplus can the firefighters receive a pay raise.
- **Fadi Nassar** – Stated he would like to purchase city owned property on Michigan Ave. and Inkster Rd.
- **Kent** – Stated that residents should know what they are voting for when voting for the charter and encouraged residents to read before they make a decision.

- **Ernest Hendricks** – Stated he agrees on not having a lot of dollar stores in the city. He had concerns regarding grass clippings being left in the street.
- **Akindele Akinyemi** – Encouraged residents to vote yes on the RTA mileage.
- **Karen Lee** – Asked when H&H Metals would be clean and if the city had to approve group homes.
- **Larry Motley** – Stated he had charter concerns.
- **Gabe Henderson** – Thanked residents for attending the Good Fellows breakfast.
- **Rev. John Hearn** – Announced the Wayne County NAACP monthly meeting to be held at Wayne County Community College on November 14, 2016.
- **Rev. George Williams** – Asked residents to vote and consider passing the new city charter.
- **Willie Johnson** – Stated that repairs needed to be made on Durand Court. He asked residents to make sure they vote.
- **Fr. Ellis Clifton** – Apologized about his behavior at the last City Council meeting. Stated negative statements were said about him and members of his church and that he is going to pray for the person who said the negative statements.
- **Javion Johnson** – Asked all residents to get out and vote.
- **Deborah Owens** – Asked residents to get out and vote and not to forget vote for the charter.
- **Shirley Hankerson** – Encouraged residents to vote for the new charter.
- **Crystal Linton** – Stated that residents needed to pay attention when voting for school board candidates. She stated that some candidates are not in favor of giving Inkster back the Inkster High School land.

City Clerk

- Stated to residents that this election was very important and to get out and vote. She further stated that AV ballots had until 8:00 p.m. election night to be turned in.

City Manager

- Announced the Inkster Fire Department Toys for Tots.
- Stated the city would be closed on Friday in observance of Veteran's Day.
- Stated that City Hall would be opening during lunch beginning December 1, 2016.

Mayor and Council

- **Councilwoman Richardson** – No comments.
- **Councilwoman Howard** – No comments.
- **Councilman Oden** – Encouraged residents to get out and vote. He stated 2948 Grandview has cement work being performed at the house but has not pulled any proper permits.
- **Councilwoman Watley** – Stated that she and Toni Bailey were at city hall on Friday tending to the flowers and approximately fifty people came to city hall trying to pay bills. She stated that city hall should be open on Friday's from at least 9:00 a.m. until 12:00 p.m. She further state that policies should be put in place for the city and that customer service should be job one. She said that the district discussion she hosted brought a lot of good ideas and good discussion. She announced the Veteran's Resource Fair that is being held on November 9th from 1:00p.m. to 4:00 p.m. lastly she said that the I-Can Candy Convoy was a huge success and thanked persons for the donations. She introduced her Junior Councilwoman. She stated she has two Junior Councilwoman and that they will be assisting her with making phone calls.
- **Mayor Pro-Tem Williams** – Thanked Parks and Recreation, DPW with regards to their quick response on dumping. He asked residents to use their on concise when voting for the charter. He encouraged residents to shop Inkster.
- **Mayor Nolen** – Stated he attended a Public Safety Conference with the Police Chief. He said that a lot of topics were discussed regarding crisis intervention that they plan on implementing. He stated that Taylor Public Schools voted earlier this summer to draft a deed to for the Inkster

High property to be given back to the city. He said that land should be returned back to the city. He encouraged all residents to vote and even grab a neighbor and take them to vote. He said that not voting is like a no vote.

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 Oden and carried, the Regular Council meeting of November 7, 2016 was adjourned at 8:50 p.m.



Felicia Rutledge, City Clerk
City of Inkster

CITY OF INKSTER
Boards & Commissions

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

AGING COMMISSION

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

2 Year Term

9 Members

Ordinances: 414,457 & 508

Denise Champagne, Project Dir.
 - (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

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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 Scholack	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
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

Nell 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.

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
Thwain 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	Police Rep	
Jason Kaye	Fire Rep	
Hilliard Hampton, II	City Council Rep	Exp. 12/17
Velma Overman	Board of Trustee Rep	

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

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
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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: Mayor and Council

Date: November 15, 2016

From: Darin Carrington, City Manager/Treasurer Date for Council's Consideration:
November 21, 2016

ACTION REQUESTED: Authorization for the City of Inkster to enter into a 3-year Agreement with AT&T Switched Ethernet Service and conjointly a 2-year Agreement with AT&T ILEC Service to return to the previous AT&T cost levels.

Current Action X Emergency Future

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

Treasurer's Approval

Darin Carrington

BACKGROUND:

The current telecommunication system used by the City of Inkster campus locations and services provided by AT&T has expired under FY2015-2016 contracts. As a result of this, the City experienced a dramatic cost increase, and in order to return to the previous cost levels, the City must enter into a 3-Year Agreement with AT&T Switched Ethernet Service to replace the out of contract Opt-E-Man campus network; and conjointly the City must enter into a 2-Year Agreement with AT&T ILEC Service contract on the City's POTS lines (phone lines for faxes and alarm systems). The renewal of both contracts has been budgeted for FY2016-2017.

The City campus locations covered under both contract renewals include: Justice Center – 26279 Michigan Avenue, Inkster City Hall – 26215 Trowbridge, Inkster Public Library – 2005 S. Inkster Road, Inkster Fire Department – 27717 Michigan Avenue, Department of Public Services – 26900 Princeton, and Dozier Recreation Facility – 2025 Middlebelt Road.

SCOPE OF SERVICES:

To enter into a 3-year Agreement with AT&T Switched Ethernet Service and conjointly a 2-year Agreement with AT&T ILEC Service.

JUSTIFICATION:

To return to the City's previous AT&T cost levels.

PROJECT IMPROVEMENTS:

To have the installation of an upgraded and properly functioning telecommunication system throughout the City of Inkster campus.

COSTS:

N/A

PROJECT TIME TABLE:

Immediate.

RESOLUTION:

Authorization is hereby given to the City of Inkster to enter into a 3-year Agreement with AT&T Switched Ethernet Service and conjointly a 2-year Agreement with AT&T ILEC Service to return to the previous AT&T cost levels.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



**AT&T SWITCHED ETHERNET SERVICESM (INTRASTATE)
PRICING SCHEDULE PROVIDED PURSUANT TO CUSTOM TERMS**

AT&T MA Reference No. 201308067179UA

AT&T Contract ID No. ASEQ55HXG

Customer	AT&T
Inkster City of City Hall Street Address: 26215 Trowbridge City: Inkster State/Province: MI Zip Code: 48141 Country: USA	The applicable AT&T Service-Providing Affiliate(s)
Customer Contact (for Notices)	AT&T Contact (for Notices)
Name: Brent Perry Title: IT Director Street Address: 26215 Trowbridge City: Inkster State/Province: MI Zip Code: 48141 Country: USA Telephone: 734-776-3213 Email: Brent Perry <bperry@cityofinkster.com>	Name: Jack Tylus Street Address: 502 Beach Street City: Flint State/Province: MI Zip Code: 48502 Country: USA Telephone: 810 513 3747 Email: 847 513 0809 Sales/Branch Manager: Miles Olson SCVP Name: Dino Perone Sales Strata: L-GEM Sales Region: Midwest <u>With a copy (for Notices) to:</u> AT&T Corp. One AT&T Way Bedminster, NJ 07921-0752 ATTN: Master Agreement Support Team Email: mast@att.com
AT&T Solution Provider or Representative Information (if applicable) ☐	
Name: Company Name: Agent Street Address: City: State: Zip Code: Country: USA Telephone: Fax: Email: Agent Code	

This Pricing Schedule for the service(s) identified below ("Service") is part of the Agreement referenced above. Customer requests that its identity be kept confidential and not be publicly disclosed by AT&T or by any regulatory commission, unless required by law.

Customer acknowledges and certifies that the interstate traffic (including Internet and international traffic) constitutes **ten percent (10%) or less** of the total traffic on any Service.

AT&T California currently provides billing and collections services to third parties, which may place charges that Customer authorizes on Customer's bill for intrastate Services. To the extent that AT&T California makes blocking of such charges available, Customer may block third-party charges from its bill at no cost.

Customer confirms receipt of the AT&T customer building / site preparation document describing the installation requirements at the Site(s).

Customer (by its authorized representative)	AT&T (by its authorized representative)
By:	By:
Printed or Typed Name:	Printed or Typed Name:
Title:	Title:
Date:	Date:

For AT&T internal use only:	Contract Ordering and Billing Number (CNUM):
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WK# - TCAL and ILEC - Intrastate -TBD	For AT&T Administrative Use Only
Please sign by 4-2-2017	Pricing Schedule No. _____ Original Effective Date: _____

AT&T SWITCHED ETHERNET SERVICESM (Intrastate)
Pricing Schedule Provided Pursuant to Custom Terms

1. SERVICE, SERVICE PROVIDER(S) and SERVICE PUBLICATION(S)

Service	AT&T Switched Ethernet Service SM
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Service Provider(s)	Service Publication (Incorporated by reference)	Service Publication Location (URL)
AT&T Michigan	AT&T Switched Ethernet Service Guide	http://cpr.att.com/pdf/commonEthServGuide.html

2. PRICING SCHEDULE TERM, EFFECTIVE DATES

Pricing Schedule Term	36 months
Start Date of Minimum Payment Period, per Service Component	later of the Effective Date or installation of the Service Component
Rate Stabilization per Service Component	Rates as specified in this Pricing Schedule for each Service Component are stabilized until the end of its Minimum Payment Period.
Pricing following the end of Minimum Payment Period	non-stabilized prices as modified from time to time in applicable Service Publication or, if there is no such pricing, the pricing in this Pricing Schedule

3. MINIMUM PAYMENT PERIOD

Service Components	Percentage of Monthly Recurring Rate Applied for Calculation of Early Termination Charges*	Minimum Payment Period per Service Component
CIR/CoS	50% plus any unpaid or waived non-recurring charges	Until the end of the Minimum Payment Period for the associated Customer Port Connection
All other Service Components	50% plus any unpaid or waived non-recurring charges	36 months

*Early termination charges shall not exceed the total amount of monthly recurring charges for the remainder of the Minimum Payment Period.

4. ADDS; MOVES; and UPGRADES

4.1 Adds

Orders for Service Components (other than CIR/CoS) in excess of quantities listed in Section A-1 of Attachment A ("Adds") are not permitted.

4.2 Moves

Per applicable Service Publication

WK# - TCAL and ILEC - Intrastate - TBD	For AT&T Administrative Use Only Pricing Schedule No. _____ Original Effective Date: _____
Please sign by 4-2-2017	

AT&T SWITCHED ETHERNET SERVICESM (Intrastate)
Pricing Schedule Provided Pursuant to Custom Terms

4.3 Upgrades

- 4.3.1** Customers may upgrade their CIR to a higher speed without incurring Termination Charges, if such increases do not require physical changes to AT&T's equipment or connections at Customer Site(s). In addition, customers may upgrade their Class of Service without incurring Termination Charges provided the upgrade does not include any reduction in the customer's existing CIR.

