

1. Agenda

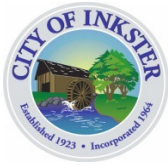
Documents:

[AGENDA 2-6-17.PDF](#)

2. Packet

Documents:

[PACKET 2-6-17.PDF](#)



INKSTER CITY COUNCIL

February 6, 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
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

February 6, 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

- A. Pathway Global Leadership Academy – Zakia Gibson
- B. Senior Alliance Update – Doug Simpson
- C. Inkster Bengals Presentation to Mayor Nolen & City of Inkster
- D. Inkster Library Update – Michael Wells

4. Public Hearing

- A. A second public hearing to consider the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program. **Pg. 1**

5. Consent Agenda

- A. January 17, 2017 Regular City Council Meeting Minutes. **Pg. 4**
- B. Allen Brother's & Attorney's PLLC Invoice \$21,464.05 **Pg. 11**

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. **Pg. 12**

7. Previous Business

8. Ordinance(s)

A. First Reading(s)

- 1. Council to offer a ***first*** reading on an amendment to Chapter 155: Zoning Code Of the Code of Ordinances. **Pg. 18**

B. Second Reading(s)

- 1. Council to offer a ***second*** 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. **Pg. 22**

9. New Business

A. Discussion/Action: (Jeannie Fields) Consideration to approve 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. 22)**

B. Discussion/Action: (Jeannie Fields) Consideration to approve the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program. **(See Pg. 1)**

C. Discussion/Action: (City Council) Consideration and approval of the 2017 Cable Commission meeting dates and times. **Pg. 40**

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: Jan 27, 2017

From: M. Jeannie Fields *292*
Director of Special Projects

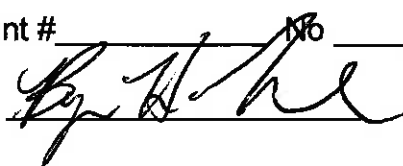
Date for Council Consideration: Feb 6, 2017

ACTION REQUESTED: Council to hold a public hearing and consider approval of 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 X N/A X

Mayor's Approval



BACKGROUND INFORMATION

Staff received Council approval to apply for Community Development Block Grant funding from Wayne County on December 19, 2016. Per Department of Housing and Urban Development (HUD) guidelines, two public hearing are required for receipt of Community Development Block Grant funds. Public comment is requested during the public hearings. The 1st public hearing was held January 17, 2017. A 2nd public hearing is being held February 6, 2017. An approval of the Proposed Final Statement (attached) will be requested following the public hearing. Four activities are being proposed for Fiscal Year 2017 – 2018 funding in the amount of \$216,477 (estimated per Wayne County's request).

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

Authorization is hereby given to approve the Proposed Final Statement for Wayne County 2017-2018 Community Development Block Grant (CDBG) funding in the amount of \$216,477.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

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

In compliance with federal guidelines, the City of Inkster approved final projects and funding levels for Inkster's allocation of the 2017 – 2018 Wayne County CDBG Program funding as follows:

<u>ACTIVITY</u>	<u>LOCATION</u>	<u>FUNDING</u>
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
---	------------------

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.

Posting Date:
Publication Date:

January 17, 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 17, 2017.

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

- A. The agenda.
- B. Land Sale Applicant Presentation Abe Hachem
- C. Land Sale Applicant Presentation Green Standard Inc.
- D. Date for District Annual Meeting (July, August or October) consensus for October 12 ,2017
- E. Election Commission per the New Charter

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden Council convenes into a Closed Executive Session at 7:05 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 6
 NAYS: 0
 ABSENT: 1- (Howard)

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

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:15 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 Eman Posch

Roll Call

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

Approval of Agenda

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the agenda with an added item
Resolution 1-17-08R - Motion carried.**

Presentations/Discussion

A. Police Officer Sponsorship – William Riley, Police Chief

Public Hearings

A public hearing to consider the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to OPEN the public hearing for the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.
Resolution 1-17-09R – Motion carried.**

**Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to CLOSE the public hearing for the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.
Resolution 1-17-10R – Motion carried.**

- **No Public Comment**

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 Zaremba Group.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to OPEN the public hearing 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.
Resolution 1-17-11R – Motion carried.**

- **Bonnie Davis** – Stated she is against the Dollar General Store. She said the store abuts to her home. She stated there will be a lot of traffic and she is against any commercial property being next to her home.
- **Jim Reid** – Stated that the Dollar General is being placed in the wrong location.
- **Rev. Hudson** – Stated that retail in that area will bring the property value down and that Dollar General needs to find another location.
- **Jean Overman** – Asked how many dollar stores are in Inkster. She further stated that she does not want to see another dollar store let alone in her residential area.
- **Ken Chambers** – Asked questions regarding the noise factor, jobs being provided to Inkster residents, garbage trucks and water pressure.
- **Councilman Oden** – Stated Dollar General should look at other properties.

- **Mr. Jason Russell** – Stated that the company looked at other properties but they were too narrow and were not deep enough.
- **Gabe Henderson** – Stated that Code Enforcement will need to keep up on that site staying clean.
- **Marshall Montgomery** – Stated that the city is growing and she did not think that another dollar store would be a part of that growth. She stated she moved back to Inkster and if they want to retain and attract people they should not put dollar stores in residential areas.
- **Mrs. Lee** – Location, location, location. She stated the dollar store should find another location.
- **Dr. Lindon Jones** – Stated the city as a whole needs to decide what type of businesses they want and solicit those businesses.
- **Larry Motley** – Stated as a point of history, that a party store Parkman and Solomon wanted to place a party store on that site.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to CLOSE the public hearing 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 B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason M. Russell on behalf of Zaremba Group. Resolution 1-17-12R – Motion carried.

