

1. Agenda

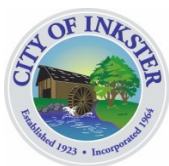
Documents:

[AGENDA 1-17-17.PDF](#)

2. Packet

Documents:

[PACKET 1-17-17.PDF](#)



INKSTER CITY COUNCIL

January 17, (Tuesday), 2017
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
Steven Chisholm, District IV
Kim Howard, District V
Connie R. Mitchell, District VI

FELICIA RUTLEDGE
CITY CLERK

BYRON NOLEN
MAYOR

TREASURER
DARIN CARRINGTON

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. Land Sale Applicant Presentation Abe Hachem
 - C. Land Sale Applicant Presentation
 - D. Date for District Annual Meeting (July, August or October)
 - E. Election Commission per the New Charter
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

January 17, 2017
Regular City Council Agenda – 7:00 PM

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

4. Public Hearing

- A. A public hearing to consider the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program. **Pg. 1**
- B. A public hearing Council on an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason M. Russell on behalf of Zarembo Group. **Pg.4**

5. Consent Agenda

- A. January 3, 2017 Regular City Council Meeting Minutes. **Pg. 22**

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. **Pg. 26**

7. Previous Business

8. Ordinance(s)

A. First Reading(s)

- 1. Council to hold a public hearing and offer a first reading on an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is

Jason M. Russell on behalf of Zaremba Group.

(see Pg. 4)

B. Second Reading(s)

9. New Business

A. Discussion/Action: (City Council) Elimination of city policy to hold two public hearings on land use issues to comply with state law. The new policy will be that all public hearings held by the Planning Commission will be joint meetings with the City Council so that council members will hear feedback from the residents on the issue before voting.

B. Discussion/Action: (City Council) Reverse the policy on educational expenses, seminars and conferences for city council.

C. Discussion/Action: (Jerome Bivins) Consider authorizing the Deputy Director of DPS, as a representative of the City, to make an application to the Michigan Department of Transportation for necessary annual permit to work within the State trunk line rights of way on behalf of the City of Inkster. Also consider adopting the attached resolution to be submitted to MDOT as part of requirement to submit the permit application.

Pg. 32

D. Discussion/Action: (Jeannie Fields) Consider approval of an offer to purchase (Case # LD 16-28) three (3) parcels of land in the R1-B District (One Family Residential) located on the east side of Ash between Chestnut Ave and Beech St. and is legally described as Lot 666 also W ½ Adj Vac Alley, 668 also W ½ Adj Vac Alley and Lot 669 and 670 also W ½ Adj Vac Alley Wolverine Tractor Sub T2S R9E L38 P34 WCR (Property ID #44-010-06-0666-000; 44-010-06-0668-000; and 44-010-06-0669-300) in the total amount of \$1,250.00 to Broderick Ulysses Nathaniel.

Pg. 33

E. Discussion/Action: (Jeannie Fields) Consider adopting 2017 meeting calendars of the Brownfield Development Authority, Downtown Development Authority, Planning Commission, Tax Increment Finance Authority and Zoning Board of Appeals.

Pg. 46

F. Discussion/Action: (Nate Ford) Consider approval of an offer to purchase for the sale of two (2) parcels of land in the M-1 (Light Industrial District) located on the south side of Michigan Ave, south of N. Industrial Dr and east of Henry Ruff and is legally described as 26D11 to 15 Lots 11 to 15 INCL Also S ½ ADJ VAC South Industrial Dr Industrial Acres SUB T2S R9E L98 P83 ,84 WCR-K6.22 and 26D16,17,23 To 26 LOTS 23 To 26 INCL Also ½ ADJ VAC South Industrial Dr Industrial Acres SUB T2S R9E L98, 84 WCR-K-6.74 (Property ID 44 012 01 0011 301 and 44 012 01 0016 301) in the amount of \$120,000.00 to Abe Hachem.

Pg.49

G. Discussion/Action: (Darin Carrington) Poverty Guideline

10. Public Participation (limit to 3 minutes)

11. City Clerk

12. City Treasurer

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

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: January 9, 2017

From: M. Jeannie Fields *mgf*
Planning Dept

Date for Council Consideration: January 17, 2017

ACTION REQUESTED: Consider the 2017 – 2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.

Current Action ☒ X _____ Emergency _____ Future _____

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

Mayors
Treasurer's Approval _____

BACKGROUND INFORMATION

A public hearing is being held during the January 17, 2017 and February 6, 2017, City Council meetings per Department of Housing and Urban Development (HUD) guidelines. Public comment on the Proposed Final Statement (attached) is requested during the public hearings. An approval of the Proposed Final Statement will be requested at the February 6, 2017, Council meeting to prepare a Final Statement to post and submit the approved CDBG activities in the amount of \$216,477 (estimated) to Wayne County for funding. The application is due March 3, 2017.

SCOPE OF SERVICES

HUD National Objectives under the Community Development Block Grant (CDBG) include the following: 1) Benefiting low and moderate income persons; 2) Preventing or eliminating slums and blight; and 3) Meeting an urgent need under a state of emergency. Inkster's activities are directed toward HUD Objectives 1 and 2 above. Proposed activities are attached.

JUSTIFICATION

Promote neighborhood stability through activities that include housing rehabilitation, code enforcement and elimination of blight.

PROJECT OR IMPROVEMENT TASKS

Improve and promote the image of Inkster.

COSTS

None. All associated costs are reimbursable through the CDBG grant.

PROJECT TIME TABLE

The grant covers the period of July 1, 2017 – December 31, 2018.

RESOLUTION

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

**CITY OF INKSTER, WAYNE COUNTY
2017 – 2018 PROPOSED FINAL STATEMENT
AND PUBLIC HEARING NOTICE
Wayne County Community Development Block Grant Program (CDBG)**

In compliance with federal guidelines, the City of Inkster will hold a public hearing on Tuesday, **January 17, 2017, at 7:00 pm** and Monday, **February 6, 2017, at 7:00 pm** to consider submission of the 2017-2018 Community Development Block Grant (CDBG) application. The hearing will be held at Inkster City Hall in Council Chambers located at 26215 Trowbridge, Inkster, Michigan 48141. The purpose of the hearing is to receive public comment and approve final projects and funding level for Inkster's allocation of the 2017 – 2018 Wayne County CDBG Program funding as follows:

ACTIVITY	LOCATION	FUNDING
Administration	City-Wide	21,000
Code Enforcement	City-Wide	75,000
Demolition	City-Wide	48,006
Housing Rehabilitation	City-Wide	40,000
Public Services (Neighborhood Clean Up)	City-Wide	32,471

Total Estimated Request Allocation	\$216,477
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This estimated amount is based on the 2016 – 2017 funding allocation less 10% for Demonstration Projects. The above activities meet HUD's National Objectives by benefiting low and moderate income persons and aiding in the prevention or elimination of slums or blight. To submit comments, please contact M. Jeannie Fields at 313.563.7709.

Publication Date: January 5, 2017
January 26, 2017

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: January 10, 2017

From: M. Jeannie Fields
Planning Dept.

Date for Council Consideration: January 17, 2017

ACTION REQUESTED: Council to hold a public hearing and offer a first reading on an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason M. Russell on behalf of Zaremba Group.

Current Action X Emergency Future

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

~~Treasurer's~~ Approval

BACKGROUND INFORMATION

On December 27, 2016, the Planning Commission (PC) held a Public Hearing to receive public input and review a request for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District, subject to conditions offered by the applicant, for a Dollar General Store. The applicant is Jason M. Russell on behalf of Zaremba Group. The PC recommended approval of the request. Minutes are attached along with the conditions provided by the applicant, review letter from McKenna Associates and associated maps.

A 2nd reading and request for approval of the proposed conditional rezoning will occur at the Council meeting scheduled on February 6, 2017.

SCOPE OF SERVICES

N/A

JUSTIFICATION

See McKenna Associates letter dated 12.20.16 for review considerations and recommendation.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

N/A

PROJECT TIME TABLE

A second reading and request for approval of the conditional rezoning request is scheduled during the Council meeting on February 6, 2017. If the request is approved by Council, the amendment will be published and posted and become effective after thirty (30) days.

RESOLUTION

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, December 27, 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 6:26 p.m.

I. ROLL CALL

Present: Chairman Hendricks, Vice Chairman Garrett and Commissioners Cain, Garrett, Ratliff and Williams

Absent: Secretary Chisolm and Commissioners Davis and Nolen

Others in attendance: M. Jeannie Fields, Deputy Director, Planning, Building & Econ Dev
Vidya Krishnan, McKenna Associates
Jason Russell, Applicant
Mike McPherson, Applicant's Engineer

Public in attendance: Brandon Smith, Andrew L. Carter, Lottie Hightower, I. Pope, Evonne Moore, Gilda Wells, Bonnie J. Davis, Mr. and Mrs. Thiel Hudson, Delores Letbetter, Leonteen Montgomery and John Boyd

II. ADOPTION OF AGENDA

MOVED by Garrett, Seconded by Ratliff to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF December 12, 2016

MOVED by Williams, Seconded by Ratliff to adopt the Minutes of December 12, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case #16-32 (ZC) – Vacant Lehigh: Parcel #44-025-02-1765-300
Review re-zoning request from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use for a parking lot for a retail building. Jason M. Russell on behalf of Zaremba Group is the applicant.

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

Jason Russell gave a power point presentation. Mike McPherson gave an overview of the project (7,500 sq. ft. building).

Vidya spoke on behalf of Paul Lippens. She gave an overview of the conditional rezoning request which included components of the letter dated 12.20.2016. The applicant will need to submit a Special Conditions Use and Site Plan application to the Planning Commission. McKenna recommends approval of the conditional rezoning request from R1-A to B-2.

Public Questions/Concerns:

- The location is across the street from the resident's property. Garbage and trucks would come on the rezoned parcel. She feels the housing values will decrease for property owners near the site. She vehemently opposes the rezoning.
- The location is next to the resident's property. There are development issues. There are prostitutes in the area today and this will increase the problem due to the truck traffic. Drug problems will also increase. Dollar General Stores draw this type of traffic. Property values will decrease. There are other areas for this type of development.
- (Three houses down) Development will deteriorate the neighborhood. Walking and automobile traffic will increase. They are concerned that it will be medical marijuana facility or other unwarranted facility. Unsure of retail use. Misc questions: Where is the main entrance? Was the property bought from the Land Bank by auction? Was this property purchased under false pretense?
- Should there be a canvassing survey of the neighborhood? Has it been done or will it be done? Is the entrance off Inkster and Lehigh? If originally rezoned for residential, how does it affect residents on that side?
- (Stanford) How would you like this development in your area? Hopefully, there will be a fence put up. The neighborhood is respected. Will all the neighbors be asked about the site location?
- (Moore Circle) There is a bad flood area near Inkster and Lehigh.
- (Stanford) Will the owner build a brick wall around property? The lights are going to blind the residents. There are traffic concerns at Pine, Lehigh and Stanford.

Applicant:

- Primary entrance = Inkster Road and Lehigh. No entrance on Stanford.
- Dumpster will be enclosed.
- Semi-trucks will deliver once a week.
- Development = Dollar General Store.
- There will be walking and auto traffic.
- A conditional rezoning is being requested to address city ordinances.
- This property is Land Bank property and it was not purchased under false pretense. They are aware of the rezoning request.
- Fence: The zoning ordinance requires such.
- Flooding: This must be addressed as part of the development.
- Lights: A photo study can be done to address lighting.
- Trucks will enter at Lehigh and exit at Inkster Road.