4.3.2 Pricing for Service Reconfiguration - Increase in CIR or CoS*

Service Components	Monthly Recurring Rate and Non-recurring Charges
Committed Information Rate (CIR) or Class of Service (CoS) specified in Attachment A	As specified in Attachment A
Committed Information Rate (CIR) or Class of Service (CoS) not specified in Attachment A	45 % discount off of the Service Publication monthly recurring rates then in effect for the increased CIR/CoS for the EPP term equal to the Minimum Payment Period of the associated Customer Port Connection, or if no such EPP term exists then the next shorter EPP term
*only increases which do not require physical changes to AT&T's equipment or connections at Customer Site(s)	

5. WAIVERS

Waived Charges
Non-recurring Charge waivers, if any, will apply as identified in Attachment A.

6. RATES AND CHARGES; QUANTITIES; INITIAL SITE AND SERVICE CONFIGURATION

See Attachment(s) A. This Pricing Schedule is Customer's order for any new Services shown on Attachment(s) A.



COMPLETELINK® 2.0
AT&T ILEC Confirmation of Service Order
Provided Pursuant to Standard Service Publication Rates and Terms

Customer City of Inkster Street Address: 26215 TROWBRIDGE ST City: Inkster State/Province: MI Zip Code: 48141-2479 Country: USA	AT&T The applicable AT&T ILEC Service-Providing Affiliate
Customer Contact (for Notices) Name: Brent Perry Title: IT Street Address: 26215 Trowbridge St City: Inkster State/Province: MI Zip Code: 48187 Country: USA Telephone: 734-776-3213 Fax: N/A Email: bperry@cityofinkster.com	AT&T Contact (for Notices) Name: Jack Tylus Street Address: 502 Beach City: Flint State/Province: MI Zip Code: 48502 Country: USA Telephone: 8105133747 Fax: Email: jt5824 Sales/Branch Manager: Miles Olson SCVP Name: Dino Perone Sales Strata: LGEM Sales Region: MW <u>With a copy (for Notices) to:</u> AT&T Corp. One AT&T Way, Bedminster, NJ 07921-0752 ATTN: Master Agreement Support Team Email: mast@att.com
AT&T Solution Provider or Representative Information (if applicable) ☐	
Name: Company Name: Agent Street Address: City: State: Zip Code: Telephone: Fax: Email: Agent Code	

Customer agrees to subscribe to the CompleteLink® 2.0 discount program, in accordance with this Confirmation of Service Order ("CSO") subject to the following, which are incorporated by reference: (a) THE TERMS OF THE APPLICABLE TARIFF, IF THE SERVICE IS OFFERED PURSUANT TO TARIFF; OR (b) THE AT&T BUSINESS SERVICES AGREEMENT (BSA) FOUND AT <http://www.att.com/gen/public-affairs?pid=11695> IF THE SERVICE IS NOT OFFERED PURSUANT TO TARIFF. The applicable AT&T Service Publication(s) are identified in Section 1. The terms and conditions provided in this CSO are provided herein for convenience only and do not supersede or modify any applicable Service Publication. In the event of a change to the applicable Service Publication, such change shall be incorporated by reference herein.

The Effective Date of this CSO is the date signed by the last party.

AT&T California currently provides billing and collections services to third parties, which may place charges that Customer authorizes on its bill. To the extent that AT&T California makes blocking of such charges available, Customer may block third-party charges from its bill at no cost.

Customer (by its authorized representative)	AT&T (by its authorized representative)
By:	By:
Printed or Typed Name: Darin Carrington	Printed or Typed Name:
Title: City Manager	Title:
Date:	Date:

For AT&T internal use only	
Is this CompleteLink 2.0 associated with ABN Complete?	☐ YES ☒ NO
Sales must submit to Contract Management (CM): 1) Customer executed CSO, and 2) a duplicate of this CSO as a Word document, not a PDF file, OR an Excel list of the BTNs.	

COMPLETELINK® 2.0
AT&T ILEC Confirmation of Service Order
Provided Pursuant to Standard Service Publication Rates and Terms

1. DISCOUNT PROGRAM, SERVICE PROVIDER AND SERVICE PUBLICATION

Discount Program	CompleteLink® 2.0*
Customer must separately order services to which CompleteLink 2.0 applies.	

Service Provider (Select all that apply.)	Service Publication (incorporated by reference)	Service Publication Location
☐ AT&T Arkansas	AT&T Arkansas Guidebook, including Part 4, Section 5	http://cpr.att.com/guidebook/ar/index.html
☐ AT&T California	AT&T California Guidebook, including Part 9, Section 3	http://cpr.att.com/guidebook/ca/index.html
☐ AT&T Illinois	AT&T Illinois Guidebook, including Part 4 Section 5	http://cpr.att.com/guidebook/il/index.html
☐ AT&T Indiana	AT&T Indiana Guidebook, including Part 4, Section 2	http://cpr.att.com/guidebook/in/index.html
☐ AT&T Kansas	AT&T Kansas Guidebook, including Part 4, Section 5	http://cpr.att.com/guidebook/ks/index.html
☒ AT&T Michigan	AT&T Michigan Guidebook, including Part 4, Section 5	http://cpr.att.com/guidebook/mu/index.html
☐ AT&T Missouri	AT&T Missouri Guidebook, including Part 4, Section 5	http://cpr.att.com/guidebook/mo/index.html
☐ AT&T Ohio	AT&T Ohio Guidebook, including Part 4, Section 2	http://cpr.att.com/guidebook/oh/index.html
☐ AT&T Oklahoma	AT&T Oklahoma Guidebook, including Part 4, Section 5	http://cpr.att.com/guidebook/ok/index.html
☐ AT&T Texas	AT&T Texas Guidebook, including Part 4, Section 5	http://cpr.att.com/guidebook/tx/index.html
☐ AT&T Wisconsin	AT&T Wisconsin Guidebook, including Part 4, Section 2	http://cpr.att.com/guidebook/wg/index.html

2. TERM and EFFECTIVE DATES

Term:	2 years
Start Date of Term:	Upon initial implementation of Discount Program in the applicable AT&T systems
Effective Date of Rates and Discounts:	Start Date of Term
Rates Following Termination or Expiration of the Term:	Service Publication rates for Eligible services (as described in the applicable Service Publication) in effect at time of termination or expiration of the Term

3. MINIMUM ANNUAL REVENUE COMMITMENT (MARC) / MAXIMUM ANNUAL DISCOUNT

MARC* / Maximum Annual Discount	\$ 1,200 / \$ 240
* Contributory Services, as described in the applicable Service Publication, billed under BTNs in section 7 <u>before</u> the application of discounts and credits.	

COMPLETELINK® 2.0
AT&T ILEC Confirmation of Service Order
Provided Pursuant to Standard Service Publication Rates and Terms

4. RATES and DISCOUNTS

The rates and discounts below are listed for convenience only. If there is conflict between any rate or discount below and the corresponding Service Publication rate or discount in effect on the Effective Date, the Service Publication will control.

MARC Volume Discount*	3 %
Optional Features Discount **	40%
* MARC Volume Discount applies to Eligible services and may not exceed the Maximum Annual Discount	
**Optional Features Discount applies to Central Office Optional Features (as described in the applicable Service Publication)	

IntraLATA Intrastate Toll (Enter only those which apply or enter N/A. NOTE: When "N/A" is selected, Discount Program discount rates for this service will not apply.)

Arkansas Select One	California Select One	Kansas Select One	Illinois Select One
Indiana Select One	Michigan \$0.054 - 2 Year	Missouri Select One	Ohio Select One
Oklahoma Select One	Texas Select One	Wisconsin Select One	

IntraLATA Interstate Rate (Enter only those which apply or enter N/A. NOTE: When "N/A" is selected, Discount Program discount rates for this service will not apply.)

Illinois Select One	Indiana Select One	Michigan \$0.115 - 2 Year	Ohio Select One	Wisconsin Select One
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Local Usage Rates/Discounts (Enter only those which apply or enter N/A. NOTE: When "N/A" is selected, Discount Program discount rates for this service will not apply.)

California	Illinois	Michigan	Ohio	Wisconsin
Zone 1 & Zone 2: Select One	Illinois Band A: Select One	per message rate:	per message rate:	per message rate:
Zone 3: Select One	Illinois Band B: Select One	\$0.090	Select One	Select One
	Illinois Band C: Select One			

Local Usage Service Level Discount: For BTNs listed in section 7 that include a combination of Exchange Access Lines and/or Centrex with ISDN PRI and PBX Trunks. (Does not apply to per message rate listed above.)

Michigan	Ohio	Wisconsin
35%	15%	30%

Other Discounts which may apply: (Enter only those which apply or enter N/A. NOTE: When "N/A" is selected, Discount Program discount rates, if available, for the service or service component will not apply.)

Arkansas Select One	California N/A	Kansas Select One	Illinois N/A
Indiana N/A	Michigan N/A	Missouri Select One	Ohio N/A
Oklahoma Select One	Texas Select One	Wisconsin N/A	

Business Access Line Rates:

State	Monthly Recurring Rate, per Line
AR, IN, KS, MO, OK, TX	\$39.00
KS - EAS	\$46.00
CA, IL, MI, OH, WI	\$28.00

COMPLETELINK® 2.0
AT&T ILEC Confirmation of Service Order
Provided Pursuant to Standard Service Publication Rates and Terms

5. UNDER UTILIZATION CHARGE

Under Utilization Charge:	if Customer fails to meet the MARC in any completed year of the Term, the difference between the MARC and the actual billings for Contributory Services
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6. EARLY TERMINATION CHARGE

Main BTN State	Early Termination Charge
AR, CA, KS, IN, MI, MO, OH, OK, TX, WI	<u>With No IL BTNs</u> 50% of the unsatisfied MARC (after application of any Shortfall Charges) for the balance of the Term <u>With IL BTNs</u> - MARC is prorated for amount of MARC Eligible Charges in IL and outside IL - For IL BTNs, IL MARC Termination Charge; plus - For non-IL BTNs, 50% of the unsatisfied MARC (prorated after application of any Shortfall Charges) for the balance of the Term
IL	the amount of unearned discounts for the 12-month period immediately preceding Customer's early termination ("IL MARC Termination Charge"). Unearned discounts are calculated by subtracting the discounted charges for Eligible services actually incurred during the twelve months immediately preceding termination from the discounted charges for those Eligible services that Customer would have incurred during that period under the longest CompleteLink 2.0 term for which the Customer would have actually qualified based upon the actual term of service (or Service Publication month-to-month rates for those Eligible services if the Customer would not have qualified for any CompleteLink 2.0 term)

7. BILLING TELEPHONE NUMBER (BTN) LIST

Eligibility: (max. of 1,000 BTNs)	All BTNs listed below or in an attachment: - must be valid business lines; - may not be Consolidated or Special Bill Numbers; - may not include Bill-Under, Working Telephone Numbers (WTNs), Account Telephone Numbers (ATNs), Cross Reference, Pager, Cell Phone, Pay Phone, Directory Advertising, Toll Free (800, 866, etc.) or Residential Numbers - are all of the BTNs intended by Customer to be included on Effective Date To qualify as an Eligible or Contributory Service, a service must be billed under one of the listed BTNs or under a BTN added by Customer through Customer's AT&T Sales Contact.
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BTN List follows

BTN LIST

REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

Date: November 15, 2016

From: Felicia Rutledge, City Clerk

Date for Council Consideration: November 21, 2016

ACTION REQUESTED: Consider approval of the proposed City Council meeting dates for the 2017 Calendar year in accordance with the City of Inkster current Charter, Section 7.1.