Consent Agenda

A. January 3, 2017 Regular City Council Meeting Minutes.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to approved the Consent Agenda.
Resolution 1-17-13R – Motion carried.**

Boards and Commission

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

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember oden to appoint Troy Seaton to the Cable Commission.
Resolution 1-17-14R – Motion carried.**

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to appoint Steven Chisholm to the Cable Commission.
Resolution 1-17-15R – Motion carried.**

**Moved by Councilmember Mitchell, Seconded by Councilmember Oden to appoint Audrey Searcy to the Commission on Aging.
Resolution 1-17-16R – Motion carried.**

**Moved by Councilmember Mitchell, Seconded by Councilmember Oden to appoint Dorothy Gardner to the Commission on Aging.
Resolution 1-17-17R – Motion carried.**

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to appoint Iris Love to the Commission on Aging.

Resolution 1-17-18R – Motion carried.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to appoint Lenoria Warmack to the Board of Review.

Resolution 1-17-19R – Motion carried.

Moved by Councilmember Watley, Seconded by Councilmember Oden to appoint Charmaine Kennedy to the Cable Commission.

Resolution 1-17-20R – Motion carried.

Moved by Councilmember Watley, Seconded by Councilmember Chisholm to appoint Charmaine Kennedy to the Economic Development.

Resolution 1-17-21R – Motion carried.

Previous Business

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 Zarembo Group.

B. Second Reading(s)

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.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve the elimination of the 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.

Resolution 1-17-22R – Motion carried.

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

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to reverse the policy on educational expenses, seminars and conferences for city council.

Resolution 1-17-23R – Motion carried.

- 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.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to authorize 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.

Resolution 1-17-24R – Motion carried.

- 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.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell to 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.

Resolution 1-17-25R – Motion carried.

- 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.

Moved by Councilmember Mitchell, Seconded by Mayor Pro-Tem Williams to adopt 2017 meeting calendars of the Brownfield Development Authority, Downtown Development Authority, Planning Commission, Tax Increment Finance Authority and Zoning Board of Appeals.

Resolution 1-17-26R – Motion carried.

NAY: (Watley)

- 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.

**Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams 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.
Resolution 1-17-27R – Motion carried.**

G. Discussion/Action: (Darin Carrington) Consideration and council approval of the 2017 application and income guidelines for the hardship exemption for property owners applying for the hardship exemption with the City of Inkster Board of Appeals.

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to adopt the 2017 application and income guidelines for the hardship exemption for property owners applying for the hardship exemption with the City of Inkster Board of Appeals.
Resolution 1-17-28R – Motion carried.**

~~H. Discussion/Action: (Nate Ford) Consider 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. between Industrial Dr. and ??? 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 \$90,720.00~~

Public Participation

- **Larry Motley** – Stated city council is breaking the law by violating the city charter. He stated he was sued by Mayor Nolen. He further stated that the Mayor has two foreclosed properties. Lastly he stated that if the City Clerk should know that a point of order can be had during a council meeting.
- **Octavia Smith** – Stated the Annual Chamber Mixer is March 28, 2017 from 6:00 p.m. until 8:00 p.m. at Applewood Coney Island. She announced that if any citizen was in need of dental care that Western Wayne Family Health Center is available to service them.
- **Ekenem Obong** – Stated that a community garden will be back on Michigan Ave. She asked how to find out about making exterminating rodents that get into the garden.
- **Pastor Jean Overman** – Stated that Mother's Pantry would be hosting their annual fundraiser at Court Yard by Marriot in Ypsilanti. She thanked the AKA's for helping at Mother's Pantry on Martin Luther King Day.
- **Officer Lebo** – Stated the PAL is having a fundraiser dinner Thursday, January 19, 2017. She further stated that Gleaners provides food at the recreation complex on Friday's.
- **William Miller** – Stated that the purchase of land for \$120,000 is low. He asked if a committee was being put together to review commercial land purchases in the city.

City Clerk

City Treasurer

- Stated that a survey is online and can be completed by

Mayor and Council

- **Councilman Chisholm** – Stated he shops Inkster. Announced to residents in the audience that cake would be served to celebrate him being appointed to city council. He thanked everyone for their support.
- **Councilman Oden** – Wished everyone a Happy New Year. Stated that street lights are out on Cherry Hill and Middlebelt North of Annapolis. He further stated that street lights are out at the former and new city halls. Lastly, he thanked the Chief of Police for graffiti being cleaned up.
- **Councilwoman Mitchell** – Stated she has been riding her district and sees homes that are violating ordinances. She stated a confederate flag is flying above the American flag on Oakland and S. River Park. She also stated that the Alpha Kappa Alpha group assisted at Mother's pantry on Martin Luther King Day and Mother's party is an amazing place. She announced the Inkster Task Force would be hosting a Winter Blast on February 25, 2017. She lastly announced that the Alpha Kappa Alpha would be celebrating their founder's day on January 21, 2017.
- **Mayor Pro-Tem Williams** – Stated he assisted a family that was homeless and utilized one of the hotels on Michigan Ave. He said they had to let the water run for two hours before they had hot water. He invited everyone to shop Inkster.
- **Mayor Nolen** – Announced jobs available in the Sheet Metal Union #80 Apprenticeship program. He asked interested persons to contact him or Pastor Hearn's. He further announced lunch with the Mayor every third Thursday of the month. He lastly announced February 2, 2017 for the State of the City. He stated he attended the Holy Family 33rd MLK Day celebration and the National Christians in Action program at St. Clemons Church. He said both programs were inspiring. He thanked President Barak Obama for his temperament and leadership while in office.