Public:

- What are my rights? Response: Speak at public hearing today and also at the City Council public hearing.
- This area is the best in the City. We do not want rodents in the neighborhood or undesirable people.
- Are other sites been considered? Why did you choose this site? There may be a better site location.

Applicant:

I don't want to make people's lives difficult. We can do a smaller store without the rezoning request. However, we are interested in a larger and better project. Other sites were considered which had issues. This site was chosen to put a nice store there to connect with the neighborhood.

A question was asked related to canvassing the neighborhood for rezoning requests but the local nor state ordinance require it. A suggestion was made that it should be required.

McKenna:

State law does require that addresses within 300ft of the identified parcel are noticed. The City may require canvassing. Commercial property must have a brick wall at six or eight feet. Dumpster locations are reviewed by planner and Planning Commission. The applicant must address flooding issues on the site and lighting will be addressed (photometric plan must be provided). The Planning Commission approves the lighting type. A rezoning request does not address site design elements.

Applicant:

In response to a question – Parking will be on Inkster Road. The parcel identified in the rezoning request will be for site circulation purposes.

Per the planner, the size of building (square footage) will dictate the amount of the parking.

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

Commissioners:

- This is one of the few times this number of individuals have attended a meeting. Previously someone wanted a gas station on this site. It was not approved. Traffic will come from all areas. I will abstain from voting because I live on Stanford and do not want a Dollar General on this site.
- If the rezoning is not approved, what happens to your project? If council denies the request, they will drop the request or try to build a smaller store.
- Where will the entrances be located? The site plan is not final. The primary entrance will be at Inkster Road and the secondary at Lehigh. There will be none at Stanford.
- Has there been a traffic study done? No. Jason believes the traffic can increase.
- Has the planner reviewed traffic patterns? No. The Commission would like to see a site plan before a decision is made. If the rezoning is not allowed, no site plan will be needed. Parking will be closer to Stanford. The dumpster is required to be enclosed.
- The Planning Commission represents all citizens in the City including those in public housing. We need to be concerned about people and their access to retail. There is a need in the area. If the dumpster is enclosed and the lighting reviewed, the development would be beneficial. There are also other areas to consider.
- Applicant: Three sites were considered. Some property is troubled and we can't find the owner. The other site would have the same issue as this property due to depth.
- Concerns expressed of automobile and walking traffic. We also need to look at a way to provide access to businesses. We don't want to run business out of community, but this may not be the perfect place.

Public:

We feel there are enough Dollar Stores in the City already. People in public housing aren't all poor and they don't want another dollar store.

Commission:

- What are the dimension of the wall size? Six to eight feet and not a fence.
- Duties of Planning Commission includes allowing businesses to operate.
- Comments from Commissioner Chisholm were read in his absence as follows:
In regards to all that was sent, I am satisfied a compromise was met and the applicant has made these requests under the pretense "conditional." That plot of land has been vacant for some time. I'm glad the potential of some type of positive development

exists. As I have friends and church members who live in the Demby Housing community, this would serve as being convenient for them and others who live in the surrounding neighborhoods. I know it will not meet 100% of their needs, but some of the goods sold would be in a much closer proximity. Aside from the liquor store at Carlyle and Inkster Road, the nearest store is roughly a 1.2 mile walk (steady 25 minutes) in one direction, where there's hardly any sidewalks in existence. God forbid inclement weather. A lot of our residents in that area don't possess or have access to a vehicle, and public transportation is SLIM!

- It was suggested that Commissioner Garrett vote instead of abstaining from voting.

MOVED by Williams, Seconded by Cain to recommend Council approve the rezoning request from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use for a parking lot for a retail building.

Question – If Council does not approve the rezoning request, will the Land Bank terminate the agreement for the land sale? No, the developer can choose to terminate the agreement or not.

MOTION CARRIED. (Nays - Cain and Garrett)

Next steps: Public Hearing at City Council. Residents will receive a notice as they did for today's meeting. It will also be on the website, cable and in the newspaper (Telegram). The meeting must be noticed at least 15 days prior to the Public Hearing.

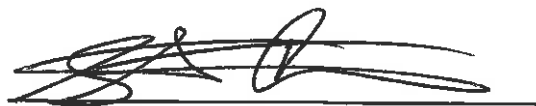
- V. OLD BUSINESS
None.
- VI. NEW BUSINESS
None.
- VII. MISCELLANEOUS
None.
- VIII. ADJOURNMENT – 7:40 p.m.

MOVED by Garrett, Seconded by Williams to adjourn the Planning Commission meeting held on December 27, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,



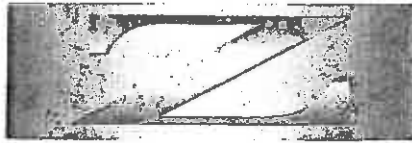
Marcus Hendricks, Chairman



Steven Chisholm, Secretary



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



ZAREMBA GROUP

December 12, 2016

Jeannie Fields, Deputy Director
Planning, Building & Economic Development
City of Inkster
26215 Trowbridge Rd
Inkster, Michigan 48141

RE: Rezoning Application for Parcel: 44025021765300

Dear Ms. Fields,

Since submitting our application to rezone parcel 44025021765300 from R-1A residential to B-1 commercial we have had conversations with your office and Paul Lippens from McKenna and Associates to help us gain a greater understanding of the rezoning process in Inkster.

Based on these conversations and a thorough review of the City of Inkster comprehensive master plan, we have decided to request a rezoning with conditions as permitted by Act 110 of 2006, Section 125.3405.

Zarembo Group, as a part of our rezoning application, would like to voluntarily place the following conditions on our rezoning request:

- Subject parcel may only be used for accessory uses for commercial operations which include, but are not limited to parking, dumpster enclosure, circulation and loading.
- Subject parcel may be used to meet storm water retention regulations

I look forward to working with the City of Inkster on the rezoning process. The above conditions help support the creation on new retail along Inkster Road while minimizing the impact of development on the adjacent residential properties.

Please let me know if you have any questions with the aforementioned conditions.

Sincerely,

Jason M. Russell, AICP
Site Selection and Development Specialist
Zarembo Group

cc: Paul Lippens, McKenna and Associates
Michael McPheson, Atwell LLC

December 20, 2016

City of Inkster Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Attention: Ms. Jeannie Fields, Community Development Manager
Subject: Case # 16-32 (2): **Conditional** Rezoning to allow Retail Establishment
Location: Inkster Road (parcel ID#: 44-025-02-1765-300)
Zoning: R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District
Applicant(s): Jason M. Russell (Zaremba Group)

Dear Ms. Fields:

At your request, we have reviewed the above rezoning application submitted by Jason M. Russell on behalf of the Zaremba Group to rezone a property located on the north side of Lehigh Street, just east of Inkster Road to accommodate a retail building. The applicant has offered to place conditions on the request, qualifying it as a conditional rezoning.

The Michigan Zoning Enabling Act, PA Act 110 of 2006, further amended as Act 12 of 2008 permits conditions to be attached to a rezoning, at the request of the applicant. Under this approach, the use of the land would be limited by the conditions of the rezoning, in this case, the terms offered by the applicant.

BACKGROUND

The site has frontage on Lehigh Street of 85 feet and has a total area of 0.27 acres. The parcel abuts a larger B-2 zoned parcel to the west owned by the applicant. The applicant proposes to combine the two parcels and develop it as a retail establishment. The site is zoned single family residential and the Master Plan designates the future land use of this site as low density residential.

The site is currently vacant and abuts a vacant parcel to the west and single family zoned and used parcel to the east, north and south.

SUMMARY OF EXISTING LAND USE, ZONING, AND FUTURE LAND USE

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

	Existing Land Uses	Current Zoning	Future Land Use Designation
Site	Vacant	R-1A One Family Residential	Low Density Residential
North	Single Family Dwelling	R-1A One Family Residential	Low Density Residential
South	Single Family Dwelling	R-1A One Family Residential	Low Density Residential
East	Single Family Dwelling	R-1A One Family Residential	Low Density Residential
West	Vacant	B-2, Thoroughfare mixed use	High Density Residential

REVIEW CONSIDERATIONS

The following items are pertinent to the consideration of the proposed rezoning:

1. Current Permitted Uses in R-1A

The intent of the R-1A One-Family Residential District is to provide areas within the city for the construction and continued use of one-family dwellings within stable neighborhoods. It is intended that the principal use of land is for single-family dwellings. It is also the intent of this district to prohibit multiple family, office, business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the districts.

Representative Principal uses permitted in R-1A include: single family dwelling; public parks and libraries; child or adult foster care for 6 or fewer persons; cemeteries; accessory buildings incidental to the principal use etc.

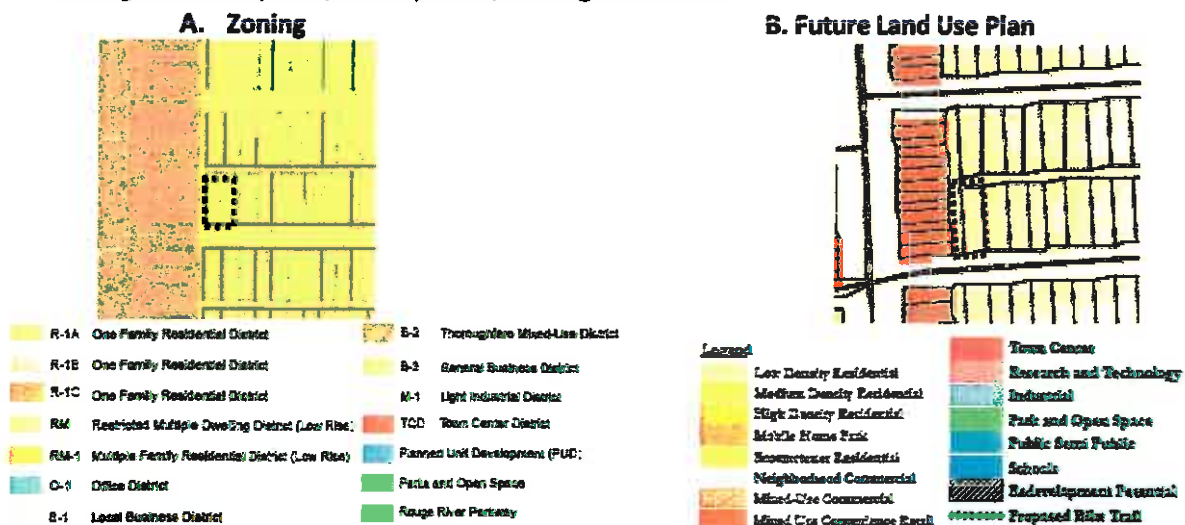
Representative uses permitted subject to special conditions in R-1A include: churches; public, private or parochial schools; child or adult foster care for 7-12 persons; utility and public service buildings; institutional or commercial recreation facilities; golf courses etc.

2. Requested Permitted Uses in B-2

The Thoroughfare Mixed-Use District intends to provide for a mixed-use environment of business and higher density residential land uses. The district further intends to permit business establishments that balance both the convenience and comparison shopping needs of neighboring residents. These uses are more intensive than those permitted in the B-1 Local Business District. Because of the variety of business types and residential dwellings permitted the district places critical attention on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites.

Representative Principal uses permitted in B-2 include: retail businesses; service establishments; restaurants; banks; offices; medical and dental offices; dance schools; veterinary clinics and hospitals; townhouses; multi-family dwellings; mortuaries etc.

Representative uses permitted subject to special conditions in B-2 include: open air businesses in conjunction with retail uses; billiard hall; indoor recreation facilities; fast food restaurants with drive through; assembly uses; tattoo parlors; nursing homes etc.