Current Action X Emergency _____ Future _____

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

Treasurer's Approval _____

RESOLUTION

RESOLVED that the regular City Council meeting dates for the 201 calendar year through December 201 scheduled for 7:00 p.m., on the first and third Monday of each month (As stipulated in the City of Inkster Charter, Section 7.1) in the Council Chambers located at 26215 Trowbridge, Inkster, Michigan, are hereby established in accordance with the Open Meetings Act, being MCL 15.261,et,Seq.,whereas these meetings are conducted and open to the public as follows:

January 3, 2017 (Tuesday)
January 17, 2017 (Tuesday)
February 6, 2017
February 20, 2017
March 6, 2017
March 20, 2017
April 3, 2017
April 17, 2017
May 1, 2017
May 15, 2017
June 5, 2017
June 19, 2017

July 3, 2017
July 17, 2017
August 7, 2017
August 21, 2017
September 5, 2017 (Tuesday)
September 18, 2017
October 2, 2017
October 16, 2017
November 6, 2017
November 20, 2017
December 4, 2017
December 18, 2017

*Please note with the passing of the new charter, City Council meetings will begin at 7:00 p.m. on the 1st and 3rd Mondays; unless a Holiday is on that day.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



RESOLVED that the regular City Council meeting dates for the 2017 calendar year through December 2017 scheduled for **7:00 p.m.**, on the first and third Monday of each month (As stipulated in the City of Inkster Charter, Section 7.1) in the Council Chambers located at 26215 Trowbridge, Inkster, Michigan, are hereby established in accordance with the Open Meetings Act, being MCL 15.261,et,Seq.,whereas these meetings are conducted and open to the public as follows:

January 3, 2017 (Tuesday)
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April 17, 2017
May 1, 2017
May 15, 2017
June 5, 2017
June 19, 2017

July 3, 2017
July 17, 2017
August 7, 2017
August 21, 2017
September 5, 2017 (Tuesday)
September 18, 2017
October 2, 2017
October 16, 2017
November 6, 2017
November 20, 2017
December 4, 2017
December 18, 2017

*Please note with the passing of the new charter, City Council meetings will begin at 7:00 p.m. on the 1st and 3rd Mondays; unless a Holiday is on that day.

REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

Date: November 15, 2016

From: M. Jeannie Fields, Deputy Director

Date for Council Consideration: Nov 21, 2016

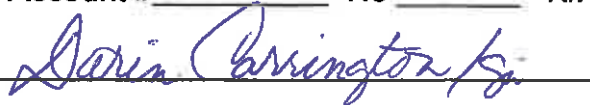
Planning, Building & Economic Development

ACTION REQUESTED: Consider approval of a Special Conditions Use (SCU 16-13) to allow a retail store in a shopping center located at 27425 Michigan in the TCD, Town Center District, per the recommendation of the Planning Commission. The applicant is Brian Fabo on behalf of Dollar Express.

Current Action ☒ Emergency ☐ Future ☐

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

Treasurer's Approval



BACKGROUND INFORMATION

On Monday, November 14, 2016, the Planning Commission held a public hearing and reviewed and recommended for approval (with conditions) the Special Conditions Use (SCU 16-13) and associated Site Plan (SP 16-14) for a retail store in a shopping center located at 27425 Michigan in the TCD (Town Center District). Draft meeting minutes are attached. Brian Fabo, on behalf of Dollar Express, is the applicant.

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per the McKenna Associates Special Conditions Use letter dated 10.5.16, the proposed retail use is harmonious with the Master Plan. The addition of a new retail use at the prominent corner of a retail center will add value to the surrounding neighborhoods and the district. If changes are incorporated to bring the site up to compliance with the code, it is believed the proposed changes will be a visual, physical and economic improvement to the site. There are currently vacancies in the retail development and keeping a business at the prominent corner of the retail center is desirable and will potentially attract more tenants and entrepreneurs to the area. 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 obtain a certificate of occupancy.

RESOLUTION

Resolved by _____

Seconded by _____

To approve a Special Conditions Use (SCU 16-13) to allow a retail store in a shopping center located at 27425 Michigan 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, November 14, 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 6:31 p.m.

I. ROLL CALL

Present: Chairman Hendricks, Secretary Chisholm and Commissioners Garrett, Ratliff and Williams

Absent: Commissioners Cain, Davis and Nolen

Others in attendance: M. Jeannie Fields, Deputy Director, Planning, Building & Econ Dev
Mike Deem, McKenna Associates
Dean Welch, Fabo Architects, Applicant Rep – 27425 Michigan
Larry Winokur, Siswin Partners, LLC (Owner – Inkster Town Center)
Michael Sisskind, Siswin Partners, LLC (Owner – Inkster Town Center)
Bob Baydoun, Applicant – 27104 & 27114 Michigan
Ali Dagher, Attorney & Applicant Rep – 27104 & 27114 Michigan

Public in attendance: Connie P. Blanks, Gary Davis, Brian Dickerson, Ron Dandy, K. Klein, Michael Kelly and George Williams

II. ADOPTION OF AGENDA

MOVED by Garret, Seconded by Williams to adopt the Agenda with the following changes:

- Remove Item IV.C from the agenda.*
- Add Overview of Master Plan Interviews and On-Line Survey to Item V.

MOTION CARRIED unanimously.

*The applicant requested that this item be removed from the agenda.

III. ADOPTION OF MINUTES OF October 24, 2016

MOVED by Chisholm, Seconded by Williams to adopt the minutes of October 24, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case # 16-13 (SCU)/16-14 (SP) – 27425 Michigan Ave**
Public Hearing to receive public input and review Special Conditions Use requirements and associated review of Site Plan requirements for a retail store in a shopping center in the TCD, Town Center District. The applicant is Brian Fabo on behalf of Dollar Express.

MOVED by Williams, Seconded by Garrett to open the Public Hearing. **MOTION CARRIED unanimously.**

Mike Deem gave an overview of the case. He reviewed the Special Conditions Use and Site Plan letters. McKenna recommends approval of the Special Conditions Use and Site Plan with conditions.

- Commission: Is Family Dollar moving out since the Special Conditions Use was denied at the last council meeting?
- Applicant: Family Dollar merged with the Dollar Tree. They are closing locations.
- Larry Winker (New owner of the Town Center): We are interested in changing signs and updating the Inkster town Center.

MOVED by Ratliff, Seconded by Chisolm to close the Public Hearing. **MOTION CARRIED unanimously.**

Site Plan:

- Commission: What are you going to paint? The owner is going to paint the full center.
- Mike: Changes to the site plan are minor and can be approved administratively.
- Commission: Do they have cameras? If so, where are they located? Applicant: Cameras are located outside the facility and inside the store.
- Commission: A concern was expressed regarding the number of trees/shrubs that are required. Mike: The amount of trees that are required are dictated by the ordinance.
- Applicant: Trees will be installed in the spring. He believes there is only a shortage of two or three trees on the site plan.
- Commissioner: The dumpsters on the Inkster Road side of the center are an eyesore. Mike: The dumpster is required to be in an enclosure.
- Commission: The dumpsters are full and trash is all over the place. Owner: This should be addressed by the renter.

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

1. Submission of an updated site plan that addresses all of the outstanding issues including but not limited to landscaping, lighting, dumpster enclosure, loading spaces and etc., enumerated in the Site Plan review letter. **MOTION CARRIED unanimously.**

MOVED by Chisholm, Seconded by Ratliff to recommend approval of the Site Plan with the following conditions:

1. Submission of an updated floor plan, sign details and paint color.
2. Minor revisions to the landscape plan and dumpster enclosure details.
3. Submission of a photometric plan and light fixture details demonstrating adequate shielding.
4. Designation of 4 additional handicap accessible spaces and labeling the loading space.
5. Compliance with all engineering and other department review requirements.

MOTION CARRIED unanimously.

- B. Case # 16-23 (SCU)/16-24 (SP) – 27104 & 27114 Michigan Ave
Public Hearing to receive public input and review Special Conditions Use requirements and associated review of Site Plan (SP) requirements for a wholesale and retail appliance sale and liquidation store in the TCD, Town Center District. Bob Baydoun is the applicant.

MOVED by Garrett, Seconded by Williams to open the Public Hearing. **MOTION CARRIED unanimously.**

Mike Deem gave an overview of the case. He reviewed the Special Conditions Use letter that recommends approval with conditions. He reviewed the Site Plan letter that recommends approval with conditions.

- Ali Dagher (friend of Bob and an attorney): The applicant is a great person who is a hard worker. This is a family business. He has another location in Toledo, Ohio. The owner is hard of hearing so he is here to help him.
- Commission: The applicant moved into the building prior to going thru the planning process. Ali: He did not know. He is a worker who was anxious to move into the store.
- Commission: We sent Code Enforcement over a couple of times. Ali: He will comply with all ordinances and do everything to make the business work.
- Commission: Is it going to be hardware as well? Ali: He will sell appliance parts. He will sell mostly new appliances and some used.
- Commission: Are two buildings going to be merged into one? Ali: Yes.
- Commission: Will the awning cover on both businesses? Ali: Yes. There will be one awning so the buildings look like one building.
- Public: What does selling mostly new products mean? Are the appliances used? Ali: The appliances will be overstocks and liquidated goods. He does not buy used appliances. The products that have been sold may need repair. Repairs will be done in the back room of the building. He will also have parts.
- Commission: Is this going to be a used appliance store? Ali: No. There is no money in used appliances.
- Commission: What is the problem with used goods? Used goods were sold before. Mike: The public hearing has not been noticed for used goods. It is not the intent for used goods to be sold. Applicant/Ali: Used goods will be there for repairs as part of the warranty. It is similar to a Sears' Outlet.
- Discussion was had regarding there being two addressees on the site plan. The applicant wants the business to look like one business through it has two addresses. Mike: This is not an issue for the site plan. He has seen this before.

MOVED by Williams, Seconded by Ratliff to close the Public Hearing. **MOTION CARRIED unanimously.**

Site Plan:

- Commission: Do they have cameras? If so, where are they located? Applicant/Ali: There are cameras inside the building. An alarm company is installing the system so they will put cameras outside the building as well.

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

1. Comments from all City departments are adequately addressed.

MOTION CARRIED (Williams - Nay).

MOVED by Ratliff, Seconded by Garrett to approve the Site Plan with conditions as follows:

1. Two flowering Dogwood trees are substituted for two Norway Maples.
2. The details of the waste removal service are printed on the site plan.
3. Requirements of other departments are met, if any.

4. All signs on the site comply with ordinance provisions.

MOTION CARRIED (Williams - Nay).

V. OLD BUSINESS

- A. Master Plan Interviews and Online Survey Results Overview
- 78 responses were received from the on-line survey.
 - 30-45 minutes were spent on stakeholder questions.
 - Both sets of results will be included as an appendix in the Master Plan. Nothing new was revealed. The Planning Commission has discussed all the concepts.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

- A. Easement Question
A citizen wants to put a fence on the City's easement (into the alleyway). Mike: This issue is bigger than the ordinance. The City would have to vacate the alley. Alleys allow emergency vehicles to go thru and utility companies to get access. Alleys do have a benefit. Vacating alleys may be okay in some areas but not all. An application may be created to do such with criteria established where it can be permitted. He needs to check into the matter.
- B. Next Meeting
It was determined that the meeting scheduled on November 28, 2016 will be cancelled and the Master Plan and Zoning Ordinance updates will be covered at the meeting on December 12, 2016.
- C. Changing the Meeting Time
Discussion was held regarding changing the meeting start time to 6:30 p.m. Further discussion will be held.

VIII. ADJOURNMENT – 7:36 p.m.

MOVED by Williams, **Seconded** by Garrett to adjourn the Planning Commission meeting held on November 14, 2016 **MOTION CARRIED unanimously.**

Respectfully submitted,

Marcus Hendricks, Chairman

Steven Chisholm, Secretary

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



PLANNING COMMISSION PETITION
FOR
SPECIAL CONDITIONS / REGULATED LAND USE

Filing Fee SCU / RLU = \$1,450.00 plus \$5 an acre
Required Public Hearing = \$350.00

Case # 16-13 (SLU/RLU)

TO THE INKSTER CITY PLANNING COMMISSION:

Date Filed 02/18/16 2.29.16 m

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: 27425 MICHIGAN AVE

The property is located on the SOUTH side of MICHIGAN AVE Street, Between INKSTER ROAD Street and HAMLIN BLVD Street

It has frontage of 790 feet, a depth of 370 feet, and comprises of 6.37 acres.

Legal Description: SEE PROPERTY SURVEY FOR FULL LEGAL DESCRIPTION

Property Owner SAFEWAY GROUP, INC. (RAFAT SHAIKH, CEO)

Address: 10961 PEACHTREE INDUSTRIAL BLVD. NORCROSS, GA 30092-3647

Phone: 770-409-9910

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 FAMILY DOLLAR STORE

- 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

BRIAN G. FABO

Printed Name of Petitioner

02/18/16

Date

ARCHITECT

Title of Petitioner

216-241-6050

Petitioner Telephone Number

216-395-0053

Petitioner Fax Number

brian.fabo@fabearch.com

Petitioner E-Mail Address

Company's Name FABO ARCHITECTURE, INC.

Company's Address 1736 COLUMBUS ROAD, CLEVELAND, OH 44113

- 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

FEBRUARY

2016

CHARLES JOHN KOACHWAY

Notary Public, State of Ohio

Charles John Koachway

Notary Public, Wayne County, Michigan

My Commission Expires: My Commission Expires Aug. 22, 2017

CUYAHOGA COUNTY OHIO



PLANNING COMMISSION
PETITION FOR
SITE PLAN REVIEW/SUBDIVISION PLAT

Case # 16-14 (SP)

Date Filed 02/18/16 2.29.16 *JA*

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: 27425 MICHIGAN AVE. The property is located on the SOUTH side of MICHIGAN AVE Street, between WESTER RD Street and HAMLIN BLVD Street. It has frontage of 790 feet, a depth of 370 feet, and comprises 6.37 acres.

Legal Description: SEE PROPERTY SURVEY FOR FULL LEGAL DESCRIPTION

ZONING - This property is currently zoned TCD TOWN CENTER DISTRICT

Property Owner: SAFEWAY GROUP, INC. (RAFAT SHAIKH, CEO)

Address: 6901 Machine Industrial BLVD. Phone: 770-409-9910 Fax: 770-409-9910
Norcross, GA 30092-3647

- ☒ 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.
- [Signature]*
Initial

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE FAMILY DOLLAR STORE

Clearly describe the proposed project - do not write "refer to plans": CHANGE OF TENANT NAME ON LEASE AND INSTALL NEW EXTERIOR SIGNAGE ON EXISTING STORE

- * 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 BRIAN G. FABO
Signature of Petitioner *[Signature]*
Interest in Property ARCHITECT FOR TENANT
Firm FABO ARCHITECTURE, INC. Address 17316 Columbus RD Phone 216-241-1650
Fax 216-395-0053 E-Mail Address brian.fabo@faboarch.com

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

CHARLES JOHN KOACHWAY

Notary Public, State of Ohio

My Commission Expires: My Commission Expires Aug. 22, 2017

[Signature]
Notary Public, Wayne County, Michigan

CUYAHOGA COUNTY OHIO

October 5, 2016

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

Subject: 16-13 (SCU #3) Proposed Retail Store
Location: 27425 Michigan
Zoning: TCD, Town Center District
Applicant(s): Brian Fabo (Architect for Tenant); (Owner: Siswin Partners LLC)

Dear Ms. Fields:

At your request, we have reviewed the above-referenced application for a special conditions use for a retail store in a shopping center located at 27425 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. Per our conversation with the applicant, the proposed use is the same as the existing tenant occupying the space, with only a change of name from "Family Dollar" to "Dollar Express".

The site is on the southwest 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 business will occupy the northeast corner (current family dollar location) in the Town Center retail development. Future development or expansions of the buildings on the site should be consistent with this guideline. We find the proposed retail use to be harmonious with the Master Plan.

- 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 site has landscaping along the property lines, an ornamental wall at the corner of Inkster and Michigan, and a buffer area with mature trees around the retention pond. We believe that this standard is met; however, the applicant must submit a signed and dated site plan that includes a landscape plan, as required by City Code. *The plan submitted by the applicant at this time appears to show utility details but some site plan details are not included; an email from the applicant dated 9/15/16 states the following:*

- a.** Siswin Partners, LLC, as owner of the property, hereby commits to comply with the other requirements contained in (the Planning and Engineering review) letters, namely:
- i.** provide 4 additional ADA parking spaces
 - ii.** repaint the Family Dollar building
 - iii.** repair the existing underground irrigation system to a good and workable condition; and

- iv. install additional trees and shrubs necessary to comply with City's landscaping requirements. The work referred to in the foregoing sentence, if not already completed, will be completed no later than 30 days after the application is approved by the City.
- 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 use to a space that will soon be vacated at the prominent corner, will add value to the surrounding neighborhoods and the district. If changes are incorporated to bring the site up to compliance with code, we believe 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 business. The plan submitted indicates existing utility leads to the tenant space under consideration.
- 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 and a proposed retail use are not likely to detract from the orderly function of business and residential uses in the surrounding areas.
- 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. Keeping a business at the prominent corner of this retail center is desirable and will potentially attract more tenants and entrepreneurs to the area.
- g. **Will not impose additional service demands upon the City or its anticipated future resources.** Since the proposed use is a reuse of an existing building, we are not aware of any additional service demands upon the City from the proposed use.
- h. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** The proposal calls for change of owner with the same retail use and 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.** It appears that, with only minor modifications, the site likely meets the ordinance requirements. However, the applicant has not provided site plan that accurately reflects all the site conditions needed for review. The plan submitted includes extensive photographs of all the aspects of the site; however, some of them must be brought into compliance with code and have not been addressed on the site plan.

RECOMMENDATION

At this time we recommend that Planning Commission recommend City Council approve a special conditions use for the new proposed Retail Store Use, subject to the following condition:

1. Submission of an updated site plan that addresses all of the outstanding issues including but not limited to landscaping, lighting, dumpster enclosure, loading spaces etc., enumerated in our site plan review letter under separate cover.

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Senior Principal Planner

October 5, 2016

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

Subject: 16-14 (SPR #3) Proposed Retail Store
Location: 27425 Michigan
Zoning: TCD, Town Center District
Applicant(s): Brain G. Fabo (Architect for Tenant); (Owner: Siswin partners LLC)

Dear Ms. Fields:

At your request, we have reviewed the above-referenced application dated 2/29/2016 and revised site plan dated 9/14/16 for a Retail Store in a shopping center located at 27485 Michigan Avenue and offer the following comments for your consideration.

DESCRIPTION OF THE SITE

The site is 6.93 acres and is located on the south side of the street at 27425 Michigan Avenue (full legal description on site plan). The site contains a strip mall of 55,784 s. f. with 12 retail bays and a parking area. The applicant is proposing a change of owner for the existing Family Dollar store located at the northeast corner of the shopping center to Dollar Express. 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	Retail center	TCD, Town Center District	Town Center
North	Retail/Office	TCD, Town Center District	Town Center
South	Office	TCD, Town Center District	Town Center
East	Vacant	TCD, Town Center District	Town Center
West	Post Office	TCD, Town Center District	Town Center

SITE PLAN REQUIREMENTS

Although many of the improvements on the site are existing, the site will be required to comply with the current Inkster Zoning Ordinance. The site plan serves as an official record of the site and must include all details required by the Zoning Ordinance.

REVIEW COMMENTS

- Zoning and Use (§155.049).** The site is in the TCD district and is bordered by sites in the TCD District. All development in the TCD District must comply with the following:

- Submission Requirements**

- 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 plan submitted at this time is by Nowak & Fraus Engineers, while the original set was drawn by Fabo Architecture. *The applicant has indicated in an email communication dated 9/15/16 that Siswin Partners LLC as the owner of the property will be responsible for the improvements.* We had asked for an updated floor plan since the original plan included a floor plan from 2002, which has likely been revised. While we understand that the proposal calls only for change of ownership of the business, the site plan process is needed to ensure the site is brought up to code to the extent feasible. Provide updated floor plan for tenant space.

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

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

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

The 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 existing retail use and its continuity are consistent with the recommendations of the Master Plan and the vision for the TCD District.

- 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 site complies with most of the requirements enumerated above; however, few additional items of required information per Section 155.071 through Section 155.081 (as noted below) must be submitted to ensure full compliance.

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

The plan submitted indicates all existing signage for 'family dollar' including a ground sign on the northeast corner of the site, signage on the existing pole sign on the northwest corner of the site and additional photos with existing wall signage. It is likely that the applicant will change all of these existing signs to "Dollar Express." Existing non-conformities, if any, must be corrected. The photos provided are not adequate to make this determination. Sign permits are required and must be submitted, additional review by the Planner may be required as details have not been submitted.

- 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 is a vehicle-oriented use; however, pedestrian linkages exist to the sidewalk on Michigan Ave.

- 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 site plan indicates existing utility leads to the tenant space under consideration, which are to remain as is. Any issues identified by other plan reviewers must be addressed to meet this requirement.

- 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 building is a single story brick building with split frame concrete block and a red metal roof. The plan submitted proposes no changes. In an email communication dated 9/15/16, the applicant has indicated their willingness to repaint the building. Proposed colors must be approved by the City Administration prior to painting and must be in compliance with the exterior color standards of §155.072(F).
- 3. Landscaping (§155.073).** §155.073 of the ordinance requires the submission of a landscape plan. The applicant has provided a plant list that notes 34 trees and 9 shrubs on the site. Trees with tag numbers #32 and #43 are not shown on the plan and must be located. Further, trees #33 and #40 must be replaced with trees meeting the minimum size requirement of 2.5" caliper.

In an email communication dated 9/15/16 the applicant has stated that additional trees and shrubs will be planted along Inkster Road right-of-way to comply with Section §155.073(G), and the existing irrigation system on the site will be repaired and made functional.

All proposed changes to the landscape plan, including new plantings must be shown on a revised and dated landscape plan along with plant list identifying species and planting sizes.

4. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan shows concrete dumpster enclosures with a notation that it has an 8' wall, and one dumpster has a 'gate' label. The placement of most of the enclosures makes them clearly visible from Inkster Road right-of-way. Enclosures must have concrete base and be screened by 6 ft. masonry walls with a slatted chain link gate. Dumpster units must be located *inside* the enclosure. Clarify if all enclosures are in compliance.
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. A photometric plan that demonstrates compliance with these requirements must be submitted.
6. **Off-Street Parking (§155.077) and Circulation.** The parking requirement for retail is 1 space per 175 s. f. of gross floor area. For 55,784 s. f. 319 parking spaces are required. Per the site plan, the site has 334 parking spaces on it, which is adequate for the uses on the site.
7. **Accessible Parking for Physically Disabled Persons (§155.078).** For 334 spaces, 12 handicap spaces are required, 2 of which must be van accessible. The site plan notes the provision of 8 handicap accessible spaces, with no van accessible space designation, which is a violation of ADA requirements. *In an email communication dated 9/15/16, the applicant notes that 4 additional handicap accessible spaces will be provided, although they are not shown on the revised plan.*
8. **Off-Street Loading and Unloading (§155.079).** Loading spaces are not marked on the plan. Buildings between 20,000 s. f. and 100,000 s. f. in the TCD District are required to provide 1 off-street loading space plus 1 space for every 20,000 s. f. over 20,000 s. f. Planning Commission may reduce the dimensions from 10 ft. by 70. Ft. to 10 ft. by 35 ft. The site plan indicates a cross hatched area on the rear of the building; this area functions as the designated loading area. Revised plans should label the loading area on the plan.
9. **Drainage, soil control, sedimentation, utilities.** No changes are proposed to utility or site drainage and the building leads are shown on the site plan. We defer to the Engineer on utility and drainage requirements.
10. **Comments from Other Departments.** All applicable City departments should review the revised site plan to identify any remaining issues.

RECOMMENDATION

We have reviewed this plan twice before and consistently requested information pertinent to the site plan and essential for making a determination on the site plan. While some of the items have been addressed in an email dated 9/15/16, most of the details are still missing from the official site plan copy. In the interest of keeping the project moving, we proceeding with recommending approval of the site plan **subject to the following items being addressed on a revised and added site plan submitted for final review by administration prior to issuance of any building permits:**

1. Submission of an updated floor plan (as noted in Comment 1.a) sign details (as noted in Comment 1.b.iii) and paint color (as noted in Comment 2).
2. Minor revisions to the landscape plan and dumpster enclosure details (as noted in Comment 4).
3. Submission of a photometric plan and light fixture details demonstrating adequate shielding (as noted in Comment 5).
4. Designation of 4 additional handicap accessible spaces (as noted in Comment 7) and labelling the loading space (as noted in Comment 8 above).
5. Compliance with all engineering and other department review requirements.

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Senior Principal Planner



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

September 19, 2016

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

Attn: Jerome Bivins, Department of Public Services Deputy Director

Regarding: 16-14 (SP)/SCU/RLU 16-13
27425 Michigan Avenue Family Dollar
Preliminary Site Plan Approval

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated June 21, 2016 with the latest revision date of September 14, 2016 for the above referenced project. The plans were provided via email on September 15, 2016 and are recommended for approval.

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

Sincerely,

Alfred Benesch & Company

A handwritten signature in black ink that reads 'Carrie Loya-Smalley'.

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Jeannie Fields, City of Inkster Planning, Building & Economic Development Deputy Director
Eric Tucker, P.E., Project Manager
File: 8-140008



INKSTER POLICE DEPARTMENT
Inter-Office Memorandum
OFFICE OF THE CHIEF

To: Ms. Jeannie Fields, Community Development

Date: March 24, 2016

Re: 27425 Michigan Avenue

I have reviewed the plans for the dollar store to be located at 27245 Michigan Avenue. I have no major issue.



William T. Riley III
Chief of Police

Jeannie Fields

From: John D. Adams <JAdams@ww-fa.com>
Sent: Monday, March 21, 2016 7:15 PM
To: Jeannie Fields
Subject: SC 16-13 and SP 16-14

Ms. Fields,

The fire department has no issue with the site plan as presented for 27425 Michigan Ave for the change of ownership.

Yours in Life Safety,

John D. Adams

John D. Adams
Fire Chief
City of Inkster's Department of Fire

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

Google Maps 27425 Michigan Ave



27425 Michigan Ave
Inkster, MI 48141

Google Maps 27425 Michigan Ave



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



27425 Michigan Ave
Inkster, MI 48141

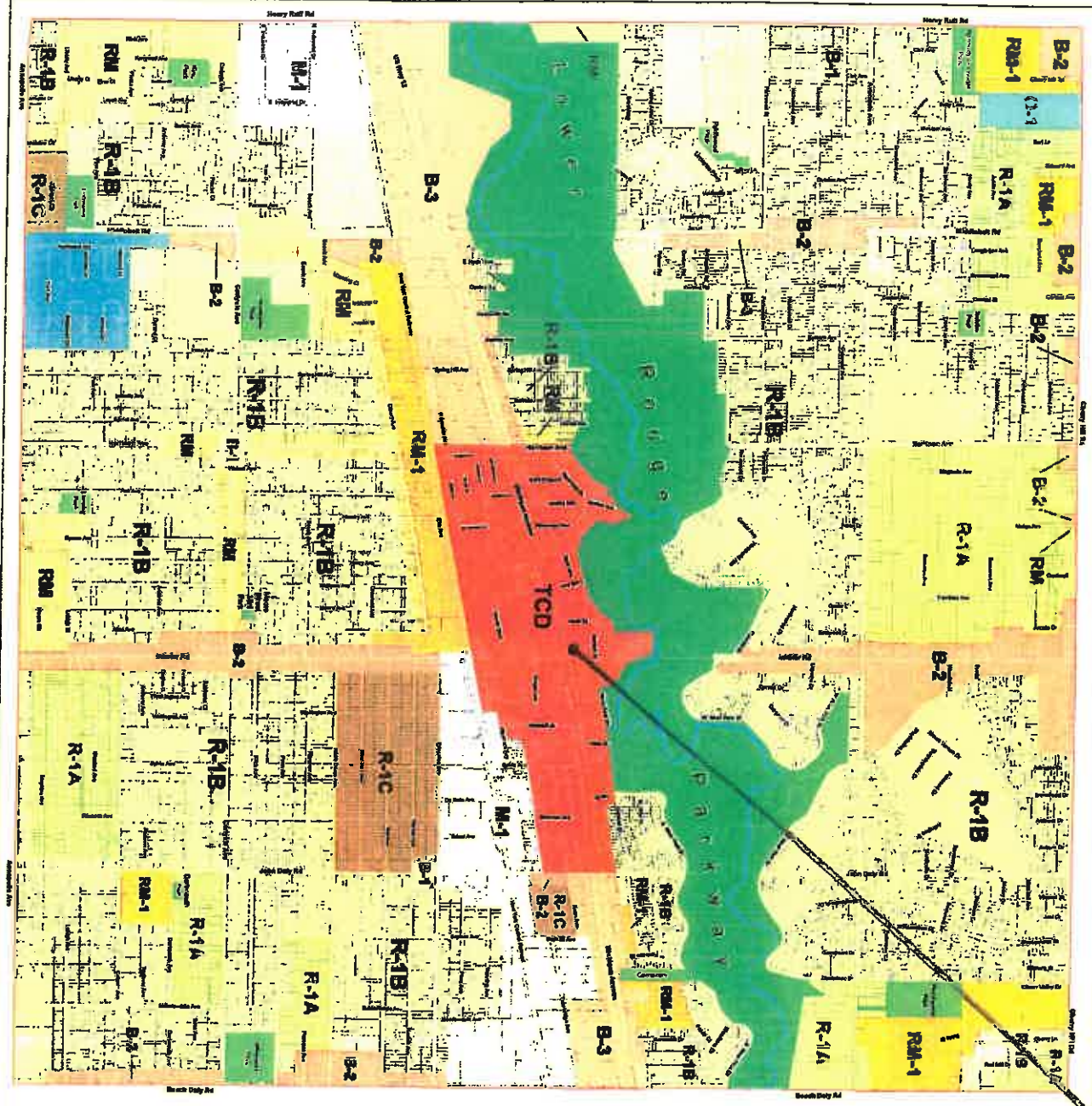
27425 MICHIGAN

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
- PUD Planned Unit Development (PUD)
- Parks and Open Space
- Rouge River Parkway



APPROVED FOR THE CITY OF INKSTER, MICHIGAN
 MAY 14, 2014
 Mayor



CITY OF INKSTER
 INKSTER, MICHIGAN
 2800 Northland Road, Suite 100
 48140-1000
 313.487.2700
 www.cityofinkster.com

REQUEST FOR COUNCIL ACTION

To: Darin Carrington, City Manager

Date: November 15, 2016

From: M. Jeannie Fields, Deputy Director *of* Planning, Building & Economic Development
Date for Council Consideration: Nov 21, 2016

ACTION REQUESTED: Consider approval of a Special Conditions Use (SCU 16-23) to allow a wholesale and retail appliance sale and liquidation store located at 27104 & 27114 Michigan in the TCD, Town Center District, per the recommendation of the Planning Commission. Bob Baydoun is the applicant.

Current Action X Emergency Future

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

Treasurer's Approval *Darin Carrington*

BACKGROUND INFORMATION

On Monday, November 14, 2016, the Planning Commission held a public hearing and reviewed and recommended for approval (with conditions) the Special Conditions Use (SCU 16-23) and associated Site Plan (SP 16-24) for a wholesale and retail appliance sale and liquidation store located at 27104 & 27114 Ave in the TCD (Town Center District). Draft meeting minutes are attached. Bob Baydoun is the applicant.

SCOPE OF SERVICES

N/A

JUSTIFICATION

Per the McKenna Associates Special Conditions Use letter dated 10.7.16, the applicant is proposing an appliance showroom. Provided the retail component is well designed to attract customers, the use can be found to be harmonious with the Master Plan. Additionally, the addition of a new retail use to a space that has been vacated at a prominent street corner will add value to the surrounding neighborhoods and the district. The proposed use will bring the site up to compliance with the code and it is believed the proposed changes 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 obtain a certificate of occupancy.

RESOLUTION

Resolved by _____ Seconded by _____

To approve a wholesale and retail appliance sale and liquidation store located at 27104 & 27114 Michigan 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, November 14, 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 6:31 p.m.