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 17, 2017 was adjourned at 9:37 p.m.



Felicia Rutledge, City Clerk
City of Inkster

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

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Attn: City Manager

Page: 1
02/01/2017
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6,000.00
Municipal Legal Services	\$2,012.50
Labor	0.00
Litigation	\$13,448.55
Total Invoice for February 1, 2017	\$21,461.05

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. 01/17/19

Doris Horne

Exp. 02/16/17

Henry Wade

Exp. 02/01/18

Toni Bailey

Exp. 07/06/17

Dorothy Gardner

Exp. 01/17/20

Chuck Coleman

Exp. 02/01/18

Gabe Henderson

Exp. 02/01/18

June Patterson

Exp. 12/1/16

Patricia Donald

Exp. 07/06/17

Iris Love

Exp. 01/17/20

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. 01/17/18

Celeste McDuffie

Exp. 01/04/17

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Exp. 05/16/18

Vacant

Vacant

Gabe Henderson

Exp. 05/16/18

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Avis Love

Exp. 03/16/17

BUILDING AUTHORITY COMMISSION - *Inactive*

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

Nathaniel Elcock
Hersey Bryant, (C)
Horace Wells

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

CABLE TELEVISION COMMISSION

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

3 Year Term

9 Members

Ordinances 593 and 609

Timothy Williams Ex-Official
Troy Seaton Dist. 1
Vacant Dist. 2
Charmaine Kennedy Dist. 3
Vacant Dist. 4
Vacant Dist. 5
Franklin Minor Dist. 6
Sandra Watley **Mayoral**
Steven Chisholm At-Large

Exp. 01/17/20

Exp. 01/17/20

Exp. 01/04/19
Exp. 01/03/20
Exp. 01/17/20

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Clarence Oden
Vacant - (Employee Representative)
James White
- (Commission Appointment)

Exp. 6/18/15

Exp. 12/04/11

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
Charmaine Kennedy		EXP. 01/17/23

ELECTRICAL EXAMINING BOARD

Indefinite Terms	4 Members	State Law and Ordinance 616
Walter Bays (Elec. Cont.)		
Andrew Hughes (Adm. Official)		
Carlton Trouteaud (Rep. of Detroit Edison)		

HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]

5 Year Term 6 Members State Law and Ordinance 99

Montel Armstrong	Tenure
Caroline Smith	Exp. 12/21
Mable Stroman	Exp. 12/21
Ellis Clifton	Exp. 12/21
DaSalla Scott	Exp. 01/22 (Resident Housing)
George Williams	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	Exp. 2019
Akindele Akinyemi	Exp. 2019
DeAndra Crystal-Rikay Watley	Exp. 2019
Dosye A. Thompson	Exp. 2019
Emmereal Shawn Wells	Exp. 2019
Ruth E. Williams	Exp. 2019

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

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

2 Year Term 7 Members Ordinance: 603

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

LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

7 Year Term 7 Members State Law and Ordinance 409

Lenoria Warmack	Exp. 10/17/2023
Thelma Jean Overman	Exp. 10/17/2023
Debra Owens	Exp. 10/17/2023
Ann Gross	Exp. 12/5/2023
Ronald Johnson	Exp. 12/19/2023
George Williams	Exp. 12/19/2023
Aaron Sims	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
Tiwaïn 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

ZONING BOARD OF APPEALS (ZBA)

[MEETINGS: First Thursday of each month at 6:00 P.M., City Council Chambers]

3 Year Term	7 Members	State Law and Ordinance 277
-------------	-----------	-----------------------------

Ruth E. Williams	Dist. 1	Exp. 02/15/19
Clarence Oden, Jr. (VC)	Dist. 2	Exp. 01/14/17
James Cross	Dist. 3	Exp. 07/01/16
Roosevelt Stubbs (S)	Dist. 4	Exp. 09/2/17
Vanola Williams	Dist. 5	Exp. 09/03/16
Norma McDaniel	Dist. 6	Exp. 10/05/18
Tom Michelini		Exp. 04/18/19

Nankin Transit

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

Mayor Pro-Tem Timothy Williams	Exp. Tenure
Denise Champagne, Community Appointee	Exp. (Appointed in 2009)

2015 Community Development Block Grant Advisory Council (CDBG)

[Meetings: Dates and times are quarterly and locations are various]

Timothy Williams, Council Appointee **Exp. 2016**

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]

6 Year Term 13 Members Resolution 85-8-331

Byron Nolen	Tenure
Brittni 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
Darin Carrington, 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: Byron H. Nolen – Mayor

Date: January 31, 2017

From: M. Jeannie Fields *mfj*
Director of Special Projects

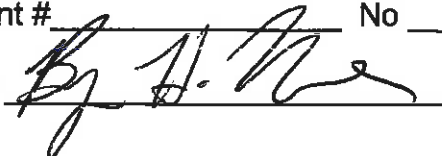
Date for Council Consideration: February 6, 2017

ACTION REQUESTED: Council to offer a first reading on an amendment to Chapter 155: Zoning Code of the Code of Ordinances.