3. Consistency with the Master Plan.

As shown in the Future Land Use Map above (see map B), the site is planned for low density residential uses (outlined in black) as are the sites to the north, south and east. Immediately west of the site with frontage onto Inkster south of the site is planned for high density residential.

The low density residential use is intended to maintain existing single family neighborhoods and enhance them appropriately through creation of parks, good pathway system, infrastructure and removal of blight. The high density residential uses are intended to be placed ideally in a mixed use setting with residential units and convenience shopping.

The straight rezoning of the site to B-2 is not consistent with the Inkster Master Plan. The concern is that such rezoning would result in the incursion of commercial uses into an established residential neighborhood, and likely set a precedent for similar requests to expand the commercial zoning along major corridors to encroach into the abutting single family residential areas. However, in order to address this concern, the applicant has offered two conditions:

1. The subject parcel may only be used for accessory uses for commercial operations which include, but are not limited to parking, dumpster enclosure, circulation and loading.
2. The subject parcel may be used to meet storm water retention regulations

These conditions limit the potential impact that the use may have on the neighborhoods and also remove the potential for this rezoning to set a precedent for the encroachment of commercial uses into residential districts.

Any concerns regarding screening etc. can be addressed through the process of site plan approval. The applicant's proposal envisions the creation of a convenient retail facility along Inkster Road to serve the local neighborhoods.

4. Market Trends and Demand.

The site is currently vacant and the applicant's proposal calls for it to be used in conjunction with the abutting parcel to the west for a retail facility. The applicant states that the development will help establish a commercial node along Inkster Road, which acts as a secondary commercial corridor, providing goods and services to the adjacent residential neighborhoods. Inkster Road to the north and south of the subject site has several commercial properties, some of which are in use and some that are vacant and abandoned. The construction of a new retail facility designed to the City's standards may accommodate new businesses that service the local area.

5. Physical, Geological, and Environmental Factors.

The site does not contain any natural features that are incompatible with the host of uses allowed in the existing or proposed zoning districts.

6. Capacity of Infrastructure.

The site abuts an established residential street and is to be developed in conjunction with a property along a major thoroughfare that are served by public utilities. We do not anticipate any proposed retail development exceeding the capacity of the existing utilities and infrastructure.

7. Traffic Impact.

The subject site can be accessed from Lehigh to the south. If developed in conjunction with the parcel to the west, it would have access from Inkster Road too. The site is of small to moderate size, and the traffic generated from any development on it should not have any significant impact on the abutting streets.

RECOMMENDATION

Based on the conditions proposed by the applicant to limit the use of the site to improvements ancillary to a principal development located on the abutting B-2 parcel, we believe the requested rezoning of the site from R-1A One Family Dwelling District to B-2 Thoroughfare Mixed Use District will not be inconsistent with the goals of the Master Plan. The subject site shall not be occupied by any commercial building; only by stormwater detention, parking, loading, dumpster and/or other site related improvements. Therefore, we respectfully recommend the Planning Commission recommend to the City Council, approval of the conditional rezoning from R-1A to B-2.

We look forward to reviewing these findings and recommendations with you. In the meantime, if you have any questions, please feel free to contact us.

Respectfully,

McKENNA ASSOCIATES



Paul Lippens
Principal Planner

cc. *David Jones, City Attorney*
Richard Marsh, City Manager



PLANNING COMMISSION
PETITION FOR REZONING

Filing Fee

Case # 16-32 (Z)

\$1,700.00 + \$350.00 Public Hearing Fee = \$2,050.00

Date Filed 11.16.16

TO THE INKSTER CITY PLANNING COMMISSION:

The undersigned respectfully petition(s) Planning Commission to amend the Inkster Code of Ordinance, Section 155.032—Zoning Map, as amended and change the zoning map as hereinafter requested, and in support of this petition, the following facts are shown:

PROPERTY IDENTIFICATION

Property ID#: 44025021765300 Legal Description (please provide exact legal description): 31F1765 1766 LOTS 1765 AND 1766 ALSO S 1/2 OF ADJ VAC ALLEY WATSONIA PARK SUB NO. 2 T2S R10E L55 P9 WCR

(If more than one property, attach additional sheets as needed).

Street Address: N/A
The property is located on the North side of Lehigh Street, between Inkster Street and Sylvia Street. It has frontage of 85.36 feet, a depth of 135 feet, and comprises 0.265 acres.

Property owner: Wayne County Land Bank
Address: 500 Griswold, Flc 28 Detroit, MI 48226 Telephone #: 313-224-6295
(Proof of ownership must be attached)

NATURE OF PETITION

Current Zoning: R-1A Requested Zoning: B2 Proposed Use: Retail establishment

Please provide a diagram or drawing indicating the property to be rezoned.

AFFIDAVIT OF PETITIONER

STATE OF OHIO)
COUNTY OF WAYNE) ss
Cuyahoga

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 she/he is authorized to submit this petition.

Printed Name of Petitioner Jason M. Russell
Signature of Petitioner Jm. Russell
Interest in Property Owner
Firm Zarembka Group Address 19600 Detroit Ave, Lakewood, Ohio 44107
Phone 216-226-2112

Subscribed and sworn to before me this 9th day of November, 2016.

Susan K. Albers
Notary Public, Wayne County, Michigan
Cuyahoga County, Ohio

My Commission Expires: June 24, 2017

SUSAN K. ALBERS
Notary Public - State of Ohio
My Commission Expires June 24, 2017

FOR OFFICE USE ONLY

DATE SUBMITTED: _____

CASE NUMBER: _____

**CITY OF INKSTER'S
APPLICATION TO AMEND THE ZONING ORDINANCE**

APPLICANT NAME Jason Russell, Zaremba Group

ADDRESS 14600 Detroit Rd. Suite 1500 Lakewood, Ohio 44107

NUMBER STREET CITY STATE ZIP

TELEPHONE NUMBERS 216-226-2112 () JRUSSELL@ZarembaGroup.com

Direct FAX E-Mail Address

PLEASE PROVIDE THE FOLLOWING INFORMATION ALONG WITH FEES.

1. A narrative that explains the proposed amendment and why it is necessary.
2. An analysis of how the proposed amendment conforms to and supports the principles found within the zoning ordinance and master plan.
3. A statement of the perceived effects of the proposed change would have on the City's ability to deliver services (staffing, enforcement, added inspections, studies required, etc.). What additional costs, if any, the City or its taxpayers will incur and how will these costs be addressed?
4. Explain how the proposed text amendment would serve the interests of the public as a whole, including health, safety, or welfare.
5. A draft of the proposed text change(s) to the existing ordinance.



ZAREMBA GROUP

City of Inkster Rezoning Application Narratives

A narrative that explains the proposed amendment and why it's necessary

Zaremba Group would like to rezone a single residentially zoned (R-1A) parcel to B2 commercial to match an adjacent parcel located along Inkster Road. Zaremba currently has both parcels under option for purchase. The subject parcel would be consolidated with the larger commercially zoned parcel to accommodate the construction of general retail store on Inkster Road. Without the rezoning of the subject parcel, there is not enough space to accommodate construction.

An analysis on how the proposed amendment conforms to and supports the principles found within the zoning ordinance and master plan

The proposed retail project is located on the historically commercial corridor of Inkster Road. The project will strengthen the Inkster corridor while also benefitting the adjacent neighborhoods. We believe the proposed project could help establish a commercial node along Inkster Road. Inkster has served as a secondary commercial corridor which provides good and services to the adjacent residential neighborhoods. As retail development patterns changed to big box formats, Michigan Avenue has become the primary commercial corridor that provides goods and services on a regional scale. The migration has left secondary commercial corridors depressed and increased the distance residents must travel to obtain good and services. This creates inequities as access is restricted to those with means to reach Michigan Avenue. The reintroduction of general retail along Inkster Road will again provide local access to goods and services to the adjacent residential properties. No longer will a car or bus pass be required to obtain everyday needs. You can once again walk, bike or drive to obtain these essentials. This provides sustainable and walkable development in Inkster, two common themes in the Reinvent Inkster Strategic Action Plan.

A statement of the perceived effects of the proposed change would have on the City's ability to deliver services (staffing, enforcement, added inspections, studies required, etc.) What additional costs, if any, the City or it's taxpayers will incur and how will these costs be addressed?

The introduction of new retail along Inkster Road will activate property that is currently non-tax producing and introduce additional income tax revenues to the City of Inkster. The new jobs will not only provide income tax, but more importantly provides employment opportunities for Inkster residents. This new funding sources will hopefully allow Inkster to provide additional services to its residents.

Explain how the proposed text amendment would serve the interests of the public as a whole including health, safety, or welfare.

The proposed rezoning would permit the construction of new retail development which will provide additional income and property tax revenues to support the delivery of services in the City of Inkster. Additionally, the proximity of retail to residential will provide a walkable and more accessible option for everyday goods. The proximity could help support a more active lifestyle among residents, improving the health of citizens and indirectly lower healthcare costs, thus providing more dispensable income.

Stanford Street

100' Property Line R.O.W.

Pine Street

Inkster Road

270' Property Line
R.O.W.

270' Property Line

85' Property Line

0.62 Acres
Zoned B2
Commercial

100' Property Line

R.O.W.