I. ROLL CALL

Present: Chairman Hendricks, Secretary Chisholm and Commissioners Garrett, Ratliff and Williams

Absent: Commissioners Cain, Davis and Nolen

Others in attendance: M. Jeannie Fields, Deputy Director, Planning, Building & Econ Dev
Mike Deem, McKenna Associates
Dean Welch, Fabo Architects, Applicant Rep – 27425 Michigan
Larry Winokur, Siswin Partners, LLC (Owner – Inkster Town Center)
Michael Sisskind, Siswin Partners, LLC (Owner – Inkster Town Center)
Bob Baydoun, Applicant – 27104 & 27114 Michigan
Ali Dagher, Attorney & Applicant Rep – 27104 & 27114 Michigan

Public in attendance: Connie P. Blanks, Gary Davis, Brian Dickerson, Ron Dandy, K. Klein, Michael Kelly and George Williams

II. ADOPTION OF AGENDA

MOVED by Garret, Seconded by Williams to adopt the Agenda with the following changes:

- Remove Item IV.C from the agenda.*
- Add Overview of Master Plan Interviews and On-Line Survey to Item V.

MOTION CARRIED unanimously.

*The applicant requested that this item be removed from the agenda.

III. ADOPTION OF MINUTES OF October 24, 2016

MOVED by Chisholm, Seconded by Williams to adopt the minutes of October 24, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case # 16-13 (SCU)/16-14 (SP) – 27425 Michigan Ave**
Public Hearing to receive public input and review Special Conditions Use requirements and associated review of Site Plan requirements for a retail store in a shopping center in the TCD, Town Center District. The applicant is Brian Fabo on behalf of Dollar Express.

MOVED by Williams, Seconded by Garrett to open the Public Hearing. **MOTION CARRIED unanimously.**

Mike Deem gave an overview of the case. He reviewed the Special Conditions Use and Site Plan letters. McKenna recommends approval of the Special Conditions Use and Site Plan with conditions.

- Commission: Is Family Dollar moving out since the Special Conditions Use was denied at the last council meeting?
- Applicant: Family Dollar merged with the Dollar Tree. They are closing locations.
- Larry Winker (New owner of the Town Center): We are interested in changing signs and updating the Inkster town Center.

MOVED by Ratliff, Seconded by Chisolm to close the Public Hearing. **MOTION CARRIED unanimously.**

Site Plan:

- Commission: What are you going to paint? The owner is going to paint the full center.
- Mike: Changes to the site plan are minor and can be approved administratively.
- Commission: Do they have cameras? If so, where are they located? Applicant: Cameras are located outside the facility and inside the store.
- Commission: A concern was expressed regarding the number of trees/shrubs that are required. Mike: The amount of trees that are required are dictated by the ordinance.
- Applicant: Trees will be installed in the spring. He believes there is only a shortage of two or three trees on the site plan.
- Commissioner: The dumpsters on the Inkster Road side of the center are an eyesore. Mike: The dumpster is required to be in an enclosure.
- Commission: The dumpsters are full and trash is all over the place. Owner: This should be addressed by the renter.

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

1. Submission of an updated site plan that addresses all of the outstanding issues including but not limited to landscaping, lighting, dumpster enclosure, loading spaces and etc., enumerated in the Site Plan review letter. **MOTION CARRIED unanimously.**

MOVED by Chisholm, Seconded by Ratliff to recommend approval of the Site Plan with the following conditions:

1. Submission of an updated floor plan, sign details and paint color.
2. Minor revisions to the landscape plan and dumpster enclosure details.
3. Submission of a photometric plan and light fixture details demonstrating adequate shielding.
4. Designation of 4 additional handicap accessible spaces and labeling the loading space.
5. Compliance with all engineering and other department review requirements.

MOTION CARRIED unanimously.

- B. Case # 16-23 (SCU)/16-24 (SP) – 27104 & 27114 Michigan Ave
Public Hearing to receive public input and review Special Conditions Use requirements and associated review of Site Plan (SP) requirements for a wholesale and retail appliance sale and liquidation store in the TCD, Town Center District. Bob Baydoun is the applicant.

MOVED by Garrett, Seconded by Williams to open the Public Hearing. **MOTION CARRIED unanimously.**

Mike Deem gave an overview of the case. He reviewed the Special Conditions Use letter that recommends approval with conditions. He reviewed the Site Plan letter that recommends approval with conditions.

- Ali Dagher (friend of Bob and an attorney): The applicant is a great person who is a hard worker. This is a family business. He has another location in Toledo, Ohio. The owner is hard of hearing so he is here to help him.
- Commission: The applicant moved into the building prior to going thru the planning process. Ali: He did not know. He is a worker who was anxious to move into the store.
- Commission: We sent Code Enforcement over a couple of times. Ali: He will comply with all ordinances and do everything to make the business work.
- Commission: Is it going to be hardware as well? Ali: He will sell appliance parts. He will sell mostly new appliances and some used.
- Commission: Are two buildings going to be merged into one? Ali: Yes.
- Commission: Will the awning cover on both businesses? Ali: Yes. There will be one awning so the buildings look like one building.
- Public: What does selling mostly new products mean? Are the appliances used? Ali: The appliances will be overstocks and liquidated goods. He does not buy used appliances. The products that have been sold may need repair. Repairs will be done in the back room of the building. He will also have parts.
- Commission: Is this going to be a used appliance store? Ali: No. There is no money in used appliances.
- Commission: What is the problem with used goods? Used goods were sold before. Mike: The public hearing has not been noticed for used goods. It is not the intent for used goods to be sold. Applicant/Ali: Used goods will be there for repairs as part of the warranty. It is similar to a Sears' Outlet.
- Discussion was had regarding there being two addressees on the site plan. The applicant wants the business to look like one business through it has two addresses. Mike: This is not an issue for the site plan. He has seen this before.

MOVED by Williams, Seconded by Ratliff to close the Public Hearing. **MOTION CARRIED unanimously.**

Site Plan:

- Commission: Do they have cameras? If so, where are they located? Applicant/Ali: There are cameras inside the building. An alarm company is installing the system so they will put cameras outside the building as well.

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

1. Comments from all City departments are adequately addressed.

MOTION CARRIED (Williams - Nay).

MOVED by Ratliff, Seconded by Garrett to approve the Site Plan with conditions as follows:

1. Two flowering Dogwood trees are substituted for two Norway Maples.
2. The details of the waste removal service are printed on the site plan.
3. Requirements of other departments are met, if any.

4. All signs on the site comply with ordinance provisions.

MOTION CARRIED (Williams - Nay).

V. OLD BUSINESS

- A. Master Plan Interviews and Online Survey Results Overview
- 78 responses were received from the on-line survey.
 - 30-45 minutes were spent on stakeholder questions.
 - Both sets of results will be included as an appendix in the Master Plan. Nothing new was revealed. The Planning Commission has discussed all the concepts.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

- A. Easement Question
A citizen wants to put a fence on the City's easement (into the alleyway). Mike: This issue is bigger than the ordinance. The City would have to vacate the alley. Alleys allow emergency vehicles to go thru and utility companies to get access. Alleys do have a benefit. Vacating alleys may be okay in some areas but not all. An application may be created to do such with criteria established where it can be permitted. He needs to check into the matter.
- B. Next Meeting
It was determined that the meeting scheduled on November 28, 2016 will be cancelled and the Master Plan and Zoning Ordinance updates will be covered at the meeting on December 12, 2016.
- C. Changing the Meeting Time
Discussion was held regarding changing the meeting start time to 6:30 p.m. Further discussion will be held.

VIII. ADJOURNMENT – 7:36 p.m.

MOVED by Williams, Seconded by Garrett to adjourn the Planning Commission meeting held on November 14, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,

Marcus Hendricks, Chairman

Steven Chisholm, Secretary

M. Jeannie Fields, Deputy Director
Planning, Building and 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 # 16-23 (SLU/RLU)

TO THE INKSTER CITY PLANNING COMMISSION:

Date Filed 7-5-16 7.14.16

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: 27104 + 27114 Michigan Ave. Inkster MI 48141

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

It has frontage of 100 feet, a depth of 84 feet, and comprises of acres.

Legal Description: 300128 TO 135 LOTS 128 TO 135 NWWESTWOOD HILLS SUB R2S RIDE L54 P51 WLR

Property Owner A+B Appliances and Liquidation

Address 27104 + 27114 Michigan Ave. Inkster MI 48141

Phone: 313-999-1670

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 Wholesale and retail sales of new and used appliances

- 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.

Bob Bayola
Signature of Petitioner

7-4-16
Date

Bob Bayola
Printed Name of Petitioner

owner
Title of Petitioner

313 999 1670
Petitioner Telephone Number

Petitioner Fax Number

BOB BAYOLA@yahoo.com
Petitioner E-Mail Address

A+B Appliances and Liquidation
Company's Name

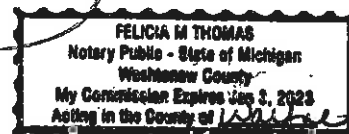
27104 - 27114 Michigan Ave
Company's Address

- 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 14th day of July

My Commission Expires: January 3, 2023

Felicia M. Thomas
Notary Public, Wayne County, Michigan





PLANNING COMMISSION
PETITION FOR
SITE PLAN REVIEW/SUBDIVISION PLAT

Case # 16-24 (SP)

Date Filed 7-5-16
7:14:16 AM

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: 2704-2714 MICHAEL The property is located on the WEST side of
Street, between Street and Street.
It has frontage of 100 feet, a depth of 84 feet, and comprises _____ acres.

Legal Description: 300.128 TO 135 LOTS 128 TO 135 IN WESTWOOD HILLS
SUB 225 RIDE 134 PSI WGR

ZONING - This property is currently zoned TCD (TOWN CENTER DISTRICT)

Property Owner: AKA ARAVAKA INC. A+B Appliances + Liquidation
Address: 23472 ARAVAKA CT Phone: 3139991111 Fax: _____

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

PROOF OF OWNERSHIP MUST BE ATTACHED TO THIS APPLICATION

PROPOSED USE SOLD Liquidation sold appliances and liquidation

Clearly describe the proposed project - do not write "refer to plans": Wholesale + retail appliances
and liquidation - mostly new inventory.

* 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, $\frac{1}{2}$ 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.

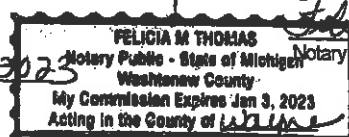
AFFIDAVIT OF PETITIONER

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 BOB BRYAN
Signature of Petitioner _____
Interest in Property _____
Firm _____ Address _____ Phone 502
Fax _____ E-Mail Address _____

Subscribed and sworn to before me this 14th day of July, 2016

My Commission Expires: January 3, 2023



October 7, 2016

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

Subject: 16-23 (SCU #2) Retail Appliance Sales
Location: 27114 and 27104 Michigan Avenue
Zoning: TCD, Town Center District
Applicant(s): Bob Baydoun

Dear Ms. Fields:

At your request, we have reviewed the above-referenced application for a special conditions use for a wholesale and retail appliance sale and liquidation store to be located at 27114 and 27104 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 City recently amended the B-3 district regulations and by reference the TCD district regulations.

The applicant is proposing an appliance showroom with a hardware component. Provided the retail component of the business is well designed to attract customers, the use can be found to be harmonious with the Master Plan.
 - 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 existing site is entirely paved with no landscaping or site design features. The proposal includes new landscaping, new waste removal, loading area, and updated parking and building lighting. This standard is met.
 - 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 use to a space that will soon be vacated/or has been vacated at a prominent street corner, will add value to the surrounding neighborhoods and the district. The proposed use will bring the site up to compliance with code, we believe 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 business. This standard is met.

- 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 does not abut any residential uses. The proposed retail use are not likely to detract from the orderly function of uses in the surrounding areas.
- 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. Keeping/adding a business at a corner of this retail center is desirable and will potentially attract more tenants and entrepreneurs to the area.
- g. **Will not impose additional service demands upon the City or its anticipated future resources.** Since the proposed use is a reuse of an existing building, we are not aware of any additional service demands upon the City from the proposed use.
- h. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** The addition of a commercial use with a retail component and 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.** We believe that the plan substantively meets the ordinance requirements

RECOMMENDATION

this time, we recommend that Planning Commission schedule a Public Hearing and recommend the City Council approve a Special Conditions Use for an appliance and hardware store at 27114 Michigan Avenue with the following condition.

1. Comments from all City Departments are adequately addressed, if any.

Respectfully submitted,

McKENNA ASSOCIATES



Paul Lippens, AICP
Principal Planner

October 7, 2016

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

Subject: 16-24 (SPR #2) Retail Appliances Sale and Liquidation
Location: 27114 and 27104 Michigan Avenue
Zoning: TCD, Town Center District
Applicant(s): Bob Baydoun

Dear Ms. Fields:

At your request, we have reviewed the above referenced application for site plan approval and offer the following comments for your consideration.

DESCRIPTION OF THE SITE

The applicant proposes to occupy the .43 acres of land located at 27114 and 27104 Michigan Avenue for wholesale and retail appliance sale and liquidation store. The subject site is currently occupied by building used as a thrift store with 2 storefront addresses. The building occupies a footprint of 8,400 square feet with associated parking. The proposed retail use is permitted provided no used merchandise is sold onsite. Special conditions approval is required in the TCD District, subject to specific standards (per Section 155.147).

Per your request we have reviewed the site plan application dated July 14, 2016 for compliance with Inkster Zoning Ordinance regulations and sound planning and zoning principles and offer the following comments for your consideration.

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	Vacant and Commercial - Proposed for wholesale and retail appliance sale & liquidation	TCD, Town Center District	Town Center
North	Alley and Civic Arena Building	TCD, Town Center District	Town Center
South	Michigan Ave.	TCD, Town Center District	Town Center
East	West St. and Chase Bank	TCD, Town Center District	Town Center
West	Vacant lot and Commercial	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

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

The applicant has provided a site plan; including parking calculations, lighting, waste management, building details, and landscaping.

- ii. **Additionally, the applicant has not submitted an existing conditions plan, development timetable, developer financials, and a traffic study. We recommend the Planning Commission waive the TCD District submission requirements for a development timetable, developer financials, and a traffic study. Due to the scope of the project and location on a major corridor it is our opinion this information is not necessary for project evaluation.**

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

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

Appliance sale with a hardware component is consistent with the vision for the TCD district. Retail uses directly connecting with a customer are appropriate and encouraged uses in the TCD district. We would like to see a floor plan that shows how much of the floor space will be designated for sales and the portion that will be used for warehousing. This will be required for determining the parking requirements as well.

- 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.**

Additional information as detailed in comments 2 through 8 below are required to determine if requirements of Section 155.071 through Section 155.081 have been met.

- 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.**

No sign information is provided. Signs must comply with ordinance requirements.

- 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 is designed to enhance the Michigan Avenue streetscape with building entranced and lighting on the Michigan Avenue frontage. New landscaping beds will be provided to buffer the parking areas from the sidewalk.

- 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 site is existing and we do not foresee any additional public impacts based on the proposed use.

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

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

2. **Architectural Features (§155.072).** The subject site is located in the TCD District. It is the intent of this district is to provide a vibrant mixed-use civic center with buildings that are pedestrian-friendly and that have architectural scale and character that are consistent with the vision for this area of the City. The existing building has a brick façade facing Michigan Avenue that wraps around for a few inches to the sides. This façade also incorporates storefront windows. The remaining facades are constructed of painted block which has no openings, and which appears to be peeling and in a state of disrepair. A new aluminum canopy to match the existing will be constructed. The applicant has submitted elevation details. The existing/proposed colors comply with the exterior color standards of section 155.072(F).

3. **Landscaping (§155.073).** New landscaping beds are proposed at the edge of the parking lots. The right-of-way on Michigan Avenue is planted with grass. To meet the street tree requirement, the applicant proposes to create of a landscape island on either side of the main access drive to the parking area off Michigan Avenue, and on the east lot, to provide for a separation between parking and the public sidewalk. The plan indicated that all four trees will be Norway maple. We recommend that two trees be substituted for Flowering Dogwood because the ordinance requires that no one species of planting make up more than 50% of the total plantings on a site. Further, 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 current note says its “required” but the plan must show how it will be provided.

4. **Waste Receptacle (§155.075).** The site plan has a dumpster enclosure with details. Public works would like the contact for the waste removal service to be printed on the plan.
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. There are street lights along Michigan Avenue. The applicant has shown additional, shielded, wall mounted fixtures on the elevations.
6. **Off-Street Parking and Loading (§155.077 - 155.079).** The site plan indicates a total of 21 parking spaces, including two (1) handicap accessible spaces. The handicap spaces must be ADA compliant and van accessible. The parking requirement for furniture/appliance stores is 1 space per 1000 sq. ft. plus 1 per 2 employees. 12 spaces are required and the provided spaces are sufficient.

Buildings between 20,000 s. f. and 100,000 s. f. in the TCD District are required to provide 1 off-street loading space. Planning Commission may reduce the dimensions from 10 ft. by 70. Ft. to 10 ft. by 35 ft.

7. **Drainage, soil control, sedimentation, utilities.** We understand that no changes are proposed to utility or site drainage; however, all utility leads must be shown on the site plan sheet. 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 27114 Michigan Avenue, subject to the following conditions being addressed on a revised site plan to be approved administratively:

1. Two Flowering Dogwood trees are substituted for two Norway Maples.
2. The details of the waste removal service are printed on the plan.
3. Requirements of other departments are met, if any.
4. All signs on the site comply with ordinance provisions.

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

Respectfully submitted,

McKENNA ASSOCIATES


Paul Lippens, AICP



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

October 11, 2016

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

Attn: Jerome Bivins, Department of Public Services Deputy Director
Regarding: 16-24 (SP)/16-23 (SCU/RLU)
27104 & 27114 Michigan Avenue Wholesale and Resale Appliances
Site Plan 2nd Review

Dear Mr. Bivins:

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

1. Show and label all existing utilities in adjacent public streets and alleys on the plans. Include the location of existing pipelines with diameter size and material type wherever available. The plans shall include, but are not limited to the following existing utilities:
 - The Wayne County interceptor sewer in Michigan Avenue
 - The 12-inch diameter storm sewer, 36-inch and 12-inch diameter water mains in Michigan Avenue.
 - The 10-and 8-inch diameter sanitary sewers in West St.
 - The 10-inch diameter sanitary sewer and 18-inch diameter storm sewer in the paved alley. The storm sewer from the parking lot and the sanitary sewer from the building are shown connecting to the same pipeline in the alley. The leads from the site should connect to their respective public utilities.

Existing public utility information was provided to the applicant in the first review letter. It can be obtained via the following FTP site:

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 names: inkster exist sewer general plans.pdf, inkster water section maps.pdf

2. Show the water lead from the existing building to the public water system.
3. Indicate paving repairs in the parking lot. Show the approximate pavement section including the thickness of asphalt or concrete and the thickness of base material.

October 11, 2016

Jerome Bivins, Department of Public Services Deputy Director

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 Planning, Building & Economic Development Deputy Director
Eric Tucker, P.E., Project Manager
File: 8-140008

**CITY OF INKSTER
POLICE DEPARTMENT
MEMORANDUM**

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

FROM : William Riley, Police Chief, Inkster Police Department

DATE: August 19, 2016

SUBJECT: Planning Review: 27104 & 27114 Michigan

Ms. Fields

My concern is for them to install video cameras inside and outside of the building.

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

INKSTER FIRE DEPARTMENT

Memorandum

To: Jeannie Fields, Community Development Manager

From: Robert Roths, Fire Inspector 

Date: August 17, 2016

Re: 16-23 (SPR) Wholesale & Retail Appliance Sales

On August 16, 2016 a proposed Wholesale & Retail Appliance Sale and Liquidation Center 27104 / 27114 Michigan Ave. Was discussed at Site plan meeting # 16-23. It was determined the following requirements to be applicable.

The Fire Department recommends a KNOX Box to be mounted on the outside of the building for Fire Department access in the event of an after hours emergency. The KNOX Box will contain entry keys and or codes to locked areas of the building to prevent damage to the building when business is closed. The Fire Department will provide the catalog and order form for the customer to order **(IFC - 506)**

The Fire Department Requires

Address is to be 6 inches high, plainly legible and visible from the street. The numbers shall contrast with their background and easily seen to approaching emergency vehicles. **(IFC-505)**

Exit lights and emergency lights are to be mounted at egress doors and must be in working order with battery back- up **(IFC 1011, 604, 1006)**

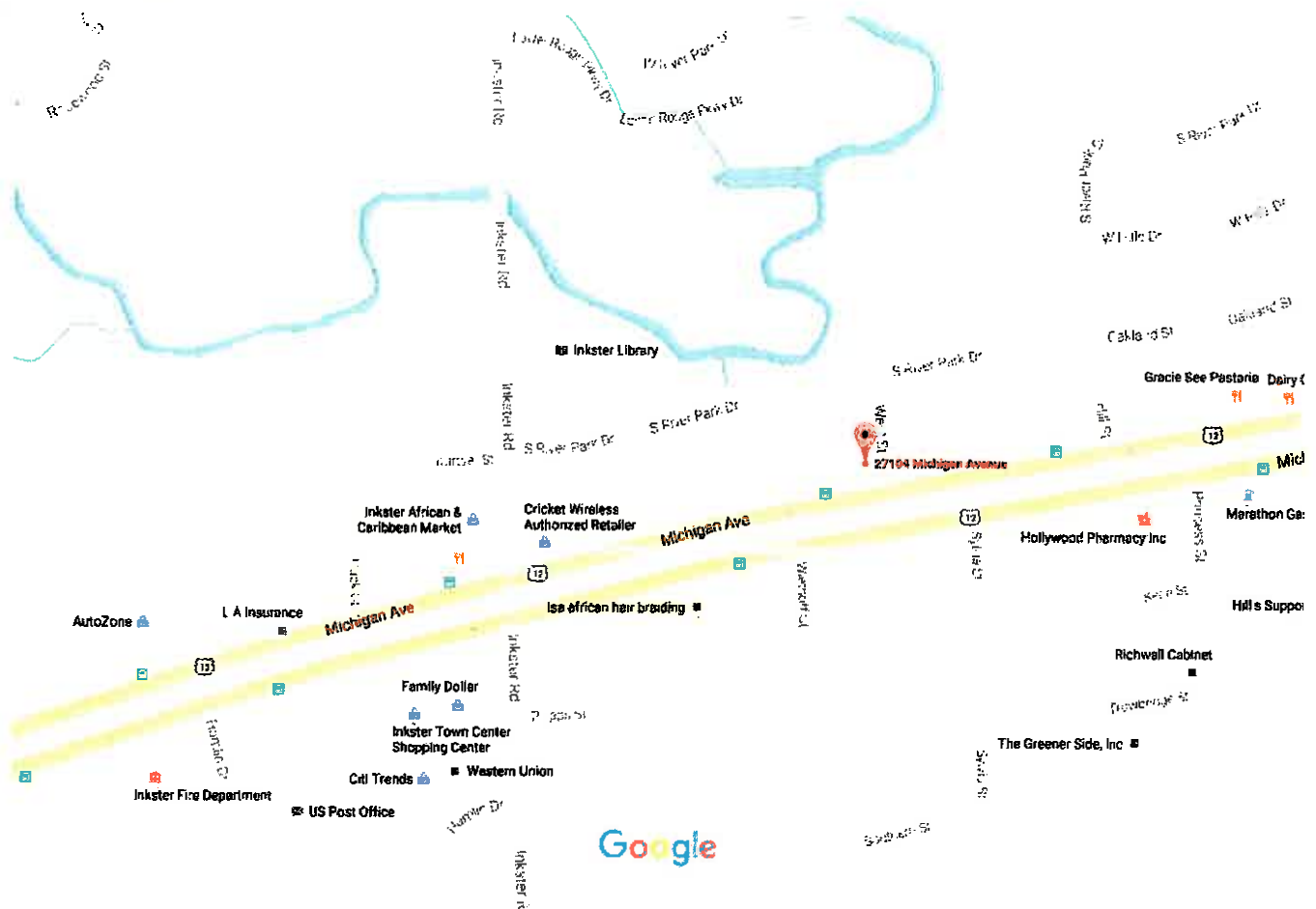
Egress doors must have panic hardware or one strike handles to open and un-lock doors from the inside during business hours for emergency egress. (IFC – 1002)

10lb. ABC Dry Chemical Fire Extinguishers will required to be mounted inside the building no higher than 48 inches from the floor and marked above with a sign pointing to it's location. The Fire Extinguishers will be required to be annually checked by a Certified Fire Extinguisher company. (IFC- 906)

Mount a No Smoking signs in the building (IFC-310)

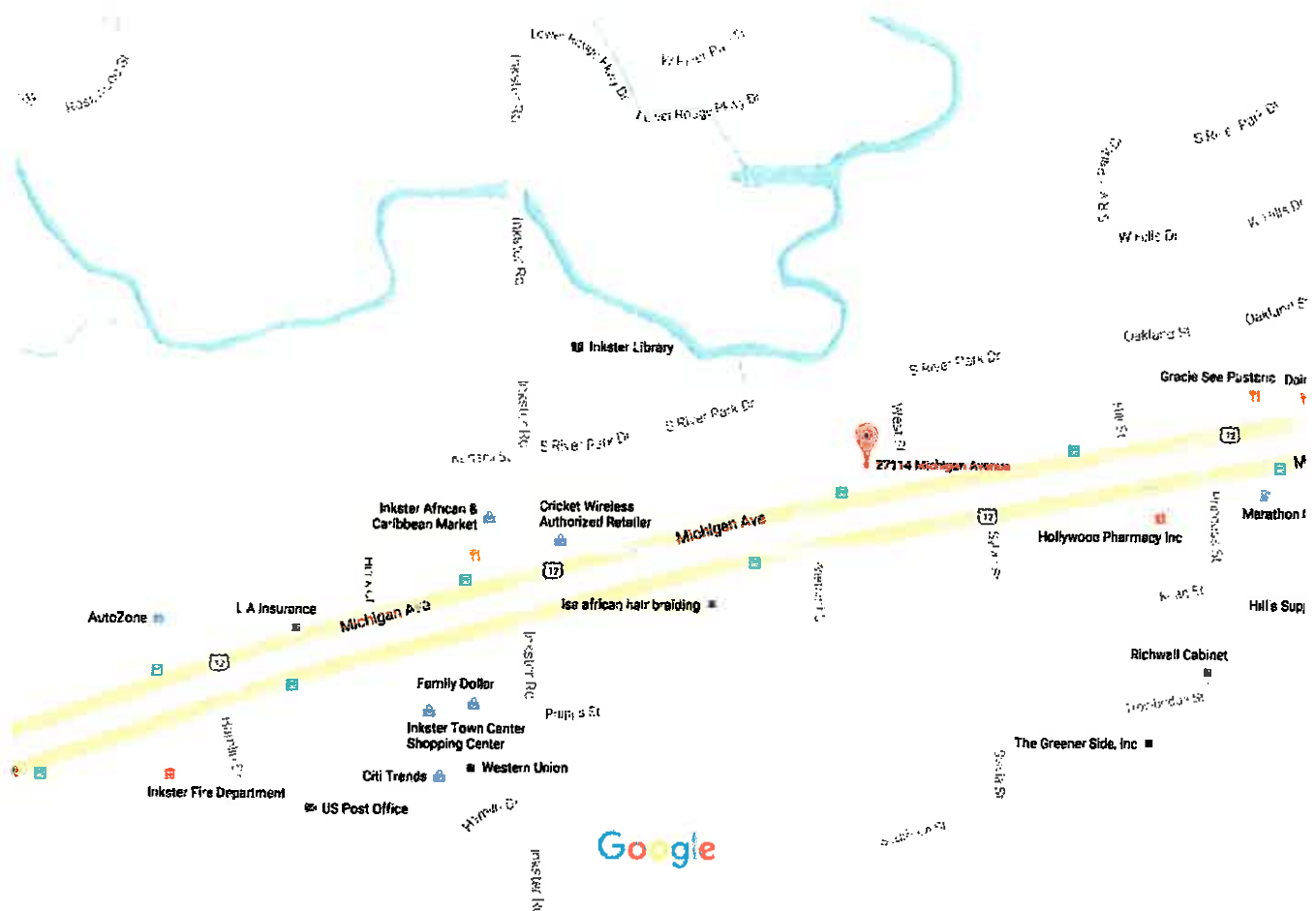
The requirements listed above are not intended to be all inclusive, additional requirements may be determined as applicable based on actual occupancy or use. Final approval subject to final inspection.

Google Maps 27104 Michigan Ave



27104 Michigan Ave
Inkster, MI 48141

Google Maps 27114 Michigan Ave



Map data ©2016 Google 200 ft



27114 Michigan Ave

Inkster, MI 48141

Google Maps 27104 Michigan Ave



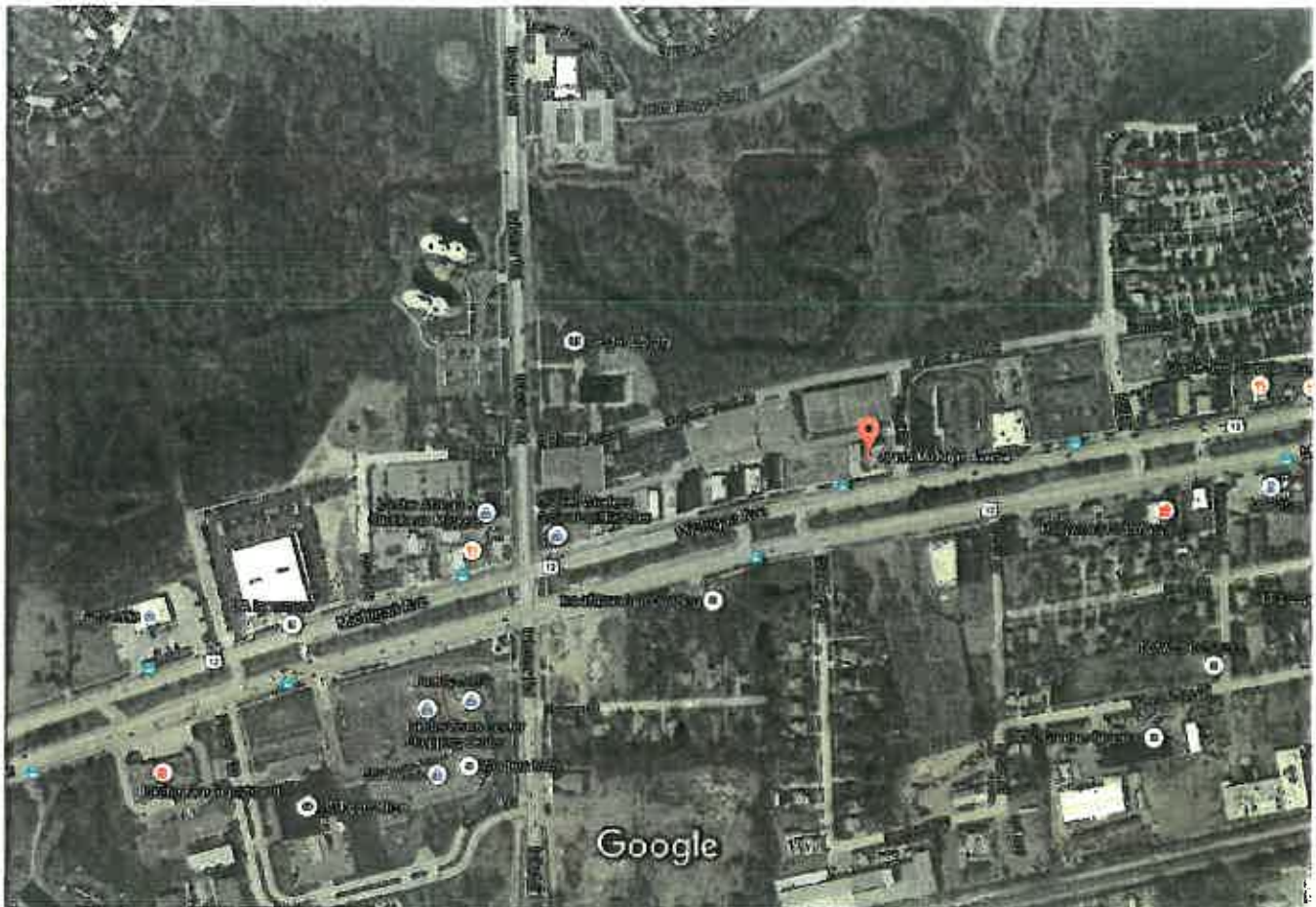
Imagery ©2016 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2016 Google 200 ft



27104 Michigan Ave

Inkster, MI 48141

Google Maps 27114 Michigan Ave



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



27114 Michigan Ave

Inkster, MI 48141

27104 & 27114 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
- PUD Planned Unit Development (PUD)
- Parks and Open Space
- Rouge River Parkway

MADE TO ORDER - NOT LEGALLY BINDING
 THIS DOCUMENT IS FOR INFORMATION ONLY
 AND DOES NOT CONSTITUTE A ZONING MAP
 OR A ZONING MAP AMENDMENT
 4/11/14
 J. J. J. J.



CITY OF INKSTER
 INKSTER, MICHIGAN
 WADE TRIM
 2014-2015