Current Action X Emergency Future

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

Mayor's Approval



BACKGROUND INFORMATION

After discussion over the course of several meetings, the Planning Commission held a public hearing on January 9, 2017, and recommended approval of the amended Zoning Ordinance to City Council with the following changes:

- Updated security camera requirements.
- Updated Medical Marijuana Facility requirements.
- Corrected Medical Marijuana Provisioning Center buffer requirements.
- Modified section 155.077 (F) to incorporate provisions for public art & murals.

Meeting minutes are attached. Proposed zoning ordinance provisions will be provided.

SCOPE OF SERVICES

The amendments are summarized as follows by McKenna Associates:

- Revise and relocated the Definitions Section from the end of the Zoning Ordinance to the beginning.
- Add Religious Institutions to zoning districts that currently allow similar assembly uses to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA).
- Add Temporary Pop-Up Retail as a permitted use in the B-2, B-3, and TCD zoning districts.
- Add Warehouse, wholesale, and distribution as Special Land Uses in the B-3 zoning district.
- Amend the TCD to allow a change in existing tenant space of 5,000 square feet or less to be approved administratively.
- Change Board of Zoning Appeals to Zoning Board of Appeals for consistency.
- Change Uses permitted subject to special conditions to Special Land Uses for clarity.
- Update Table 2.1 Schedule of Land Uses by Zoning District.
- Add landscape standards to the Site Design Features section.
- Add a preferred tree list that takes into consideration the Planning Commission's concern about street interfering with utility infrastructure.
- Changed the Wall Requirements to allow the Planning Commission to grant waivers instead of the Zoning Board of Appeals.
- Relocate the Light Standards for clarity.
- Revise parking standards to allow reduction of required parking for shared uses that operate at different hours.

- Revise parking standards to allow the Planning Commission to grant waivers for parking requirements.
- Revise parking standards to allow an applicant to seek parking relief when adequate justification is provided.
- Revise number of parking spaces required against the Institute of Transportation Engineers 4th Edition Parking Generation.
- Add parking lot landscape requirements.
- Add a preferred class of non-conforming uses section that will allow the City to treat certain properties as conforming sites.
- Revise the sign ordinance for compliance with the Supreme Court decision on content neutrality. Standards for real estate, temporary political, religious institutions, garage sale, for sale, and gas station signs have been removed.
- Add requirements for electronic message signs.
- Add a section of the Planning Commission to grant sign waivers when appropriate.
- Add regulations for Medical Marijuana Facilities as defined by Public Act 281 of 2016, The Medical Marijuana Facility Licensing Act.
- Updated Medical Marijuana Facility requirements.
- Corrected Provisioning Center buffer requirements.
- Updated security camera requirements.
- Modified section 155.077 (F) to incorporate provisions for public art & murals.

JUSTIFICATION

The Zoning Ordinance is being amended in conjunction with the update of the City's Master Plan. The proposed amendments are being requested to compliment the updated Master Plan and to better facilitate investment and remove barriers to high quality investment.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

N/A

PROJECT TIME TABLE

A second reading of the proposed ordinance changes is scheduled during the Council meeting on February 20, 2017. If 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, January 9, 2017**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Hendricks called the meeting to order at 6:38 pm.

I. ROLL CALL

Present: Chairman Hendricks, Secretary Chisholm and Commissioners Cain, Davis, Garrett, Nolen, Ratliff (7:08 pm) and Williams

Absent: None.

Others in attendance: Darin Carrington, Treasurer
M. Jeannie Fields, Director of Special Projects
Nate Ford, Economic Development Director

Public in attendance: Paul Carr, Mario Gibson and O. Rerhi Onomake

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF December 27, 2016

MOVED by Garrett, Seconded by Nolen to adopt the Minutes of December 27, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Zoning Ordinance Amendments
Public Hearing to hear and consider proposed amendments to the City's Zoning Ordinance.

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

Paul Lippens gave a history of the ordinance review and next steps. He also gave a few highlights of the changes.

Public:

Paul Carr, RAFT, is interested in public art and creating an environment for creative people. He wants to assist in making Inkster a destination. Handouts were provided.

MOVED by Nolen, Seconded by Chisholm to close the Public Hearing. **MOTION CARRIED unanimously.**

Commissioners:

- Discussion was held regarding sections 155.076 Exterior Lighting and Security Camera; 155.146 Medical Marijuana Facilities; and 155.148 Medical Marijuana Provisioning Centers.
- How do you handle Medical Marijuana Facility with dual business? Paul: Are they complimentary uses? If not, look at how the uses are separated. Additionally, the state may have some regulations. In essence, if the city regulations conflicts with the state regulations, the state trumps. If the state is silent, the city we can regulate.
- Discussion was held regarding growing vegetables with Medical Marijuana.

MOVED by Nolen, Seconded by Chisholm to recommend approval of the zoning ordinance with the changes noted. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:17 p.m.