*Subject
Property*
0.27 Acres
Zoned R-1A
Residential

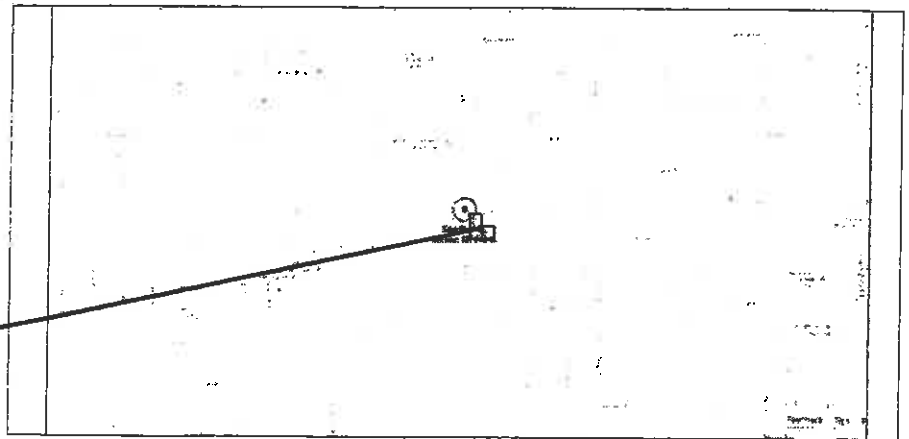
135' Property Line

135' Property Line

85' Property Line

Lehigh Street

*Subject
Property*



KEY MAP



Google Maps Lehigh St

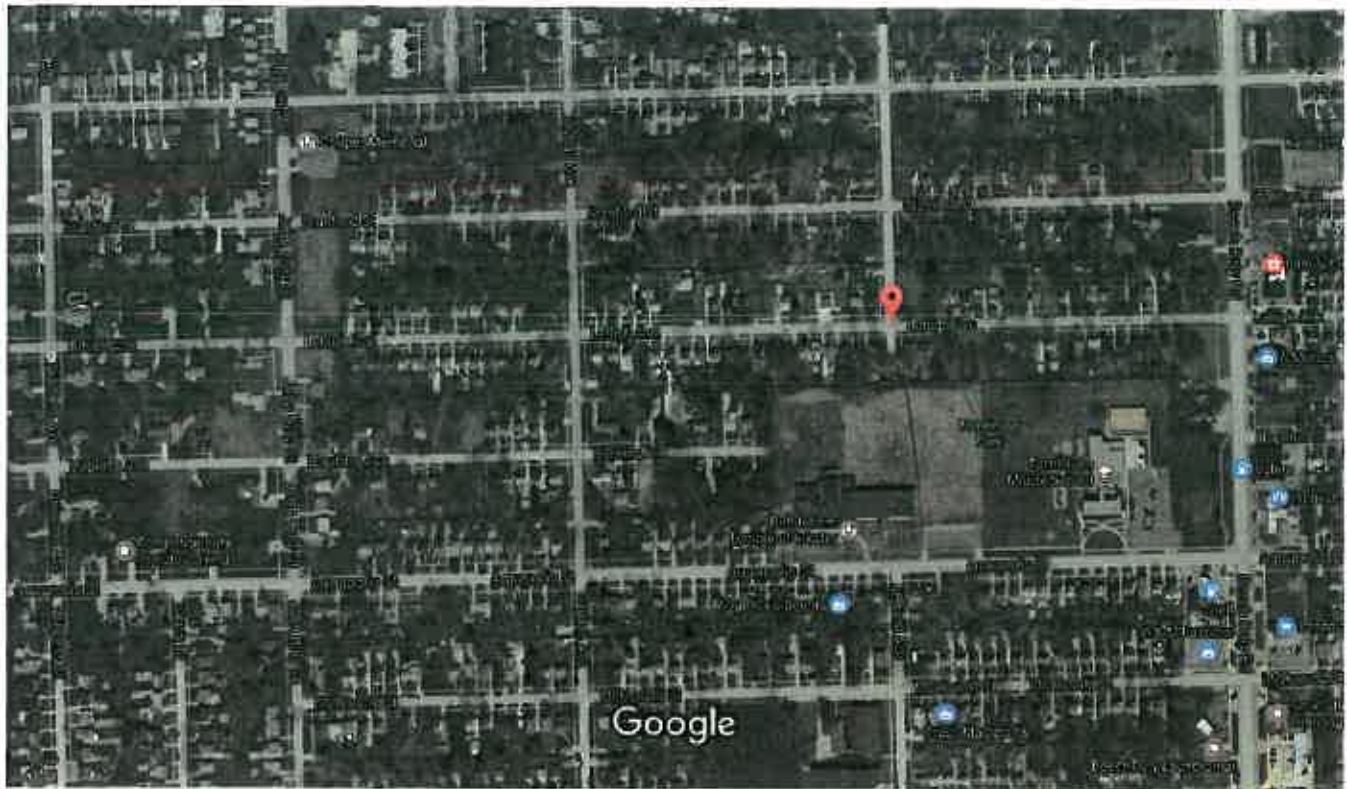


Map data ©2017 Google 200 ft



Lehigh St
Michigan

Google Maps Lehigh St

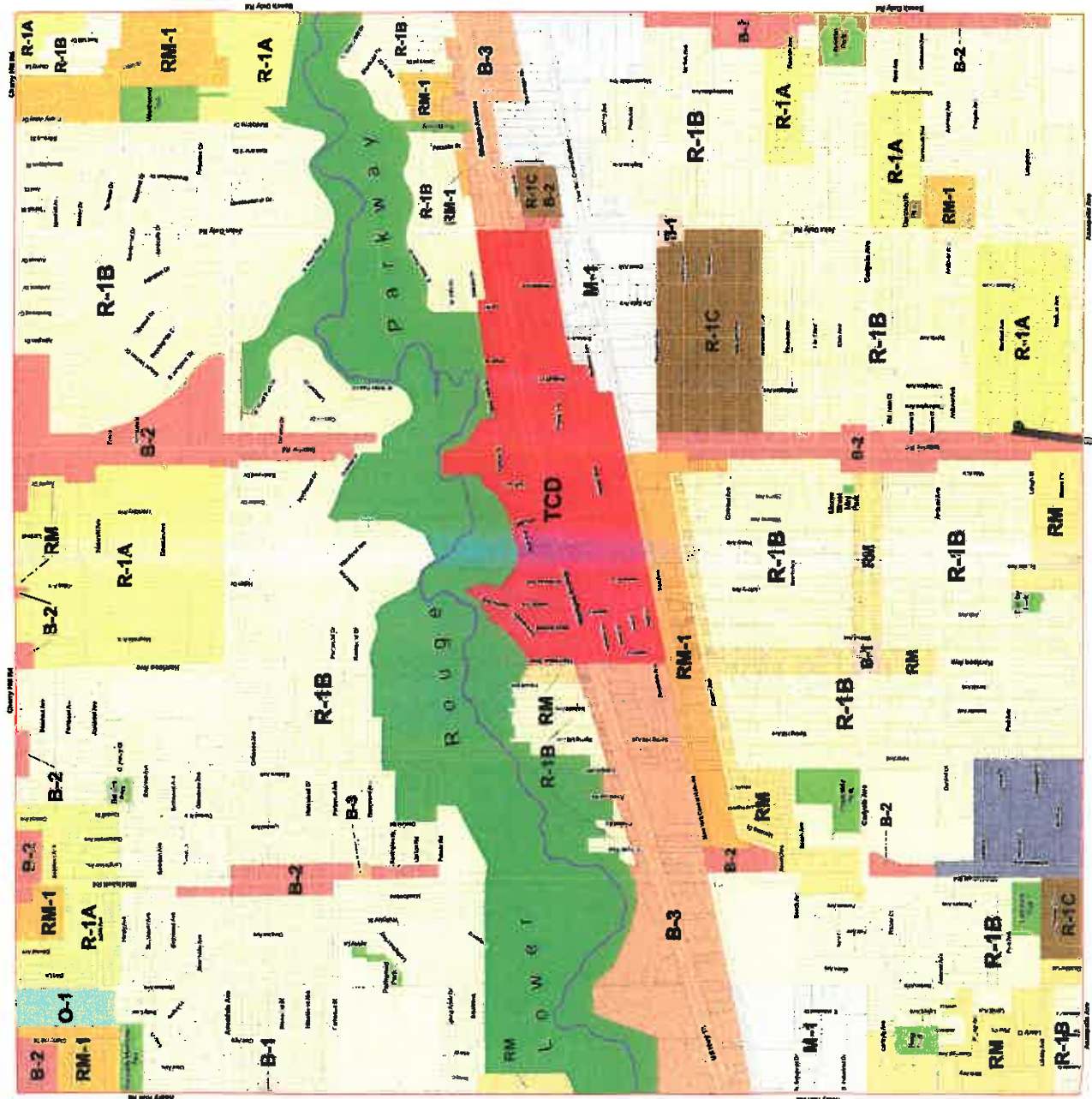


Imagery ©2017 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2017 Google 200 ft

Lehigh St
Michigan

ZONING MAP

City of Inkster, Michigan



Districts

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



THE CITY OF INKSTER, MICHIGAN
 MAY 2008 TOWNSHIP OF INKSTER
 4000 Woodward Avenue
 INKSTER, MICHIGAN 48140
 City of Inkster
 Wade Trim
 3000 Woodward Road, Suite 200
 Inkster, Michigan 48140

VACANT LEHIGH

January 3, 2017
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, January 3, 2017.

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

A. The agenda.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:00 p.m.

Pledge of Allegiance

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

Prayer

Prayer was led by Pastor Tracy Molton

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Exc. Absence
Councilwoman Watley	Present	Mayor Pro-Tem Williams	Present
Councilman Oden	Present		
Councilwoman Mitchell	Present		

Approval of Agenda

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the agenda with added item "B" and "C" under Presentations. 1-17-01R - Motion carried.

Presentations/Discussion

- A. Operation Civic Pride – Deborah Owens
- B. Junior Achievement – Margret Trimley
- C. Commissioner Glenn Anderson's Office – Mary McClendon

Public Hearings

Consent Agenda

- A. December 19, 2016 Regular City Council Meeting Minutes.
- B. Allen Brother's & Attorney's PLLC Invoice, \$18,186.94

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approved the Consent Agenda.
Resolution 1-17-02R – Motion carried.

Boards and Commission

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

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Watley to appoint DaSalla Scott to the Inkster Housing Commission.
Resolution 1-17-03R – Motion carried.
NAY: (Mitchell)

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to appoint Sandra Watley to the Cable Commission.
Resolution 1-17-04R – Motion carried.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to appoint Aaron Sims to the Compensation Commission.
Resolution 1-17-05R – Motion carried.

NOMINATION

1. Troy Seaton – Cable Commission (need info)
2. Audrey Jean Searcy – Aging Commission (need info)
3. Dorothy Gardner – Aging Commission (need info)
4. Evonne Moore – Housing Commission (need info)
5. Tonia C. Williams – Brownfield Redevelopment (need info)
6. Iris Love – Aging Commission (need info)
7. Police and Fire Pension Appointment
8. Planning Appointment
9. Board of Review Appointments

Previous Business

Ordinance(s)

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

New Business

- A. Discussion/Action: (City Council) Appointment to fill the vacancy in District IV; former Councilman Jewell Jones, now State Representative of the 11th District.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve appointing Steven Chisholm to fill the vacancy in District IV.
Resolution 1-17-06R – Motion carried.

- B. Discussion/Action: (Darin Carrington) Consideration to purchase a used Fire Truck.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to authorize the purchase of a used Fire Truck.

Resolution 1-17-07R – Motion carried.

Public Participation

- **Octavia Smith** – Gave Western Wayne Family Center announcements. Stated a weight loss challenge is taking place with Western Wayne employees and elected officials and city of Inkster employees.
- **Pastor Jean Overman** – Announcements for Mother's Pantry. She stated there are grants available from Metro Grants for the city of Inkster. She provided a January deadline.
- **Officer Lebo-** Announced the IPAL League dinner to be held January 19, 2017.
- **William Miller** – Congratulated Steven Chisholm on his new appointment to city council.
- **Javion Johnson** – Announced his new position as Chief of Staff for State Representative, Jewell Jones. He further announced the swearing in for Representative Jones to be held at Inkster City Hall on January 10, 2017 at 7 p.m.

City Clerk

- No Comments.

City Treasurer

- No Comments.

Mayor and Council

- **Councilwoman Watley** – Stated that Operation Civic Pride will begin. She stated they are seeking volunteers. She further stated that the Lunch with the Mayor will be held every third Thursday and he will be showcasing local businesses.
- **Councilman Oden** – Stated he received a complaint regarding trash pickup from Brian Thomas. Mr. Thomas stated that trash had not been picked up on Princeton for five weeks. He stated that the city needs to move forward with its clean-up efforts. He further stated that he saw people moving in at 29231 Emerson and he does not believe they have the proper permits. He lastly stated that improvements are going on at the Marathon gas station but he went there to get gas and did not see the proper permits. He stated the improvements are nice.
- **Councilwoman Mitchell** – Stated according to the new charter, the city council needs to establish an annual meeting date of the district committees.
- **Mayor Pro-Tem Williams** – Announced that National Christian Action Network would be hosting a Martin Luther King Day celebration on January 16, 2016 at 6:00 p.m. He invited everyone to attend. He lastly asked everyone to shop Inkster.
- **Mayor Nolen** – Wished everyone a Happy New Year and thanked them for attending the city council meeting.