MOVED by Nolen, Seconded by Williams to adjourn the Planning Commission meeting held on January 9, 2017. **MOTION CARRIED unanimously.**

Respectfully submitted,

 Marcus Hendricks, Chairman

 Steven Chisholm, Secretary

 M. Jeannie Fields,
 Director of Special Projects

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: January 27, 2017

From: M. Jeannie Fields *mqd*
Director of Special Projects

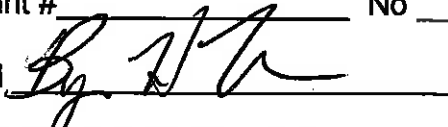
Date for Council Consideration: Feb 6, 2017

ACTION REQUESTED: Council to offer a second reading and consider approval of an amendment to the Zoning Ordinance for 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 per the recommendation of the Planning Commission. The applicant is Jason M. Russell on behalf of Zaremba Group.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor'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.

On January 17, 2017, a first reading was held for the above request. A 2nd reading and request for approval of the proposed conditional rezoning, per the recommendation of the Planning Commission, is being requested 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

If the rezoning request is approved by Council, the amendment will be published and posted and become effective after thirty (30) days. Following the approval, the applicant will submit Special Conditions Use and Site Plan applications for consideration.

RESOLUTION

Resolved by _____ Seconded by _____

To approve an amendment to the Zoning Ordinance for 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 per the recommendation of the Planning Commission.

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 Carlisle 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.**

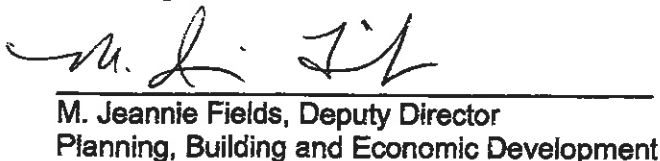
Respectfully submitted,



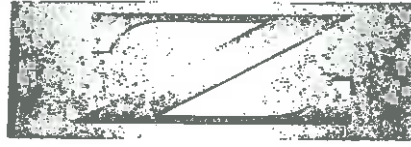
Marcus Hendricks, Chairman



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 (z): **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.

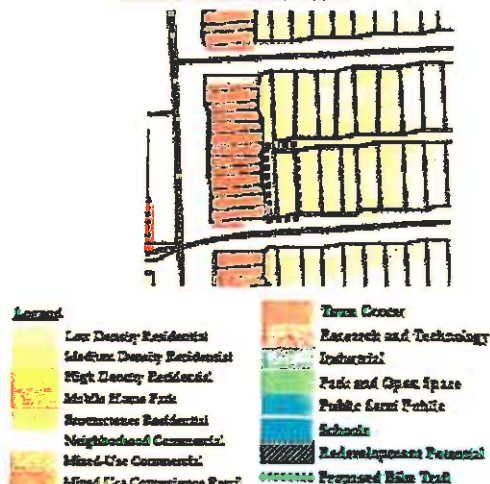
Representative Principal uses permitted in B-2 include: retail businesses; service establishments; restaurants; banks; offices; medical and dental offices; dance schools; veterinary clinics and hospitals; townhouses; multi-family dwellings; mortuaries etc.

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.

A. Zoning



B. Future Land Use Plan



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): 31E1765 1766 LOTS 1765 AND 1766 ALSO S 1/4 OF AOT VAC ALLEY WATSONIA PARK SUB NO. 2 T2S R1E L5S 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, Fr 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 MICHIGAN }
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 _____
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

Zarembo Group would like to rezone a single residentially zoned (R-1A) parcel to B2 commercial to match an adjacent parcel located along Inkster Road. Zarembo 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 its 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

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

135' Property Line

135' Property Line

100' Property Line

85' Property Line

R.O.W.