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 January 3, 2017 was adjourned at 8:30 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 (Alternate)

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

Vacant

Vacant

Vacant

Avis Love

Exp. 03/16/17

BUILDING AUTHORITY COMMISSION - *Inactive*

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

Nathaniel Elcock
Hersey Bryant, (C)
Horace Wells

Exp. 12/31/05
Exp. 12/31/00
Exp. 12/31/01

CABLE TELEVISION COMMISSION

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

3 Year Term

9 Members

Ordinances 593 and 609

Timothy Williams	Ex-Official	Exp. 11/16/12
Danny Van Schoelack	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
Sandra Watley	Mayoral	Exp. 01/03/20
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
 Caroline Smith
 Mable Stroman
 Ellis Clifton
 DaSalla Scott
 George Williams

Tenure
 Exp. 12/21
 Exp. 12/21
 Exp. 12/21
 Exp. 01/22 (Resident Housing)
 Exp. 12/21

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
Vacant	Dist. 6
Vacant	

LIBRARY BOARD

4 year term

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

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

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term

7 Members

Ordinance: 603

Neli Harrison	Dist. 1
Curtistine Barge	Dist. 2
Brittni 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
 Ann Gross
 Ronald Johnson
 George Williams
 Aaron Sims

Exp. 10/17/2023
 Exp. 10/17/2023
 Exp. 10/17/2023
 Exp. 12/5/2023
 Exp. 12/19/2023
 Exp. 12/19/2023
 Exp. 01/03/2024

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
	Mayoral	Exp.
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
Tiwaln 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 (Resigned)	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

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: January 9, 2017

From: M. Jeannie Fields *mgf*
Planning Dept

Date for Council Consideration: January 17, 2017

ACTION REQUESTED: Consider approval of an offer to purchase (Case # LD 16-28) three (3) parcels of land in the R1-B District (One Family Residential) located on the east side of Ash between Chestnut Ave and Beech St. and is legally described as Lot 666 also W ½ Adj Vac Alley, 668 also W ½ Adj Vac Alley and Lot 669 and 670 also W ½ Adj Vac Alley Wolverine Tractor Sub T2S R9E L38 P34 WCR (Property ID #44-010-06-0666-000; 44-010-06-0668-000; and 44-010-06-0669-300) in the total amount of \$1,250.00 to Broderick Ulysses Nathaniel.

Current Action X Emergency Future

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

Mayor
Treasurer's Approval

BACKGROUND INFORMATION

Broderick Ulysses Nathaniel has made application to purchase three (3) parcels of land in the R1-B District (One Family Residential) located on the east side of Ash between Chestnut Ave and Beech St. and is legally described as Lot 666 also W ½ Adj Vac Alley, 668 also W ½ Adj Vac Alley and Lot 669 and 670 also W ½ Adj Vac Alley Wolverine Tractor Sub T2S R9E L38 P34 WCR (Property ID #44-010-06-0666-000; 44-010-06-0668-000; and 44-010-06-0669-300) The property is situated at the end of the block near Chestnut Ave (see attached maps). The proposed use for the parcel is additional land next to his existing property. Mr. Nathaniel believed he already owned the property. He has already built on the property and has invested in it. Pictures are attached. The applicant has offered \$250 for two (2) lots and \$500 for one (1) lot.

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is located in the R1B residential area and is located adjacent to the applicant's home. The property has been improved by the applicant's investment.

Property in the R1B District requires 60 feet of frontage for a "buildable" lot. Two (2) parcels are 35 feet and non-buildable. One (1) parcel exceeds 60 feet and is buildable. The two (2) non-buildable parcels combined make a buildable parcel. It has been the city's practice to sell non-buildable lots at \$250.00 and buildable lots at \$500. As a result, the price would be \$250 + \$500 + \$500 = \$1,250.

PROJECT OR IMPROVEMENT TASK

1. Develop a plan to address the City's current debt and legacy costs.

2. Improve and promote the image of Inkster.

COST

The applicant has deposited \$300.00 for the parcels of land and is offering the total purchase price of \$1,000.

RESOLUTION

Authorization is hereby given for the sale of three (3) parcels of land in the R1-B District (One Family Residential) located on the east side of Ash between Chestnut Ave and Beech St. and is legally described as Lot 666 also W ½ Adj Vac Alley, 668 also W ½ Adj Vac Alley and Lot 669 and 670 also W ½ Adj Vac Alley Wolverine Tractor Sub T2S R9E L38 P34 WCR (Property ID #44-010-06-0666-000; 44-010-06-0668-000; and 44-010-06-0669-300) in the total amount of \$1,250.00 to Broderick Ulysses Nathaniel subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$950.00), paying the cost of recording the deed (\$18.00), entering into a purchase agreement, and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Deposit/Administrative Fee Received 100.00
Date Received 12-06-2016
Case # LD-16-28

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Broderick Ulysses Nathaniel
Applicant's Address 3225 Ash Inkster MI 48141
Applicant's Phone Number: 313 410-4520
Proposed Owner's Name (as indicated on deed): Same (Single man)

PROPERTY INFORMATION -- Purchase Offer \$ 250.00

Property Location: on East side of Ash Street/Avenue
Between Chestnut Street/Avenue and Street/Avenue

Tax ID, Legal Description, and Address if Structure 440100600000000
254666 Lot 666 also w/2 adj vac Hwy Wolverine
tractor sub T2S R9E L38 P34 WCR

Parcel Size: 35/120.44 (Width) 35 X (Length) 120.44 Current Zoning R1-B

☐ Additional Parcels/Lots (attach Request for Additional Property Form)

Summary of Proposed Use: Attaches to current property
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$ 100.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

B. Nathaniel
Applicant's Signature

11-29-16
Date

[Signature]
Broker's Name



Deposit/Administrative Fee Received 100.00
Date Received 12-06-2016
Case # LD-16-28

(3 Lots)

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Broderick Ulysses Nathaniel
Applicant's Address 3225 Ash Inkster MI 48141
Applicant's Phone Number: 313 410-4520
Proposed Owner's Name (as indicated on deed): Same (Single man)

PROPERTY INFORMATION -- Purchase Offer \$ 250.00

Property Location: on East side of Ash Street/Avenue
Between Chestnut Street/Avenue and Beech Street/Avenue
Tax ID, Legal Description, and Address if Structure 44010060668000

250 668 Lot 668 Also W 1/2 Adj Vac alley Wolverine
tractor sub T&S R9E L38 P34 WCR

Parcel Size: 3.5/120 (Width) 35 X (Length) 120 Current Zoning R1-B

☐ Additional Parcels/Lots (attach Request for Additional Property Form)

Summary of Proposed Use: Attached to current property
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$ 100.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

B. Nathaniel
Applicant's Signature

11-29-16
Date

[Signature]
Broker's Name



Deposit/Administrative Fee Received 100.00
Date Received 12-6-2016
Case # LD-16-28

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Broderick Ulysses Nathaniel
Applicant's Address 3225 Ash Inkster MI 48141
Applicant's Phone Number: 313 410-4520
Proposed Owner's Name (as indicated on deed): Same (Single man)

PROPERTY INFORMATION - Purchase Offer \$ 500⁰⁰

Property Location: on East side of Ash Street/Avenue
Between Chestnut Street/Avenue and Beech Street/Avenue

Tax ID, Legal Description, and Address if Structure 44010060669300

25 U 6669 and 670 East 6669 and 670 Also W 1/2
Add VAC ALLEY WOLVERINE TRACTOR SUB L39 P4 W/2

Parcel Size: 65 X 120 (Width) 65 X (Length) 120 Current Zoning Residential
RI-B

☐ Additional Parcels/Lots (attach Request for Additional Property Form)

Summary of Proposed Use: Attached to current property
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of \$ 100 .00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

B. Nathaniel
Applicant's Signature

11-29-16
Date

[Signature]
Broker's Name



APPLICANT'S HOME

44 010 06 0667 000

3225 ASH

5-04-2015



44 010 06 0666 000

ASH

04-29-2015



44 010 06 0668 000

ASH

05-12-2015



44 010 06 0669 300

3209 ASH

06-30-2015

82-08-253

7

00706

ASSESSOR'S INKSTER

PLAT 90

91

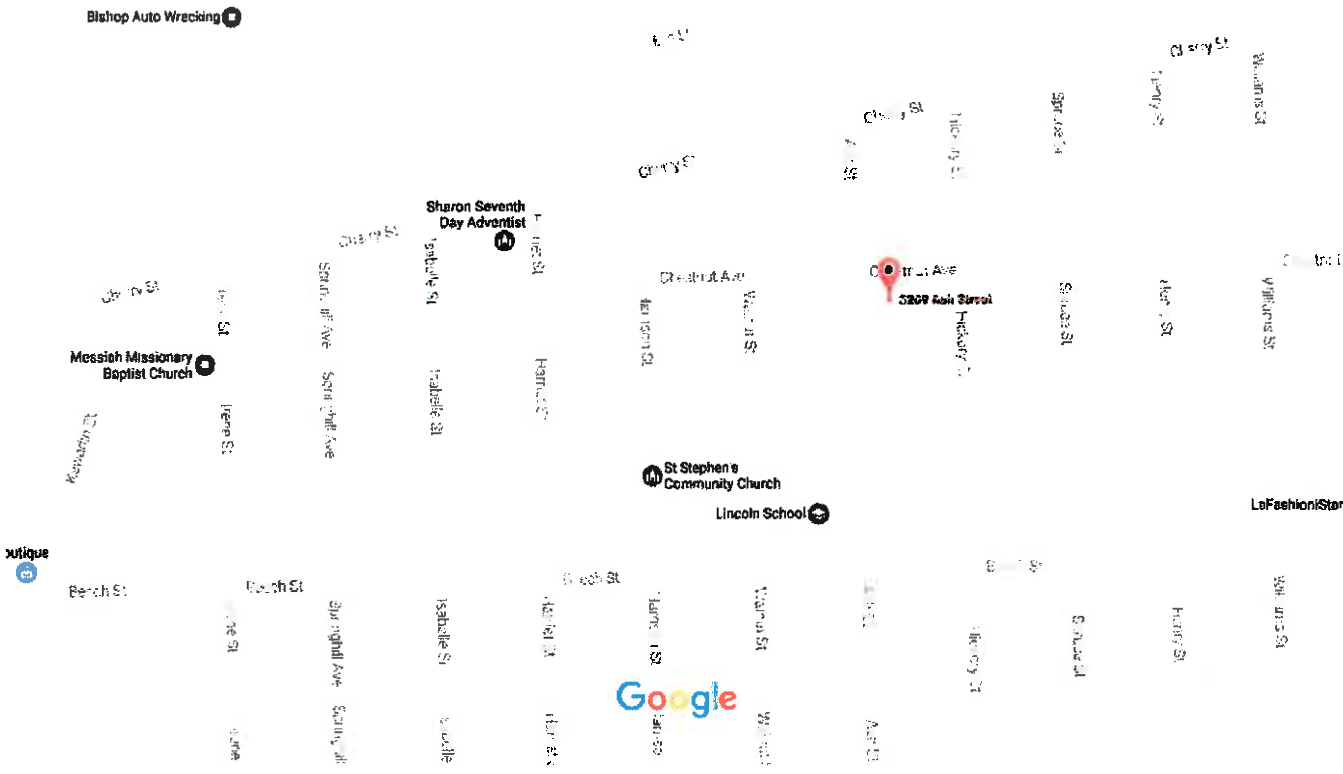
92

RIGHT OF WAY



Date 6-1-36
 Drawn by Abrams
 Checked by
 Approved by
 Revised 2-23-36
 4-27-36
 7-25-36
 6-1-40
 6-1-41
 9-8-42
 1-25-43
 7-19-45
 8-9-49
 3-12-52
 6-3-55
 8-1-56
 4-16-59
 2-18-60
 9-19-64
 8-30-65
 11-19-66
 8-23-68
 4-1-71
 8-30-72
 3-24-76

Google Maps 3209 Ash St 44 010 06 0669 300

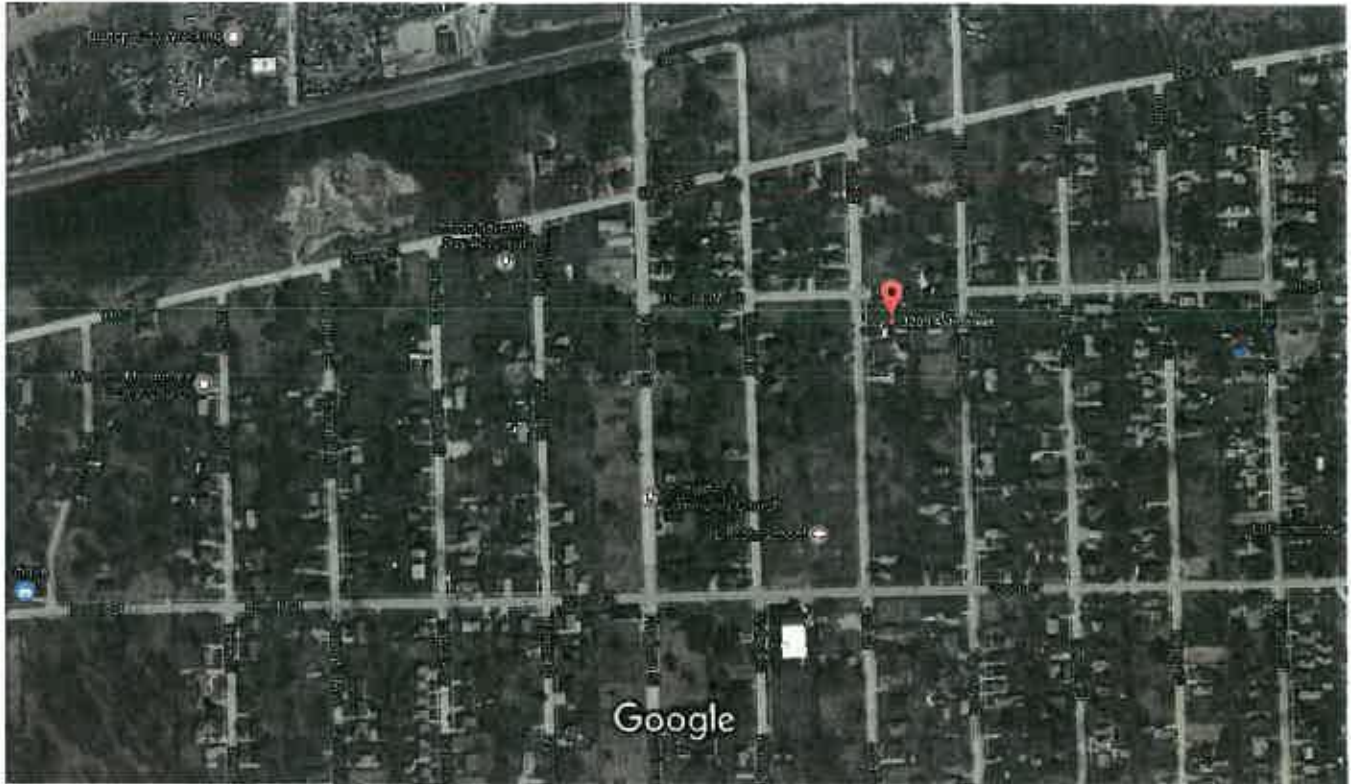


Map data ©2017 Google 200 ft



3209 Ash St
Inkster, MI 48141

Google Maps 3209 Ash St



Imagery ©2017 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2017 Google 200 ft



3209 Ash St
Inkster, MI 48141

ZONING MAP

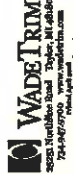
City of Inkster, Michigan

Districts

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



CITY OF INKSTER
INKSTER, MICHIGAN

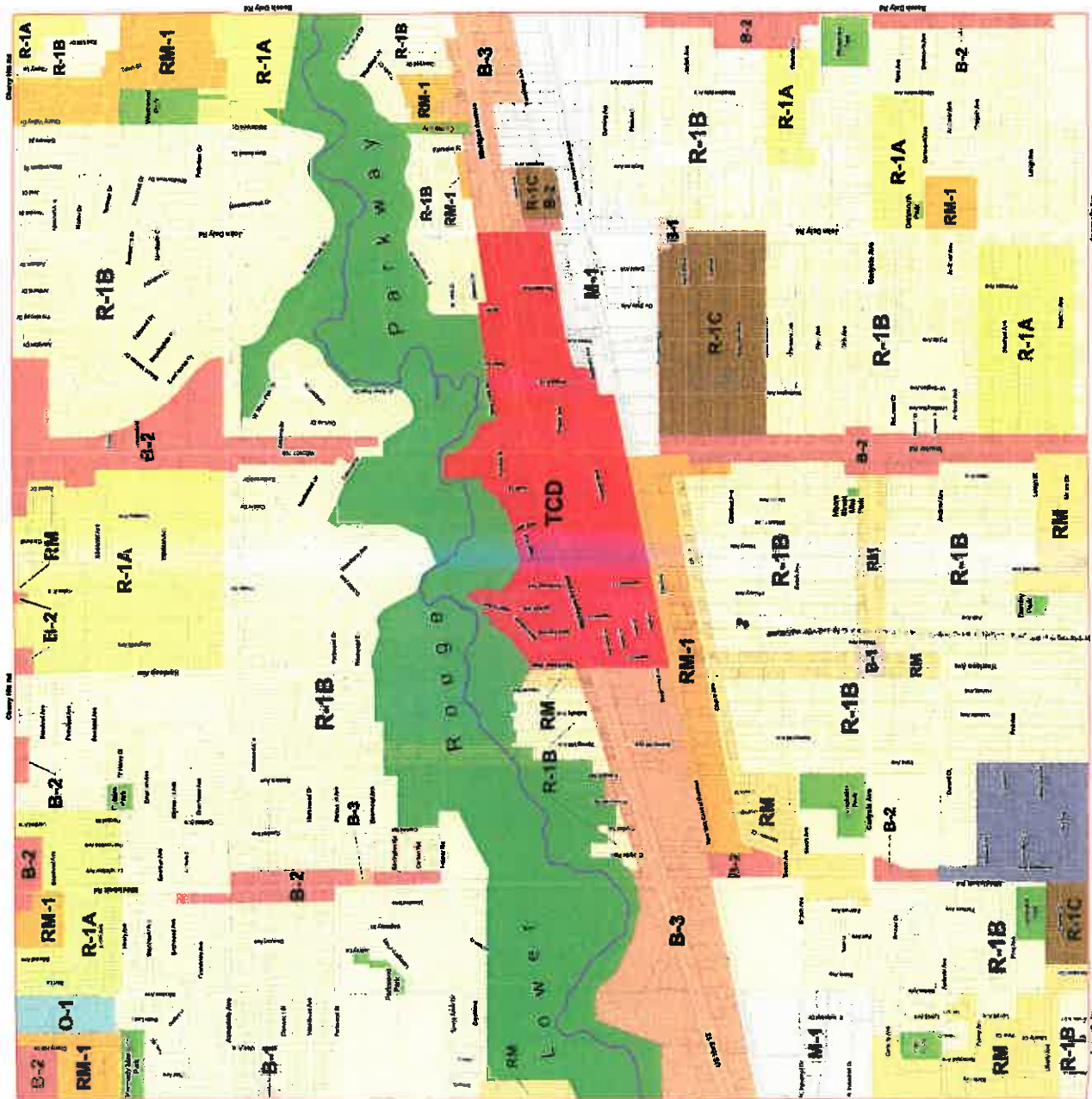


THIS ZONING MAP IS THE PROPERTY OF THE CITY OF INKSTER, MICHIGAN. IT IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY. NO WARRANTY IS MADE BY THE CITY OF INKSTER FOR THE ACCURACY OF THIS MAP.

Handwritten signature: Holly Hest
Holly Hest, City Engineer
Inkster, Michigan



0 200 400 600 Feet



ASH PROPERTY

Brownfield Redevelopment Authority (BRA) – Quarterly on the second Tuesday of the month starting in February at 5:30 p.m. in the City Hall Tax Increment Finance Authority Community Room unless otherwise notified:

February 14, 2017
May 9, 2017
August 8, 2017
November 14, 2017

Downtown Development Authority – The third Tuesday of each month at 6:00 p.m. in the City Hall Council Chamber unless otherwise notified:

January 18, 2017 (Wednesday)	July 18, 2017
February 21, 2017	August 15, 2017
March 21, 2017	September 19, 2017
April 18, 2017	October 17, 2017
May 16, 2017	November 21, 2017
June 20, 2017	December 19, 2017

Planning Commission – The second and fourth Monday of each month at 6:30 p.m. in the City Hall Council Chamber unless otherwise notified:

January 9, 2017	July 10, 2017
January 23, 2017	July 24, 2017
February 13, 2017	August 14, 2017
February 27, 2017	August 28, 2017
March 13, 2017	September 11, 2017
March 27, 2017	September 25, 2017
April 10, 2017	October 9, 2017
April 24, 2017	October 23, 2017
May 8, 2017	November 13, 2017
May 22, 2017	November 27, 2017
June 12, 2017	December 11, 2017
June 26, 2017	December 26, 2017 (Tuesday)

Tax Increment Finance Authority/Economic Development Corporation – The second Thursday of each month at 6:30 p.m. in the City Hall Council Chamber unless otherwise notified:

January 12, 2017	June 8, 2017
February 9, 2017	September 14, 2017
March 9, 2017	October 12, 2017
April 13, 2017	November 9, 2017
May 11, 2017	December 14, 2017

Zoning Board of Appeals – The first Thursday of each month at 6:00 p.m. in the City Hall Council Chamber unless otherwise notified:

January 5, 2017
February 2, 2017
March 2, 2017
April 6, 2017
May 4, 2017
June 1, 2017

July 6, 2017
August 3, 2017
September 7, 2017
October 5, 2017
November 2, 2017
December 7, 2017

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: January 11, 2017

From: Nathan Ford
Economic Development

Date for Council Consideration: January 17, 2017

ACTION REQUESTED:

Consider approval of an offer to purchase for the sale of two (2) parcels of land in the M-1 (Light Industrial District) located on the south side of Michigan Ave, south of N. Industrial Dr and east of Henry Ruff and is legally described as 26D11 to 15 Lots 11 to 15 INCL Also S ½ ADJ VAC South Industrial Dr Industrial Acres SUB T2S R9E L98 P83, 84 WCR-K6.22 and 26D16, 17, 23 To 26 LOTS 23 To 26 INCL Also ½ ADJ VAC South Industrial Dr Industrial Acres SUB T2S R9E L98, 84 WCR-K-6.74 (Property ID 44 012 01 0011 301 and 44 012 01 0016 301) in the amount of \$120,000.00 to Abe Hachem.

Current Action X Emergency Future

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

Treasurer's Approval

BACKGROUND INFORMATION

Mr. Abe Hachem, President of Midwest Recycling located at 26051 Michigan Ave, has proposed the purchase of two (2) parcels of land in the M-1 (Light Industrial District) located on the south side of Michigan Ave, south of N. Industrial Dr and east of Henry Ruff and is legally described as 26D11 to 15 Lots 11 to 15 INCL Also S ½ ADJ VAC South Industrial Dr Industrial Acres SUB T2S R9E L98 P83, 84 WCR-K6.22 and 26D16, 17, 23 To 26 LOTS 23 To 26 INCL Also ½ ADJ VAC South Industrial Dr Industrial Acres SUB T2S R9E L98, 84 WCR-K- 6.74; (Property ID # 44 012 01 0011 301 and 44 012 01 0016 301) in the amount of \$120,000.00. Applicant is proposing to expand his existing facility and add several developments on the parcels. A draft plan is attached along with associated maps.

The applicant seeks to divide the 21.6 acre site into four (4) sub parcels of approximately five (5) acres each. One (1) parcel dedicated for the relocation of existing commercial warehousing use; two (2) parcel for the construction of a spec industrial warehouse to lease out to other businesses. Two tenants have already been procured; three (3) parcel for the establishment of a cultivation center; and four (4) parcel is to be determined.

The applicant is proposing to do retail at the existing location (26051 Michigan Ave).

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is located in the M-1 Light Industrial District. This property has been vacant for decades and has the opportunity to establish multiple uses while adding to our local tax base. The proposed uses are consistent with the spirit and intent of the City's Master Plan.

PROJECT OR IMPROVEMENT TASK

1. Develop a plan to address the City's current debt and legacy costs.
2. Improve and promote the image of Inkster
3. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.

COST

The applicant has made a \$10,000.00 deposit and is offering \$120,000.00 for the purchase of the 21.6 acres.

RESOLUTION

Authorization is hereby given for the sale of two (2) parcels of land in the M-1 (Light Industrial District) located on the south side of Michigan Ave, south of N. Industrial Dr and east of Henry Ruff and is legally described as 26D11 to 15 Lots 11 to 15 INCL Also S ½ ADJ VAC South Industrial Dr Industrial Acres SUB T2S R9E L98 P83, 84 WXCR-K6.22 and 26D16,17, 23 To 26 LOTS 23 To 26 INCL Also ½ ADJ VAC South Industrial Dr Industrial Acres SUB T2S R9E L98, 84 WCR-K- 6.74; (Property ID # 44 012 01 0011 301; and 44 012 01 0016 301) in the amount of \$120,000.00.

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$110,000.00), paying closing costs, entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



RECEIPT FOR DEPOSIT AND REAL ESTATE SALE CONTRACT
CBRE, INC.
BROKERAGE AND MANAGEMENT
LICENSED REAL ESTATE BROKER

December 22, 2016

TERMS OF SALE

Received from Abe Hachem, hereinafter called Purchaser, the sum of Ten Thousand and 00/100 Dollars (\$10,000.00) evidenced by check, as a deposit on account of the purchase price of One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) for that certain real estate, together with all improvements thereon, situated in the City of Inkster, County of Wayne, State of Michigan, and described as follows:

Dearborn Acres – Cherry Street, Inkster, MI
Industrial Acres – Henry Ruff Road, Inkster, MI

Flood Zone: No Yes (Attach Form 5230)

1. The deposit check will be held by CBRE, Inc. ("Broker") or any other mutually acceptable and duly authorized escrowee to be cashed promptly upon mutual execution of the Real Estate Sale Contract ("Contract") and placed in its trust account until delivery of deed and the time for closing (hereinafter referred to as the closing) and then applied as a partial payment of the purchase price. The remainder of the purchase price shall be paid by Purchaser as follows: Cash.

2. As soon as reasonably possible following Seller's acceptance of this Contract, Seller shall pay for and furnish Purchaser a Commitment for Title Insurance ("Commitment") on the subject property, together with full copies of all Exceptions set forth therein, including but not limited to covenants, conditions, restrictions, easements, rights and rights of way of record, assessments, liens and other matters of record. Purchaser shall have ten (10) days after receipt of said Commitment, together with full copies of said Exceptions, within which to notify the Seller in writing of Purchaser's disapproval of any Exceptions shown in said Commitment, otherwise said Commitment shall be deemed approved. In the event of such disapproval, Seller shall have sixty (60) days from notice of Purchaser's disapproval to eliminate any disapproved Exception(s) from the Owner's Title Policy to be issued in favor of Purchaser. The Owner's Title Insurance Policy shall be a standard coverage policy in the amount of the total purchase price and shall be paid for by Seller.

In the event this contingency or any contingency in this Contract has not been eliminated or satisfied within the time limits and pursuant to the provisions herein, and unless Purchaser elects to waive the specific contingency by written notice to the Seller, the Contract resulting from Seller's acceptance hereof shall be deemed null and void, the deposit shall be returned to Purchaser, and this Contract shall be cancelled.

3. The Seller shall make any payments required on existing mortgages or deeds of trust, land contracts, or other encumbrances, until the closing, and if it is provided herein that such Property is being sold subject to any existing mortgage or deed of trust, Purchaser shall, on such date reimburse Seller for any principal reductions not already considered in computing payment of purchase price as herein provided and for any deposits held by the holder of the mortgage or deed of trust.

4. All taxes, assessments, and special assessments for completed improvements which are a lien on the Property as of the date of closing shall be paid by the Seller except for None, which shall be paid by Purchaser.

5. Rentals, premiums on insurance acceptable to Purchaser, interest on encumbrances, operating or other expenses of the Property, water bills, fuel, and current city and county taxes, if any, shall be prorated as of the closing, and Seller shall pay the cost of any stamps to be attached to the deed in accordance with the requirements of any lawful authority. Any advance tenant deposits and/or security deposits shall be credited accordingly to Purchaser. Taxes, if prorated, shall be prorated on a due date / fiscal (choose one) basis.

6. Purchaser reserves the right to take title to the subject property in a name or assignee other than shown above, provided, however, that the exercise of such right shall not relieve Purchaser of liability hereunder.

7. To the best of Seller's knowledge: the Property does not contain any hazardous substance; Seller has not caused the release of any hazardous substance in, on, or about the Property; the Property is not subject to any federal, state, or local superfund lien, proceeding, claim, liability, or action, or threat or likelihood thereof for the cleanup, removal, or remediation of any hazardous substance in the Property; there are no underground storage tanks in, on, or about the Property; and there is no asbestos in the Property.

Seller shall grant Purchaser reasonable access to the Property for sixty (60) days after the Effective Date of this Contract (the "Inspection Period") for the purpose of inspecting the physical condition of the Property. Purchaser's inspection rights shall include performing soil tests, environmental test or audits, foundation and mechanical inspections and such other inspections as Purchaser may reasonably request. Purchaser agrees to repair any damage to Property arising from these inspections and to indemnify, defend, and hold Seller harmless from and against all claims, costs, demands, and expenses, including without limitation, reasonable attorneys' fees, court costs, and other legal expenses, resulting from these inspections. Purchaser's obligations imposed by this paragraph shall survive termination of this Contract. If Purchaser determines the physical condition of the Property is not suitable for Purchaser, Purchaser shall provide written notice to Seller on or before the end of the Inspection Period that this Contract is terminated. In the absence of such termination notice, this inspection condition shall be deemed satisfied, and Purchaser shall be deemed to be thoroughly acquainted and satisfied with the physical condition of the Property, other than as set forth elsewhere in this Contract.

8. By execution of this Contract, Seller shall be deemed to have warranted that Seller has not received nor is aware of any notification from the City, County, or State authority having jurisdiction, requiring any work to be done on the property. In the event such notice is received by Seller prior to the closing and Seller is unable to or does not elect to perform the work required in said notice at Seller's sole cost and expense on or before the said date, said notices shall be submitted to Purchaser for his examination and written approval. Should Purchaser fail to approve said notice and thereby elect not to acquire the Property subject to the effect of same, within five (5) days from the date Seller submits said notice to Purchaser, then this Contract shall be cancelled without further liability to either party.

9. If the improvements on the Property are destroyed or materially damaged between the date hereof and the closing, this Contract shall, at Purchaser's election, immediately become null and void. If Purchaser elects to accept the Property in its damaged condition, all proceeds of insurance payable to Seller by reason of such damage shall be paid to Purchaser subject to any prior rights of lenders thereto.

10. This Contract may not be changed or modified, either in whole or in part, except by initialing changes herein or by an agreement in writing signed by all parties hereto. Any addendum attached hereto which is signed or initialed by the parties shall be deemed a part of this Contract.

11. Time is of the essence of this Contract.

12. If the Seller has performed its duties under this Contract, and Purchaser fails to perform its duties under the Contract on its part as provided herein within five (5) days thereafter, then this Contract may or may not be operative thereafter, at the option of the Seller and in the event the Seller shall declare the Contract inoperative, the earnest money deposit shall be paid to the Seller as liquidated damages. No portion of this Contract shall be construed as a waiver by either party of its right to seek specific performance of this Contract. Should Seller fail to comply with any of the requirements of this Contract, Purchaser shall have the option of (a) canceling this contract by giving Seller written notice thereof, and in such event the Earnest Money shall be returned to Purchaser; or (b) seeking specific performance of this Contract. In either case, however, Seller shall pay to Broker the commission hereinafter specified.

13. Purchaser and the Seller understand and agree that the deposit may be held by Broker in Broker's trust account pending disbursement as provided for herein, and that due to the large number of Broker's clients and the resulting aggregate cash balances in Broker's trust account, Broker will derive direct

benefits which shall be deemed part of Broker's compensation, in addition to any other amount provided for by this Contract.

14. Purchaser and Seller warrant to Broker and to each other that they have dealt with no real estate broker in connection with this sale other than CBRE, Inc. and None and that no other broker is entitled to any commission on account of this contract.

Any party to this Contract through whom a claim to any broker's finder's or other fee is made, contrary to the representation made above, shall indemnify, defend, and hold harmless the other party to this Contract and Broker from any loss, liability, damage, cost, or expense, including, without limitation, reasonable attorneys' fees, court costs, and other legal expenses paid or incurred by the other party, that is in any way related to such a claim. The provisions of this paragraph shall survive closing or termination of this Contract.

15. Purchaser and Seller acknowledge that CBRE, Inc. represents

 X (a) Seller only; or
 (b) Purchaser only; or
 (c) Both Seller and Purchaser.
and each party consents to such representation.

16. In the event this offer is not accepted by Seller on or before March 1, 2017 this offer shall become null and void, and the deposit made herewith shall be returned to Purchaser. Purchaser hereby agrees to purchase the above described property for the price and upon the terms and conditions herein expressed. All tenders and notices required hereunder shall be made and given to either of the parties hereto at their respective addresses herein set forth. Purchaser hereby acknowledges receipt of a copy of this Contract.

17. Payment of the purchase price shall be by cashier's or certified check unless otherwise specified and agreed upon.

18. It is understood and mutually agreed that the Property is being purchased and sold in its present condition "as is," and will be delivered by Seller to Purchaser in substantially the same condition as it was on the date of this Contract.

19. The Foreign Investment in Real Property Tax Act (FIRPTA), IRC 1455, requires that every purchaser of U.S. real property must, unless an exemption applies, deduct and withhold from Seller's proceeds ten percent (10%) of the gross sales price. The primary exemptions which might be applicable are: (a) Seller provides Purchaser with an affidavit under penalty of perjury, that Seller is not a "foreign person," as defined in FIRPTA, or (b) Seller provides Purchaser with a "qualifying statement," as defined in FIRPTA, issued by the Internal Revenue Service. Seller and Purchaser agree to execute and deliver as appropriate, any instrument, affidavit and statement, and to perform any acts reasonably necessary to carry out the provisions of FIRPTA and regulations promulgated thereunder.

20. In the event that a dispute arises as to entitlement to the earnest deposit referenced in this Contract and held by Broker, Broker shall not be required to disburse said earnest deposit to any party unless and until it receives written direction of such executed by both parties. In the event that Buyer and Seller cannot reach agreement on disbursement of the earnest deposit, Broker shall be entitled to interplead said earnest deposit in the state court located in the county in which the Property is located, subtracting therefrom Broker's reasonable attorneys' fees and costs incurred in such interpleader action, and any commission which may be due Broker under this contract or any other separate agreement.

21. The parties hereto agree to comply with all applicable federal, state and local laws, regulations, codes, ordinances and administrative orders having jurisdiction over the parties, property or the subject matter of this Agreement, including, but not limited to, the 1964 Civil Rights Act and all amendments thereto, the Foreign Investment in Real Property Tax Act, the Comprehensive Environmental Response Compensation and Liability Act, and The Americans With Disabilities Act.

Purchaser: Mid West Recycling

By: Abe Hachem

Title: President

Address: 26051 Michigan Avenue
Inkster, MI 48141

By: CBRE, Inc.

Licensed Real Estate Broker Title:

By: _____

Address: _____

The undersigned Seller hereby approves and accepts the foregoing contract and agrees to sell the above described property upon the terms and conditions herein set forth. The Seller agrees to pay CBRE, Inc. the amount of percent of the total consideration provided herein as a commission for services rendered in effecting the sale, payable at the closing. Seller shall pay to CBRE, Inc. one-half of any portion of the deposit herein which is paid to Seller as liquidated damages by Purchaser provided such amount shall not exceed the amount of the commission hereunder.

Date: _____

Seller: City of Inkster

By: _____

Title: _____

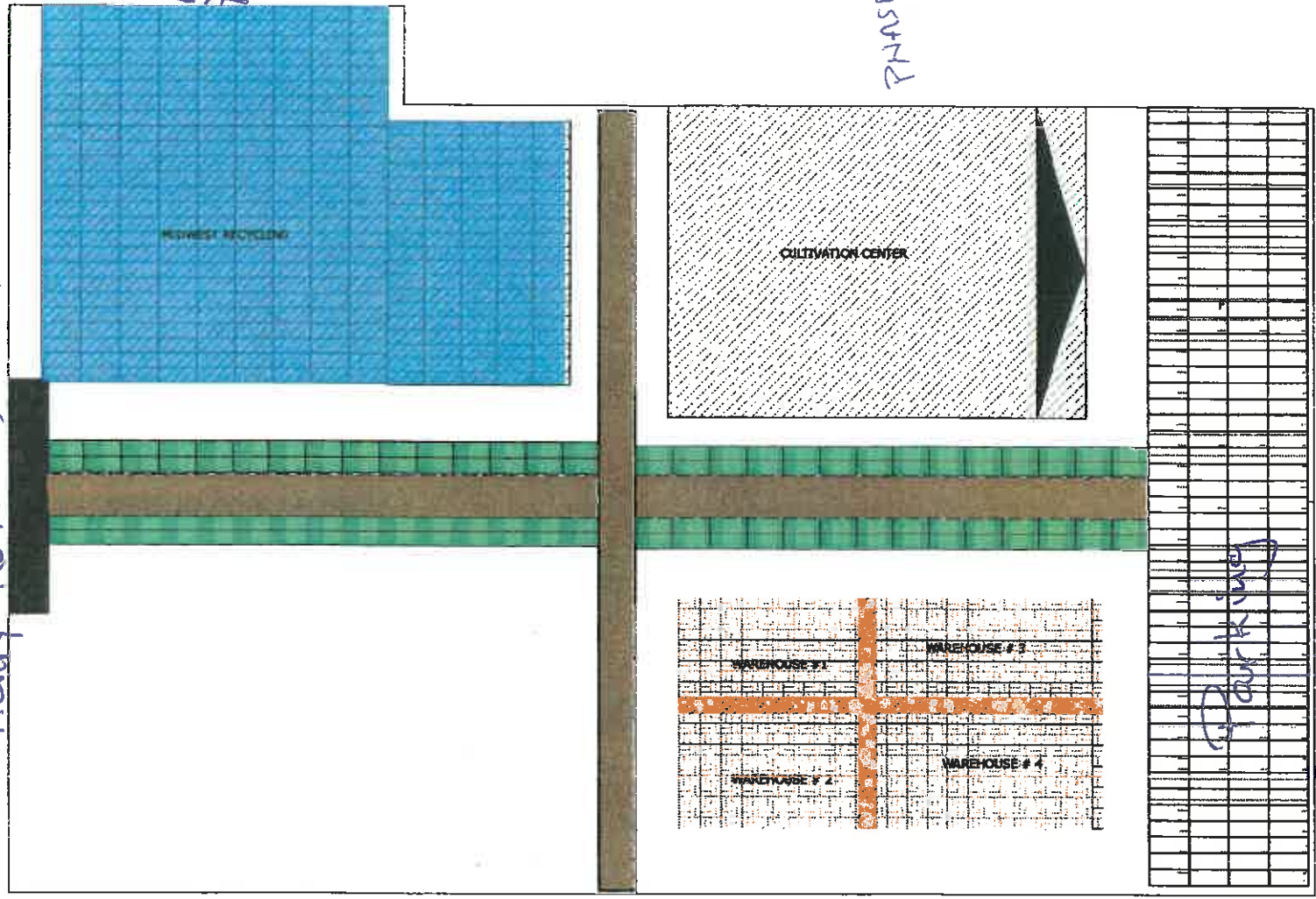
Address: 26215 Trowbridge
Inkster, MI 48141

CONSULT YOUR ADVISORS – This document has been prepared for approval by your attorney. No representation or recommendation is made by: CBRE, Inc. as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney. In any real estate transaction, it is recommended that you consult with a professional, such as a civil engineer, industrial hygienist or other person, with experience in evaluating the condition of the property, including the possible presence of asbestos, hazardous materials and underground storage tanks.

Henry Ruff / SECURITY GUARD

#Phase I
Spring 2017
Dev Plan

PHASE II



PHASE II



Industrial Dr
Inkster, MI 48141

Google Maps Industrial Dr



Imagery ©2017 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2017 Google 200 ft



Industrial Dr
Inkster, MI 48141

82-08-263

EQUITY SUBDIVISION C

(C2a4a)
99 0001 701
NET 5.83 AC.
ROAD 0.39 AC.
TOTAL 6.15 AC.

(B1a)
011990003001
14.86 AC.

(C2a4b)
99 0001 702
NET 1.02 AC.
ROAD 0.16 AC.
TOTAL 1.18 AC.

(C2a4c)
99 0001 703
NET 0.94 AC.

(C2a4d)
99 0001 704
NET 0.87 AC.

(B1b)
99 0001 705
NET 0.13 AC.

(H2b5a)
99 0016 001
0.92 AC.

(H2b5b)
99 0016 002
0.96 AC.

(H2b5c)
99 0016 003
1.93 AC.

(H2b5d)
99 0014 702
0.90 AC.

(H2b5e)
99 0014 701
1.84 AC.

(H2b5f)
99 0008
2.44 AC.

(H2b1a3c1a)
99 0012 001
2.81 AC.

(H2b1a3c1b)
99 0012 002
1.03 AC.

EIGHT OF WAY

RAILROAD

CENTRAL

MICHIGAN

CITY OF WESTLAND

CITY

HENRY

RUFF

INDUSTRIAL ACRES

SUBDIVISION

INDUSTRIAL DRIVE

INDUSTRIAL DRIVE

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Date: 8-11-96.
Drawn by: Juv.ing
Checked by:
Approved by:
Ex. sec: 2-24-98

3-27-98
7-25-98
6-1-98
5-8-98
1-25-98
12-2-98
5-31-98
4-25-98
3-8-98
10-27-98
4-22-98

ZONING MAP

City of Inkster, Michigan

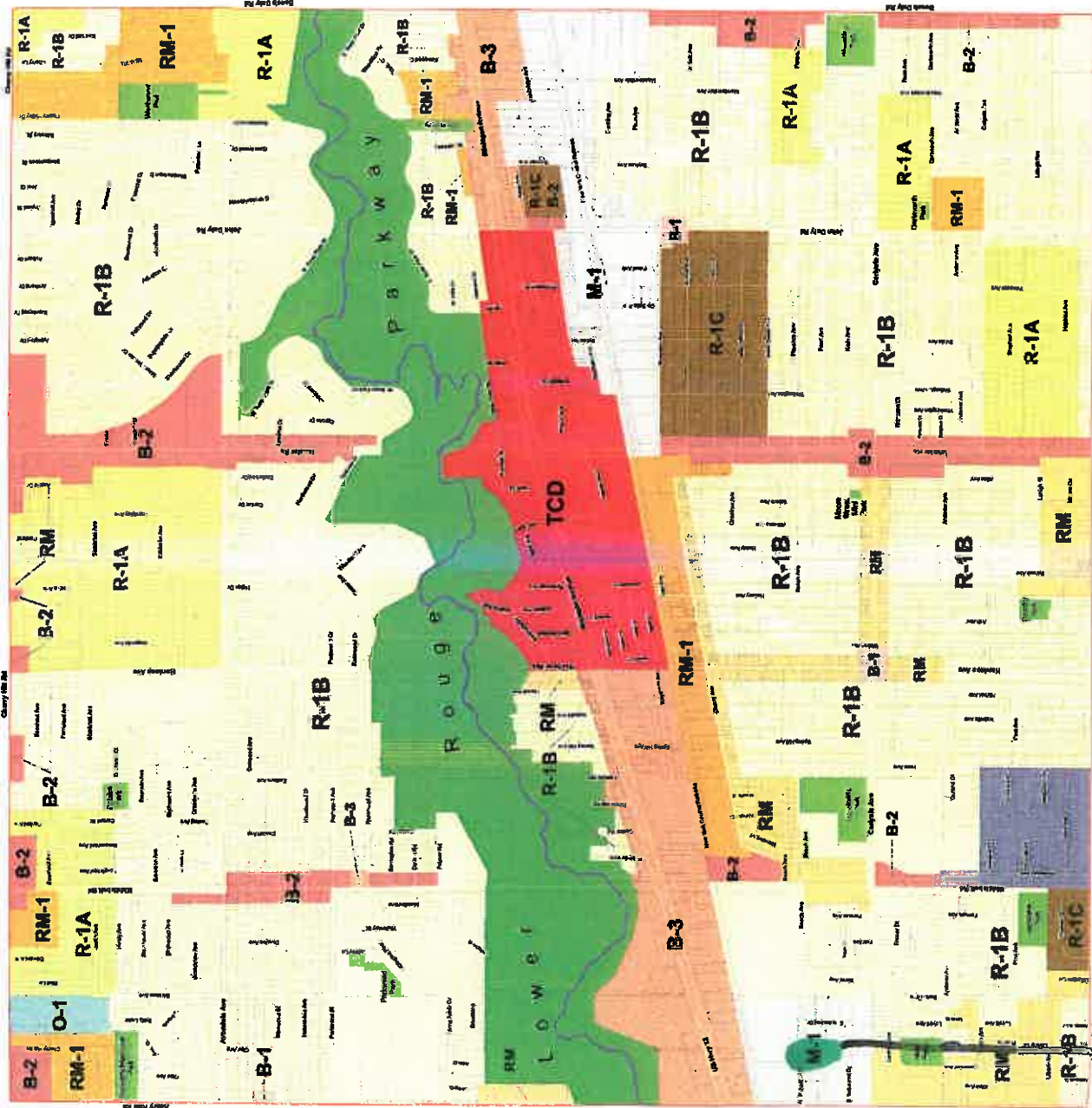
Districts

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



CITY OF INKSTER
INKSTER, MICHIGAN

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INDUSTRIAL ACRES