Lehigh Street

*Subject
Property*

KEY MAP

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



CITY OF INKSTER
INKSTER, MICHIGAN

WADE TRIM
2000-2001
2002-2003
2004-2005
2006-2007
2008-2009
2010-2011
2012-2013
2014-2015
2016-2017
2018-2019
2020-2021
2022-2023
2024-2025
2026-2027
2028-2029
2030-2031
2032-2033
2034-2035
2036-2037
2038-2039
2040-2041
2042-2043
2044-2045
2046-2047
2048-2049
2050-2051
2052-2053
2054-2055
2056-2057
2058-2059
2060-2061
2062-2063
2064-2065
2066-2067
2068-2069
2070-2071
2072-2073
2074-2075
2076-2077
2078-2079
2080-2081
2082-2083
2084-2085
2086-2087
2088-2089
2090-2091
2092-2093
2094-2095
2096-2097
2098-2099
2100-2101
2102-2103
2104-2105
2106-2107
2108-2109
2110-2111
2112-2113
2114-2115
2116-2117
2118-2119
2120-2121
2122-2123
2124-2125
2126-2127
2128-2129
2130-2131
2132-2133
2134-2135
2136-2137
2138-2139
2140-2141
2142-2143
2144-2145
2146-2147
2148-2149
2150-2151
2152-2153
2154-2155
2156-2157
2158-2159
2160-2161
2162-2163
2164-2165
2166-2167
2168-2169
2170-2171
2172-2173
2174-2175
2176-2177
2178-2179
2180-2181
2182-2183
2184-2185
2186-2187
2188-2189
2190-2191
2192-2193
2194-2195
2196-2197
2198-2199
2200-2201
2202-2203
2204-2205
2206-2207
2208-2209
2210-2211
2212-2213
2214-2215
2216-2217
2218-2219
2220-2221
2222-2223
2224-2225
2226-2227
2228-2229
2230-2231
2232-2233
2234-2235
2236-2237
2238-2239
2240-2241
2242-2243
2244-2245
2246-2247
2248-2249
2250-2251
2252-2253
2254-2255
2256-2257
2258-2259
2260-2261
2262-2263
2264-2265
2266-2267
2268-2269
2270-2271
2272-2273
2274-2275
2276-2277
2278-2279
2280-2281
2282-2283
2284-2285
2286-2287
2288-2289
2290-2291
2292-2293
2294-2295
2296-2297
2298-2299
2300-2301
2302-2303
2304-2305
2306-2307
2308-2309
2310-2311
2312-2313
2314-2315
2316-2317
2318-2319
2320-2321
2322-2323
2324-2325
2326-2327
2328-2329
2330-2331
2332-2333
2334-2335
2336-2337
2338-2339
2340-2341
2342-2343
2344-2345
2346-2347
2348-2349
2350-2351
2352-2353
2354-2355
2356-2357
2358-2359
2360-2361
2362-2363
2364-2365
2366-2367
2368-2369
2370-2371
2372-2373
2374-2375
2376-2377
2378-2379
2380-2381
2382-2383
2384-2385
2386-2387
2388-2389
2390-2391
2392-2393
2394-2395
2396-2397
2398-2399
2400-2401
2402-2403
2404-2405
2406-2407
2408-2409
2410-2411
2412-2413
2414-2415
2416-2417
2418-2419
2420-2421
2422-2423
2424-2425
2426-2427
2428-2429
2430-2431
2432-2433
2434-2435
2436-2437
2438-2439
2440-2441
2442-2443
2444-2445
2446-2447
2448-2449
2450-2451
2452-2453
2454-2455
2456-2457
2458-2459
2460-2461
2462-2463
2464-2465
2466-2467
2468-2469
2470-2471
2472-2473
2474-2475
2476-2477
2478-2479
2480-2481
2482-2483
2484-2485
2486-2487
2488-2489
2490-2491
2492-2493
2494-2495
2496-2497
2498-2499
2500-2501
2502-2503
2504-2505
2506-2507
2508-2509
2510-2511
2512-2513
2514-2515
2516-2517
2518-2519
2520-2521
2522-2523
2524-2525
2526-2527
2528-2529
2530-2531
2532-2533
2534-2535
2536-2537
2538-2539
2540-2541
2542-2543
2544-2545
2546-2547
2548-2549
2550-2551
2552-2553
2554-2555
2556-2557
2558-2559
2560-2561
2562-2563
2564-2565
2566-2567
2568-2569
2570-2571
2572-2573
2574-2575
2576-2577
2578-2579
2580-2581
2582-2583
2584-2585
2586-2587
2588-2589
2590-2591
2592-2593
2594-2595
2596-2597
2598-2599
2600-2601
2602-2603
2604-2605
2606-2607
2608-2609
2610-2611
2612-2613
2614-2615
2616-2617
2618-2619
2620-2621
2622-2623
2624-2625
2626-2627
2628-2629
2630-2631
2632-2633
2634-2635
2636-2637
2638-2639
2640-2641
2642-2643
2644-2645
2646-2647
2648-2649
2650-2651
2652-2653
2654-2655
2656-2657
2658-2659
2660-2661
2662-2663
2664-2665
2666-2667
2668-2669
2670-2671
2672-2673
2674-2675
2676-2677
2678-2679
2680-2681
2682-2683
2684-2685
2686-2687
2688-2689
2690-2691
2692-2693
2694-2695
2696-2697
2698-2699
2700-2701
2702-2703
2704-2705
2706-2707
2708-2709
2710-2711
2712-2713
2714-2715
2716-2717
2718-2719
2720-2721
2722-2723
2724-2725
2726-2727
2728-2729
2730-2731
2732-2733
2734-2735
2736-2737
2738-2739
2740-2741
2742-2743
2744-2745
2746-2747
2748-2749
2750-2751
2752-2753
2754-2755
2756-2757
2758-2759
2760-2761
2762-2763
2764-2765
2766-2767
2768-2769
2770-2771
2772-2773
2774-2775
2776-2777
2778-2779
2780-2781
2782-2783
2784-2785
2786-2787
2788-2789
2790-2791
2792-2793
2794-2795
2796-2797
2798-2799
2800-2801
2802-2803
2804-2805
2806-2807
2808-2809
2810-2811
2812-2813
2814-2815
2816-2817
2818-2819
2820-2821
2822-2823
2824-2825
2826-2827
2828-2829
2830-2831
2832-2833
2834-2835
2836-2837
2838-2839
2840-2841
2842-2843
2844-2845
2846-2847
2848-2849
2850-2851
2852-2853
2854-2855
2856-2857
2858-2859
2860-2861
2862-2863
2864-2865
2866-2867
2868-2869
2870-2871
2872-2873
2874-2875
2876-2877
2878-2879
2880-2881
2882-2883
2884-2885
2886-2887
2888-2889
2890-2891
2892-2893
2894-2895
2896-2897
2898-2899
2900-2901
2902-2903
2904-2905
2906-2907
2908-2909
2910-2911
2912-2913
2914-2915
2916-2917
2918-2919
2920-2921
2922-2923
2924-2925
2926-2927
2928-2929
2930-2931
2932-2933
2934-2935
2936-2937
2938-2939
2940-2941
2942-2943
2944-2945
2946-2947
2948-2949
2950-2951
2952-2953
2954-2955
2956-2957
2958-2959
2960-2961
2962-2963
2964-2965
2966-2967
2968-2969
2970-2971
2972-2973
2974-2975
2976-2977
2978-2979
2980-2981
2982-2983
2984-2985
2986-2987
2988-2989
2990-2991
2992-2993
2994-2995
2996-2997
2998-2999
3000-3001
3002-3003
3004-3005
3006-3007
3008-3009
3010-3011
3012-3013
3014-3015
3016-3017
3018-3019
3020-3021
3022-3023
3024-3025
3026-3027
3028-3029
3030-3031
3032-3033
3034-3035
3036-3037
3038-3039
3040-3041
3042-3043
3044-3045
3046-3047
3048-3049
3050-3051
3052-3053
3054-3055
3056-3057
3058-3059
3060-3061
3062-3063
3064-3065
3066-3067
3068-3069
3070-3071
3072-3073
3074-3075
3076-3077
3078-3079
3080-3081
3082-3083
3084-3085
3086-3087
3088-3089
3090-3091
3092-3093
3094-3095
3096-3097
3098-3099
3100-3101
3102-3103
3104-3105
3106-3107
3108-3109
3110-3111
3112-3113
3114-3115
3116-3117
3118-3119
3120-3121
3122-3123
3124-3125
3126-3127
3128-3129
3130-3131
3132-3133
3134-3135
3136-3137
3138-3139
3140-3141
3142-3143
3144-3145
3146-3147
3148-3149
3150-3151
3152-3153
3154-3155
3156-3157
3158-3159
3160-3161
3162-3163
3164-3165
3166-3167
3168-3169
3170-3171
3172-3173
3174-3175
3176-3177
3178-3179
3180-3181
3182-3183
3184-3185
3186-3187
3188-3189
3190-3191
3192-3193
3194-3195
3196-3197
3198-3199
3200-3201
3202-3203
3204-3205
3206-3207
3208-3209
3210-3211
3212-3213
3214-3215
3216-3217
3218-3219
3220-3221
3222-3223
3224-3225
3226-3227
3228-3229
3230-3231
3232-3233
3234-3235
3236-3237
3238-3239
3240-3241
3242-3243
3244-3245
3246-3247
3248-3249
3250-3251
3252-3253
3254-3255
3256-3257
3258-3259
3260-3261
3262-3263
3264-3265
3266-3267
3268-3269
3270-3271
3272-3273
3274-3275
3276-3277
3278-3279
3280-3281
3282-3283
3284-3285
3286-3287
3288-3289
3290-3291
3292-3293
3294-3295
3296-3297
3298-3299
3300-3301
3302-3303
3304-3305
3306-3307
3308-3309
3310-3311
3312-3313
3314-3315
3316-3317
3318-3319
3320-3321
3322-3323
3324-3325
3326-3327
3328-3329
3330-3331
3332-3333
3334-3335
3336-3337
3338-3339
3340-3341
3342-3343
3344-3345
3346-3347
3348-3349
3350-3351
3352-3353
3354-3355
3356-3357
3358-3359
3360-3361
3362-3363
3364-3365
3366-3367
3368-3369
3370-3371
3372-3373
3374-3375
3376-3377
3378-3379
3380-3381
3382-3383
3384-3385
3386-3387
3388-3389
3390-3391
3392-3393
3394-3395
3396-3397
3398-3399
3400-3401
3402-3403
3404-3405
3406-3407
3408-3409
3410-3411
3412-3413
3414-3415
3416-3417
3418-3419
3420-3421
3422-3423
3424-3425
3426-3427
3428-3429
3430-3431
3432-3433
3434-3435
3436-3437
3438-3439
3440-3441
3442-3443
3444-3445
3446-3447
3448-3449
3450-3451
3452-3453
3454-3455
3456-3457
3458-3459
3460-3461
3462-3463
3464-3465
3466-3467
3468-3469
3470-3471
3472-3473
3474-3475
3476-3477
3478-3479
3480-3481
3482-3483
3484-3485
3486-3487
3488-3489
3490-3491
3492-3493
3494-3495
3496-3497
3498-3499
3500-3501
3502-3503
3504-3505
3506-3507
3508-3509
3510-3511
3512-3513
3514-3515
3516-3517
3518-3519
3520-3521
3522-3523
3524-3525
3526-3527
3528-3529
3530-3531
3532-3533
3534-3535
3536-3537
3538-3539
3540-3541
3542-3543
3544-3545
3546-3547
3548-3549
3550-3551
3552-3553
3554-3555
3556-3557
3558-3559
3560-3561
3562-3563
3564-3565
3566-3567
3568-3569
3570-3571
3572-3573
3574-3575
3576-3577
3578-3579
3580-3581
3582-3583
3584-3585
3586-3587
3588-3589
3590-3591
3592-3593
3594-3595
3596-3597
3598-3599
3600-3601
3602-3603
3604-3605
3606-3607
3608-3609
3610-3611
3612-3613
3614-3615
3616-3617
3618-3619
3620-3621
3622-3623
3624-3625
3626-3627
3628-3629
3630-3631
3632-3633
3634-3635
3636-3637
3638-3639
3640-3641
3642-3643
3644-3645
3646-3647
3648-3649
3650-3651
3652-3653
3654-3655
3656-3657
3658-3659
3660-3661
3662-3663
3664-3665
3666-3667
3668-3669
3670-3671
3672-3673
3674-3675
3676-3677
3678-3679
3680-3681
3682-3683
3684-3685
3686-3687
3688-3689
3690-3691
3692-3693
3694-3695
3696-3697
3698-3699
3700-3701
3702-3703
3704-3705
3706-3707
3708-3709
3710-3711
3712-3713
3714-3715
3716-3717
3718-3719
3720-3721
3722-3723
3724-3725
3726-3727
3728-3729
3730-3731
3732-3733
3734-3735
3736-3737
3738-3739
3740-3741
3742-3743
3744-3745
3746-3747
3748-3749
3750-3751
3752-3753
3754-3755
3756-3757
3758-3759
3760-3761
3762-3763
3764-3765
3766-3767
3768-3769
3770-3771
3772-3773
3774-3775
3776-3777
3778-3779
3780-3781
3782-3783
3784-3785
3786-3787
3788-3789
3790-3791
3792-3793
3794-3795
3796-3797
3798-3799
3800-3801
3802-3803
3804-3805
3806-3807
3808-3809
3810-3811
3812-3813
3814-3815
3816-3817
3818-3819
3820-3821
3822-3823
3824-3825
3826-3827
3828-3829
3830-3831
3832-3833
3834-3835
3836-3837
3838-3839
3840-3841
3842-3843
3844-3845
3846-3847
3848-3849
3850-3851
3852-3853
3854-3855
3856-3857
3858-3859
3860-3861
3862-3863
3864-3865
3866-3867
3868-3869
3870-3871
3872-3873
3874-3875
3876-3877
3878-3879
3880-3881
3882-3883
3884-3885
3886-3887
3888-3889
3890-3891
3892-3893
3894-3895
3896-3897
3898-3899
3900-3901
3902-3903
3904-3905
3906-3907
3908-3909
3910-3911
3912-3913
3914-3915
3916-3917
3918-3919
3920-3921
3922-3923
3924-3925
3926-3927
3928-3929
3930-3931
3932-3933
3934-3935
3936-3937
3938-3939
3940-3941
3942-3943
3944-3945
3946-3947
3948-3949
3950-3951
3952-3953
3954-3955
3956-3957
3958-3959
3960-3961
3962-3963
3964-3965
3966-3967
3968-3969
3970-3971
3972-3973
3974-3975
3976-3977
3978-3979
3980-3981
3982-3983
3984-3985
3986-3987
3988-3989
3990-3991
3992-3993
3994-3995
3996-3997
3998-3999
4000-4001
4002-4003
4004-4005
4006-4007
4008-4009
4010-4011
4012-4013
4014-4015
4016-4017
4018-4019
4020-4021
4022-4023
4024-4025
4026-4027
4028-4029
4030-4031
4032-4033
4034-4035
4036-4037
4038-4039
4040-4041
4042-4043
4044-4045
4046-4047
4048-4049
4050-4051
4052-4053
4054-4055
4056-4057
4058-4059
4060-4061
4062-4063
4064-4065
4066-4067
4068-4069
4070-4071
4072-4073
4074-4075
4076-4077
4078-4079
4080-4081
4082-4083
4084-4085
4086-4087
4088-4089
4090-4091
4092-4093
4094-4095
4096-4097
4098-4099
4100-4101
4102-4103
4104-4105
4106-4107
4108-4109
4110-4111
4112-4113
4114-4115
4116-4117
4118-4119
4120-4121
4122-4123
4124-4125
4126-4127
4128-4129
4130-4131
4132-4133
4134-4135
4136-4137
4138-4139
4140-4141
4142-4143
4144-4145
4146-4147
4148-4149
4150-4151
4152-4153
4154-4155
4156-4157
4158-4159
4160-4161
4162-4163
4164-4165

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: January 20, 2017

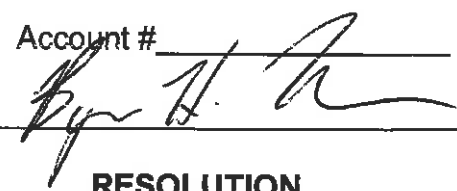
From: Cable Commission

Date for Council Consideration: February 6, 2017

ACTION REQUESTED: Consider approval of the proposed Cable Commission 2017 meeting dates in accordance with the City of Inkster Ordinance 666 section 32.1110

Current Action X Emergency _____ Future _____

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

Mayor's Approval  _____

RESOLUTION

RESOLVED that the regular meetings dates of the Cable Commission for the 2017 calendar year through December 2017 scheduled for 6:00 p.m., on the Fourth Tuesday of each month in the Council Chambers Meeting Room 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:

February 28, 2017

March 28, 2017

April 25, 2017

May 23, 2017

June 27, 2017

July 25, 2017

August 22, 2017

September 26, 2017

October 24, 2017

November 28, 2017

December 27, 2017 (Wednesday)

Resolved by _____

Seconded by _____

Yes:

No:

Absent: