1. Agenda

    Documents:

        AGENDA 4-17-17.PDF

2. Packet

    Documents:

        PACKET 4-17-17.PDF

INKSTER CITY COUNCIL

April 17, 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	BYRON NOLEN	TREASURER	DAVID JONES
CITY CLERK	MAYOR	DARIN CARRINGTON	CITY ATTORNEY

Council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor. Please state your name and your address for the record prior to providing your comments. Comments are limited to three (3) minutes.

Council Orientation Agenda – 6:00 PM

1. Call to Order

2. Discussion

   A. Agenda Discussion
   B. City of Inkster First Right of Refusal Program – Economic Director, Nate Ford

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

April 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

   A. Presentation from Michigan Municipal League – Louis Allen-Richardson

4. Public Hearing

   A. A public hearing on the City of Inkster Code of Ordinance for additional licenses in three categories for Medical Marijuana; Transportation of Medical Marijuana, Distribution of Medical Marijuana and Testing of Medical Marijuana. **Pg. 1**

   B. A public hearing on the City of Inkster Code of Ordinance for amending the word "City Manager" to "Mayor" in all the city's Code of Ordinances per the new City Charter. **Pg. 5**

5. Consent Agenda

   A. April 3, 2017 Regular City Council Meeting Minutes. **Pg. 10**

6. Boards and Commissions

   A. Update of current list of appointments to Boards & Commissions. **Pg. 15**

7. Previous Business

8. Ordinance(s)

   A. First Reading(s)

      1. A first reading on a proposed amendment to the City of Inkster Code of Ordinance for additional licenses in three categories for Medical Marijuana; Transportation of Medical Marijuana, Distribution of Medical Marijuana and Testing of Medical Marijuana. **(See Pg. 1)**

2. A first reading on a proposed amendment to the City of Inkster Code of Ordinance for amending the word "City Manager" to "Mayor" in all the Ordinances per the passage of the New City Charter. **(See Pg. 5)**

B. Second Reading(s)

1. A ***second*** reading on a proposed amendment to the Zoning Map to rezone the North of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial per the Planning Commission recommendation. **Pg. 21**

9. New Business

A. Discussion/Action: (Jeannie Fields) Consideration and approval of a proposed amendment to the Zoning Map to rezone the North of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial per the Planning Commission recommendation.

(See Pg. 21)

B. Discussion/Action: (Nate Ford) Consideration and approval of an offer to purchase (Case # LD 17-03) four (4) residential properties: 1) 26108 Andover (legally described as LOT 121 Also S½ ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR); 2) 26089 Lehigh (legally described as LOT 420 Also N ½ ADJ VAC ALLEY ROUGELVANIA SUB No. 1 T2S R10E L54 P81 WCR); 3) 3236 Walnut (legally described as LOT 736 WOLVERINE TRACTOR SUB T2S R9E L38 P34 WCR); and 4) 3902 Walnut (legally described as LOT 124 ALSO E ½ ADJ ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR) in the total amount of $8,040.00 ($2,010.00 per property) to Badr Bakry. **Pg. 33**

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 Nolen – Mayor **Date: April 12, 2017**

From: Felicia Rutledge, City Clerk **Date for Council Consideration: April 17, 2017**

ACTION REQUESTED: Council to offer a public hearing and a first reading on an amendment to City of Inkster Code of Ordinances for Medical Marijuana Business Licenses additions per State Law PA 281-283.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

On September 21, 2016 Governor Snyder signed a package of bills (2016 PA 281-283) that significantly expanded the types of Medical Marijuana facilities permitted under state law, and establishes a licensing factor thru the State of Michigan. Under the new ACT, the requirements legalize the use of Marijuana infused products, commonly known as edibles and now requires annual licenses for growers, processors, provisioning centers, secure transporters and safety compliance facilities. The City of Inkster will be adding three additional license types per the State of Michigan new state law.

SCOPE OF SERVICES

The following text amendments to the City of Inkster Code of Ordinances; Medical Marijuana Business Licenses:

- Add three additional licenses for processors, secure transporters and safety compliance facilities.

JUSTIFICATION

The MMMA legalizes certain specific activities, in addition to growers and provisioning centers to include the following:

1. Processors - licenses that purchase marijuana from a grower and extract resin from the marijuana in the quantities often used to produce edibles.
2. Secure Transporters – license that store medical marijuana and transport between facilities for a fee.
3. Safety Compliance – licenses that receive medical marijuana from a facility or primary caregiver and test it for contaminants and other substances.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

N/A

PROJECT TIME TABLE

A public hearing and first reading of a text amendment to the City of Inkster Code of Ordinances for Medical Marijuana Business Licenses addition of three licenses.

RESOLUTION

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

§ 155.146 MEDICAL MARIJUANA ~~Cultivation~~ FACILITIES.

(A) The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act, Medical Marihuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, ~~and~~ the General Rules of the Michigan Department of Community Health, and all other state laws as they may be amended from time to time.

(B) A state license and local business license is required for all medical marijuana facilities.

(C) An annual license is required for any of the following entities to operate a marijuana facility:

(1) Growers—licensees that cultivate, dry, trim, or cure and package marijuana for sale to a processor or provisioning center. Registered patients and primary caregivers who lawful cultivate marijuana in the quantities and for the purposes permitted under the Medical Marihuana Act are not considered "growers" under the new legislation.

(2) Processors—licensees that purchase marijuana from a grower and exact resin from the marijuana or create a marijuana-infused product for sale and transfer in packaged form to a provisioning center.

(3) Provisioning centers—licensees that purchase marijuana from a grower or processor and sell, supply, or provide marijuana to patients, directly or through the patient's caregiver.

(4) Secure transporters—licensees that store marijuana and transport it between marijuana facilities for a fee.

(5) Safety compliance facilities—licensees that receive marijuana from a marijuana facility or primary caregiver and test it for contaminants and other substances.

~~(C) Facilities shall have a minimum three hundred foot radius, measured as the shortest distance from building to building, to any structure in residentially zoned districts, and a minimum 500 foot radius, measured as the shortest distance from building to building to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility.~~

~~Hours of operations permitted: Monday—Saturday: 9:00 a.m.—9:00 p.m.; Sunday: 10:00 a.m.—9:00 p.m.~~

(D) Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities.

(E) All activity related to the provisioning center shall be done indoors.

(F) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.

(G) A security plan approved by the City Police Chief.

(H) Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.

(I) The premises shall be open for inspection upon request by the Building Official the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.

(J) Quarterly inspections may be made by the City Official's designee to confirm the ~~provisioning center~~ facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances.

(K) Any medical marijuana facilities shall not have exterior signage using the word "marihuana" and/or "marijuana" or any other word, phrase or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that "No loitering is permitted" on such property.

(L) If the medical marijuana facility ceases operation for a length of time of six months or greater, the Special Land Use shall expire.

~~Medical marijuana drive through facilities shall be prohibited.~~

~~All medical marijuana shall be contained within the main building in an enclosed, locked facility.~~

Application for a Medical Marijuana Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.

~~(A) Three hundred-foot radius of a residentially zoned district, or within a 500-foot radius of any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility.~~

~~(B) Minimum distance from other similar uses: 500 feet.~~

~~(C) A state registered and local business license is required for all facilities and primary caregivers. If the primary caregiver is not the owner of the premises then consent must be obtained in writing from the property owner to ensure the owner's knowledge of the use.~~

~~(D) The marijuana will be kept in an enclosed, locked facility that permits access only by a registered primary caregiver or registered qualified patient.~~

~~(E) The facility shall be subject to quarterly inspections to confirm compliance in accordance with applicable laws, including, but not limited to, state law and city ordinances.~~

~~(F) Hours of operations permitted: Monday – Friday: 9:00 a.m. – 9:00 p.m.; Saturday: 9:00 a.m. – 6:00 p.m.; Sunday: 10:00 a.m. – 6:00 p.m.~~

~~(G) Drive through facilities shall be prohibited.~~

~~(H) Security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall have at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company.~~

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

~~(J) Exterior lighting shall be required for security purposes, but in accordance with the provisions of this chapter.~~

~~(Ord. 852, passed 3-16-15)~~

REQUEST FOR COUNCIL ACTION

To: Byron Nolen – Mayor **Date: April 12, 2017**

From: Felicia Rutledge, City Clerk **Date for Council Consideration: April 17, 2017**

ACTION REQUESTED: Council to offer a public hearing and a first reading on an amendment to City of Inkster Code of Ordinances to amend the word "City Manager" to "Mayor".

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

An Ordinance to amend the Inkster City Ordinances to conform with the provisions of the City Charter approved by the voters of the City of Inkster at the November 8, 2016 general election, and effective on December 12, 2016, which eliminated the position of City Manager and transferred the duties, powers and responsibilities of the City Manager to the Mayor. All references to the position "City Manager" in the Ordinances of the City of Inkster will be removed and replaced by the office of "Mayor" to accurately reflect that all of the obligations, responsibilities, powers, and duties formerly performed by the City Manager have been assigned to the office of Mayor.

SCOPE OF SERVICES

To amend the word "City Manager" to "Mayor" in the City Code of Ordinances.

JUSTIFICATION

To conform with the new City of Inkster Charter that eliminates the position of City Manager.

PROJECT OR IMPROVEMENT TASKS COSTS

N/A

PROJECT TIME TABLE

A public hearing and first reading of an amendment to the City of Inkster Code of Ordinances to amend the word "City Manager" to "Mayor" in all the city Code of Ordinances per the passage of the November 8, 2016 charter revision.

RESOLUTION

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

CITY OF INKSTER
ORDINANCE NO. _____

AN ORDINANCE TO amend the Inkster City Ordinances to conform with the provisions of the City Charter approved by the voters of the City of Inkster at the November 8, 2016 general election, and effective on December 12, 2016, which eliminated the position of City Manager and transferred the duties, powers and responsibilities of the City Manager to the Mayor. All references to the position "City Manager" in the Ordinances of the City of Inkster will be removed and replaced by the office of "Mayor" to accurately reflect that all of the obligations, responsibilities, powers, and duties formerly performed by the City Manager have been assigned to the office of Mayor.

IT IS HEREBY ORDAINED BY THE PEOPLE OF INKSTER THAT:

SECTION ONE. In the following sections of the Inkster City Code, references to the positon of "City Manager" shall be replaced by the office of the Mayor. These changes will apply to the following sections of the Inkster City Code;

1. Section 31.03 – Definitions of city officials: remove reference to the position of "City Manager;"
2. Section 31.05(B)(3) and 31.05(B)(4) – replace "City Manager" with "Mayor;"
3. Section 32.002 – replace "City Manager" with "Mayor;"
4. Section 32.002(A) – replace "City Manager" with "Mayor;"
5. Section 32.002(B) – replace "City Manager" with "Mayor;"
6. Section 32.002(C)(1) – replace "City Manager" with "Mayor;"
7. Section 32.002(F)(3) – replace "Manager" with "Mayor;"
8. Section 32.003(D) – replace "City Manager" with "Mayor;"
9. Section 32.003 (I) – replace "City Manager" with "Mayor;"
10. Section 32.003(J) – replace "City Manager" with "Mayor;"
11. Section 32.003(M)(3)(b) – replace "City Manager" with "Mayor;"
12. Section 32.003(N)(6) – replace "City Manager" with "Mayor;"
13. Sections 32.003(O)(8) and (9) – replace "City Manager" with "Mayor;"

14. Section 32.031 – replace "City Manager" with "Mayor;"

15. Section 32.116(k) – replace "City Manager" with "Mayor;"

16. Section 32.118 (A) and (B) – replace "City Manager" with "Mayor;"

17. Section 32.120 – replace "City Manager" with "Mayor;"

18. Section 34.01(A)(2) – replace "City Manager" with "Mayor;"

19. Section 34.01(B)(5) – replace "City Manager" with "Mayor;"

20. Section 34.03(A) – replace "City Manager" with "Mayor;"

21. Section 37.02 – replace "City Manager" with "Mayor;"

22. Section 37.03(A) – replace "City Manager" with "Mayor;"

23. Section 40.28 – replace "City Manager" with "Mayor;"

24. Section 52.41 – replace "City Manager" with "Mayor;"

25. Section 52.41(A) – replace "City Manager" with "Mayor;"

26. Section 55.050 – replace "City Manager" with "Mayor;"

27. Section 73.02 – replace "City Manager" with "Mayor;"

28. Section 73.24 – replace "City Manager" with "Mayor;"

29. Section 90.26(A) – replace "City Manager" with "Mayor;"

30. Section 90.26(C) – replace "City Manager" with "Mayor;"

31. Section 91.17(B) – replace "City Manager" with "Mayor;"

32. Section 91.21(B) – replace "City Manager" with "Mayor;"

33. Section 91.23(A) and (B) – replace "City Manager" with "Mayor;"

34. Section 91.24(A) and (C) – replace "City Manager" with "Mayor;"

35. Section 91.25 – replace "City Manager" with "Mayor;"

36. Section 91.55 – replace "City Manager" with "Mayor;"

37. Section 91.56 – replace "City Manager" with "Mayor;"

38. Section 92.011 – replace "City Manager" with "Mayor;"

39. Section 95.03 – replace "City Manager" with "Mayor;"

40. Section 95.17 – replace "City Manager" with "Mayor;"

41. Section 95.18 – replace "City Manager" with "Mayor;"

42. Section 98.02 – replace "City Manager" with "Mayor;"

43. Section 98.16 – replace "City Manager" with "Mayor;"

44. Section 100.04(B) – replace "City Manager" with "Mayor;" and

45. Section 100.09 – replace "City Manager" with "Mayor."

SECTION TWO. All ordinances or parts of ordinances that conflict with this ordinance are repealed.

SECTION THREE. Nothing in this Ordinance shall be interpreted as invalidating any actions of the Mayor performing the duties and actions which were formerly the responsibility of the City Manager from the effective date of the new City Charter until the effective date of this ordinance.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF INKSTER, WAYNE COUNTY, MICHIGAN THIS _____ DAY OF _____, 2017.

Ayes:
Nays:
Abstentions:
Absent:

ATTEST:

_____
Byron Nolen, Mayor

_____
Felicia Rutledge, City Clerk

ENACTED:

PUBLISHED:

April 3, 2017

Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday, April 3, 2017.

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

A. Agenda Discussion
B. City Attorney Evaluation
C. Quiet Title Service Agreement with Wayne County – Nate Ford, Jeannie Fields (see pg. 80)
D. Mayor's proposed FY 2018 budget discussion regarding study sessions.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden Council convenes into a Closed Executive Session a 7:10 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 7
NAYS: 0
ABSENT:

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to adjourn the closed Executive Session at 7:22 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:30 p.m.

Pledge of Allegiance

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

Prayer

Prayer was led by Father Clifton.

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Present
Councilwoman Watley	Present	Mayor Pro-Tem Williams	Present
Councilman Oden	Present	Councilman Chisholm	Present
Councilwoman Mitchell	Present		

Approval of Agenda

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the agenda with added items "A" and "B" under Presentations. 4-17-86R - Motion carried.

Presentations/Discussion

A. Spring Clean – Toni Bailey
B. Head Start Program – Ms. Jimelya

Public Hearings

Consent Agenda

A. March 20, 2017 Regular City Council Meeting Minutes.
B. Receive and File the Vacating the Alley from Zaremba Group.
C. Allen Brother's and Attorney's PLLC Invoice $22,015.99.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to approved the Consent Agenda.
Resolution 4-17-87R – Motion carried.

Boards and Commission

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

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to appoint Clarence Oden to the CDBG Advisory as an alternate.
Resolution 4-17-88R – Motion carried.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to appoint Clarence Oden to the ZBA.
Resolution 4-17-89R – Motion carried.

Nominations:
1. Police and Fire Pension
2. Jason Turner – Cable Commission

Previous Business

Ordinance(s)

A. First Reading(s)

1. A first reading on a proposed amendment to the Zoning Map to rezone the North of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial per the Planning Commission recommendation.

B. Second Reading(s)

New Business

A. Discussion/Action: (Jeannie Fields) Consideration and approval of a Special Conditions Use (SCU 16-35) for a food processing facility located at 26762 Michigan Ave. in the Town Center District (TCD) with the conditions noted per the recommendation of the Planning Commission. Andrew Donato is the applicant on behalf of Eastern Market Corporation.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden
To approve of a Special Conditions Use (SCU 16-35) for a food processing facility located at 26762 Michigan Ave. in the Town Center District (TCD) with the conditions noted per the recommendation of the Planning Commission. Andrew Donato is the applicant on behalf of Eastern Market Corporation.
Resolution 4-17-90R – Motion carried.

B. Discussion/Action (Jeannie Fields) Consideration and approval of an offer to purchase (Case # LD 17-01) 26742 Dartmouth which is located on North side of Dartmouth between John Daly and Princess and is legally described as W 14 FT of LOT 148 AND THE E 28 FT OF LOT 149 ALSO of ADJ VAC ALLEY GREATER DEARBORN SUB T2S R10E L55 P62 WCR (Property ID #44-025-01-0148-002) in the amount of $2,000.00 to Platinum Real Estate Holdings LLC (Anthony Rea)

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard
to approve of an offer to purchase (Case # LD 17-01) 26742 Dartmouth which is located on North side of Dartmouth between John Daly and Princess and is legally described as W 14 FT of LOT 148 AND THE E 28 FT OF LOT 149 ALSO of ADJ VAC ALLEY GREATER DEARBORN SUB T2S R10E L55 P62 WCR (Property ID #44-025-01-0148-002) in the amount of $2,000.00 to Platinum Real Estate Holdings LLC (Anthony Rea)
Resolution 4-17-91R – Motion carried.

C. Discussion/Action: (Jeannie Fields) Consideration and approval of transferring five (5) city-owned properties to the Michigan Land Bank Fast Track Authority for demolition under the Help for the Hardest Hit Blight Elimination Program.

Moved by Councilmember Chisholm, Seconded by Mayor Pro-Tem Williams
to approve of transferring five (5) city-owned properties to the Michigan Land Bank Fast Track Authority for demolition under the Help for the Hardest Hit Blight Elimination Program.
Resolution 4-17-92R – Motion carried.

D. Discussion/Action: (Felicia Rutledge) Consideration and approval of a street closure on June 24, 2017 for a Community Extravaganza on Carlysle between Isabelle and Springhill.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm
to approve of a street closure on June 24, 2017 for a Community Extravaganza on Carlysle between Isabelle and Springhill.
Resolution 4-17-93R – Motion carried.

E. Discussion/Action: (Nate Ford) Consideration and approval to enter into an intergovernmental Agreement (IGA) with Wayne County Land Band (WCLB) that would give the City of Inkster additional tools to assist in expediting development and eliminating blight.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell
to approve to enter into an intergovernmental Agreement (IGA) with Wayne County Land Band (WCLB) that would give the City of Inkster additional tools to assist in expediting development and eliminating blight.
Resolution 4-17-94R – Motion carried.

Public Participation

- **Mary McClendon** – Stated that Commissioner Glenn Anderson, Wayne County Treasurer, Eric Sabre and Mayor Nolen participated in the City of Inkster Tax Foreclosure information seminar. She thanked everyone for their participation.
- **Paula Dobson** – Stated she wanted the Inkster city council to take a look into boarded houses and the quality of life of its residents.
- **Opal Nolen** – Thanked everyone that participated in the Inkster Community Foundation Scholarship luncheon. She invited everyone to attend next year's event.
- **Joseph Sanders** – Introduced his new nonprofit, Greater Love Solutions.
- **Diane Dobson** – Stated the city needs to work on getting a tax base.
- **Akindele Akinyemi** – Announced that Wayne County Community College is now taking registration for Cyber Security. He further stated if you are over sixty years old, you are able to attend Wayne County Community College for free. He stated the TIFA Board would be hosting a speaker series.
- **Jean Overman** – Stated that Carolyn Smith was in the hospital and wished her a get well soon. She thanked everyone who attended and supported the Inkster Chamber Mixer. She further stated that Mother's Pantry is seeking volunteers.
- **George Williams** – Announced that the NAACP Western Wayne branch would be reactivating their youth NAACP. He encouraged city council to keep moving forward.
- **DeAndra Watley** – Stated she is in the process of creating a program for youth. She stated that the youth in Inkster are not privileged to a lot of experiences. She stated she wants to help give them cultural experiences. She announced a fundraiser she would be hosting on April 29, 2017. She stated tickets are five dollars and it would be an all you can eat potato fundraiser.

City Clerk

- No Comments

City Treasurer

- Announced the presentation of the FY2018 budget.
- Announced the compost pick up dates and times.
- Announced pothole fillings beginning Saturday.

Mayor and Council

- **Councilwoman Mitchell** – Announced the Moulin Rouge Ball. She encouraged everyone to attend to the celebration. She further announced the District VI, April 19th, Fight Blight all city meeting.
- **Councilman Oden** – Stated he met with the Economic Director, Nate Ford and thanked him for getting a lot cleaned up. He further stated he is pleased with District II Advisory meetings.
- **Councilwoman Watley** – Reminded residents of the upcoming Memorial Day Parade. She further announced District III Advisory meeting on April 27, 2017.
- **Councilman Chisholm** – Stated that some citizens had reached out regarding low water pressure. Thanked residents for supporting the St. Clemmons chicken dinner nights. Stated that District IV would be hosting their meeting April 26, 2017 at New Birth Church.
- **Councilwoman Howard** – Stated District V Advisory meeting would be held on April 10, 2017.
- **Mayor Pro-Tem Williams** – Announced the Inkster Citizens that Care Luncheon on April 8, 2017. He asked as many residents as possible to attend the Coffee Hours for the State Representative, Senator and County Commissioner. He said the President is considering selling citizens personal information. He said that everyone should attend the coffee hour in opposition of the President being able to sell this information. He stated that District I had their advisory

meeting and the outcome was good. He said that citizens still feel as if information is not being disseminated. He invited everyone to shop Inkster.

- **Mayor Nolen** – Stated he attended the installation services for the new pastor of New Jersulem Church. He further acknowledged Rochelle Wells and Gabe Henderson for their volunteerism. He announced that Octavia Smith and Lyndon Jones would be celebrating their twenty fourth marriage anniversary.

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 April 3, 2017 was adjourned at 8:35 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. 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. 02/06/2018
Gina Triplett (Alternate)	Exp. 03/06/18
Lenoria Warmack	Exp. 01/17/18
Celeste McDuffie	Exp. 02/06/18

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey	Exp. 05/16/18
Kathleen Gibbs	Exp. 02/06/19
Gabe Henderson	Exp. 05/16/18
Avis Love	Exp. 03/16/17
Vacant	
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BUILDING AUTHORITY COMMISSION - *Inactive*
[MEETINGS: Second Monday in January]
3 Year Term | 5 Members | State Law and Resolution 74-1-39

Nathaniel Elcock	Exp. 12/31/05
Hersey Bryant, (C)	Exp. 12/31/00
Horace Wells	Exp. 12/31/01

CABLE TELEVISION COMMISSION
[MEETINGS: Second Tuesday of each month at 6:00 p.m., Recreation Center]
3 Year Term | 9 Members | Ordinances 593 and 609

Timothy Williams	Ex-Official	
Troy Seaton	Dist. 1	Exp. 01/17/20
Vacant	Dist. 2	
Charmaine Kennedy	Dist. 3	Exp. 01/17/20
Vacant	Dist. 4	
Thelma Jean Overman	Dist. 5	Exp. 02/06/20
Franklin Minor	Dist. 6	Exp. 01/04/19
Sandra Watley	**Mayoral**	Exp. 01/03/20
Steven Chisholm	At-Large	Exp. 01/17/20

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~~ - (Commission Appointment)	Exp. 12/04/11

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Henry Wade - (Licensed Plumber)		Exp. 12/17
Stephen Lawrence		Exp. 12/17
Tiara Jones		Exp. 10/17
Kenyatta Mason - (Licensed Electrician)		Exp. 10/17
Marcus Hendricks – - (Licensed Electrician)		Exp. 12/17
- Tom Michelini – Building Inspector - (Licensed Engineer/Inspector		Exp. 04/19

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
Connie R. Mitchell		Tenure
Martha Theis		Exp. 01/14/18
Lewis Gregory		Exp. 10/06/18
Cynthia Adams (Secretary)		Exp. 01/14/18
Brittni Abiolu (Vice Chair)		Exp. 05/18/19
Peter Cimeot		Exp. 01/21/18
Akindele Akinyemi (Chair)		Exp. 02/16/19
Val Ogbonaya		Exp. 07/20/19
Winston Wade		Exp. 12/17/16
Rerhi Onomake (Treasurer)		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
Connie R. Mitchell		Exp. 02/06/23

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
Theola Jones	Dist. 1	Exp. 02/06/19
Rhoda Littles	Dist. 2	Exp. 02/06/19
Ruth E. Williams	Dist. 3	Exp. 02/06/19
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
Neli 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

John White	Dist. 1	Exp. 03/20/19
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. 02/20/19
	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
Tiwain 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)	Exp. 12/18
Byron Nolen (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 10/18
Timothy Williams (Mayor Pro-Tem)	Exp. 7/19
Mack Willis	Exp. 2/20
James Garrett	Exp. 08/17
William Ratliff (Vice-Chair)	Exp. 0419
Lynette Cain (Secretary)	Exp. 05/19
Steven Chisholm (Chair)	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	
	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. 04/03/20
James Cross	Dist. 3	Exp. 07/01/16
Roosevelt Stubbs (S)	Dist. 4	Exp. 09/2/17
Vanola Williams	Dist. 5	Exp. 02/06/20
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
Avis Love		Exp. 03/20/23
Connie R. Mitchell		Exp. 02/06/23
Rerhi Onomake		Exp. 03/16/21
Dennis Weislow		Exp. 06/07/19
Charmaine Kennedy		Exp. 02/20/21
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		Tenure
Tonia C. Williams		Exp. 02/20/19
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: April 11, 2017**

From: M. Jeannie Fields mjf
Director of Special Projects

Date for Council Consideration: April 17, 2017

ACTION REQUESTED: Council to offer a second reading and approval on a proposed amendment to the Zoning Map to rezone the area north of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial District per the Planning Commission recommendation.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

On March 27, 2017, the Planning Commission held a Public Hearing to receive public input and review a proposed amendment to the City's Zoning Map to rezone the area on the north side of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial District (approximately 57 parcels – approximately 47.5 acres). The Planning Commission reviewed and recommended approval of the proposed amendment to the Zoning Map. The review letter from McKenna Associates and a copy of the meeting minutes are attached with associated maps.

On April 3, 2017, Council held a first reading on the proposed rezoning. A second reading is required prior to approval.

SCOPE OF SERVICES

N/A

JUSTIFICATION

See McKenna Associates letter dated 3.10.17 for review considerations and recommendation.

PROJECT OR IMPROVEMENT TASKS

Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.

COSTS

N/A

PROJECT TIME TABLE

Upon Council approval, the amendment will be published and posted and become effective after thirty (30) days.

RESOLUTION

Authorization is hereby given for an amendment to the Zoning Map to rezone the area north of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial District.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, March 27, 2017**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Chisolm called the meeting to order at 6:32 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff (6:50 pm), Secretary Cain and Commissioners Davis, Garrett, Hendricks (6:35 pm), Nolen, Williams and Willis

Others in attendance: Nate Ford, Economic Development Director
M. Jeannie Fields, Director of Special Projects
Mike DiBernardo, Eastern Market Corp
Andrew Donato, Donato Group
Matt Page, Donato Group

Public in attendance: Jameka Lilly, Ekanem Obong and O. Rehri Onomake

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF February 27, 2017

MOVED by Garrett, Seconded by Williams to Adopt the Minutes of February 27, 2017 with the necessary corrections. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case # 16-35 (SCU)/16-36 (SP) – 26762 Michigan Avenue
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements to allow a food processing facility in the Town Center District (TCD). Andrew Donato is the applicant on behalf of Eastern Market Corporation.

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

Mike Deem, McKenna Associates, gave an overview of the case. He reviewed the Special Conditions Use and Site Plan letters dated 3.8.17. A recommendation was made for approval of the Special Conditions Use and Site Plan with the noted conditions.

Commissioner Concerns:

- Water connections in the event of a fire: The fire dept. would connect to the fire hydrant.

- Disposal process: A dumpster will be used in addition to the compactor on site. Nothing additional is necessary. Only raw materials will be used for processing.
- Discussion was had on the wall requirement. The applicant would like to use landscaping instead of a wall. The applicant removed the existing chain link fence. Concern was expressed regarding its removal due to safety concerns. It was suggested that the new ordinance may have permitted the use of such. The applicant felt placement of the fence back on the property would be an issue and the fence wouldn't provide full security.
- Security cameras: They are currently in place.
- Façade: The building will be painted earth tone. The city is interested in a textured façade that may be approved administratively. The applicant received the building as a donation and there is a small budget for the project. As a result, there are no funds for façade improvements but there may be in the 2nd year. A concept plan was requested. Estimated cost for façade improvement is $22,000. The street view of the building will be painted as well as the cleaners next door.
- Goal of the business: This business will mentor small businesses and assist them to grow. The goal is essentially co-manufacturing for more than one company at a time. There will be no dairy or meat products made at the facility. Foods will include such items as salsa and salad dressing.
- The applicant explained the process for raw and finished goods circulation. Small and large trucks will make deliveries. Truck traffic will come off Michigan.

There were no comments from the public.

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

MOVED by Hendricks, Seconded by Cain to recommend approval of the Special Conditions Use to City Council with the following conditions:

1. Landscaping, instead of a wall, is placed on the site to serve as a natural barrier between the business and the residential district.
2. The hedgerow is extended on Michigan Ave to the west of the site.
3. Public hearing and City department comments are addressed to the satisfaction of the Planning Commission.

MOTION CARRIED unanimously.

MOVED by Hendricks, Seconded by Williams to approve the Site Plan with the following conditions:

1. The applicant is required to document all existing easements and show them on the site plan prior to the approval of the final site plan.
2. A revised floor plan is provided showing the proposed retail area dedicated in the front of the building in the glass storefront.
3. Existing utility leads are shown for water and sanitary as well as the location of the water meter.
4. A new exterior façade is proposed to replace the exposed metal, or the metal is painted to comply with the exterior color standards of section 155.072(F).
5. A dense row of arbor vitae, or a similar shrub, that will grow to approximately 4 feet in height, is planted along the front of the property extending to Hill Street to screen the public right-of-way from the loading area.
6. Minimum caliper dimensions for all proposed landscaping is shown on the site plan.

7. Landscaping replaces the 5-foot screening wall which is to be extended across the northern edge of the parking area.
8. Note 6 is revised to include the following additional statement: "and the site shall comply with City requirements subject to imperfection."
9. Note 5 is removed from the site plan and an additional accessible space is added to conform to the City's requirement and parking calculations are updated to reflect this change.
10. Revisions noted by other departments are addressed, if any.

MOTION CARRIED unanimously.

B. Case # 17-02 (Z) – Cherry Street Rezoning
Public Hearing to receive public input and review a proposed amendment to the City's Zoning Map to rezone the area on the north side of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial District (approximately 57 parcels).

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

Public:

- A question was asked related to an intended use for the area. The city is interested in selling the land to increase the tax base. The land will be marketed with city relators for development. The use could include Medical Marijuana.
- Has any studies been done to see how the rezoning of the property would affect the community? No studies were performed by the city. Staff was asked to see if there were any studies related to the question, especially related to Medical Marijuana.

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

MOVED by Nolen, Seconded by Davis to recommend approval of rezoning the area on the north side of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial District to City Council. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

Jameka Lilly, Assistant Director for Wayne County Head Start, spoke to the Commission about providing home-based Early Head Start services in the City. The Home-Based Early Head Start program would serve pregnant women and families with children under 3 years of age at no cost. A flyer was provided with contact information.

VIII. ADJOURNMENT – 7:30 p.m.

MOVED by Garrett, Seconded by Willis to adjourn the Planning Commission meeting held on March 27, 2017. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynette O. Cain, Secretary

M. Jeannie Fields
Director of Special Projects

McKenna ASSOCIATES COMMUNITY PLANNING AND DESIGN

March 10, 2017

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

Attention: Ms. Jeannie Fields, Special Projects Director

Subject: Cherry Street Rezoning

Location: Cherry Street between Inkster and Middle Belt

Zoning: RM-1 Multiple Family Residential to M-1 Light Industrial District

Dear Ms. Fields:

At your request, we have reviewed the City's proposal to rezone the properties north of Cherry Street between roughly Inkster and Middle Belt from RM-1 Multiple Family Residential to M-1 Light Industrial District.

BACKGROUND

The subject area (site) has frontage on Cherry Street and includes 57 parcels for a total area of 47.5 acres. The site abuts the RM, Restricted Multi Family Residential District to the south and the Rail Corridor to the north. On the other side of the rail is the City's Town Center District east of Harrison and B-3 General Business District west of Harrison. The site is zoned multiple family residential and the Master Plan designates the future land use of this site as Industrial.

Most of the site is currently vacant with no buildings; however, there are approximately 20 existing residential, multifamily, accessory and one-story walk-up structures within the area, mostly clustered around the Harrison Street intersection.

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 / Residential	RM-1 Multiple Family Residential	Industrial
North	Railroad / Commercial	B-3 General Business District, TCD, Town Center District	Regional Commercial, Town Center
South	Vacant / Multifamily	RM Restricted Multiple Family	Low Density Residential / Medium Density Residential
East	Vacant / Industrial / Commercial	I Industrial, B-2 Thoroughfare Mixed Use	Industrial / Corridor Convenience Retail
West	Vacant / Commercial	B-2 Thoroughfare Mixed Use	Corridor Convenience Retail

REVIEW CONSIDERATIONS

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

1. **Current Permitted Uses in RM-1**

   The intent of the RM-1 Multiple-Family Residential Districts is to address the varied housing needs of the city residents by providing locations for development of multiple-family housing at a higher density than is permitted in the single-family districts.

   Representative Principal uses permitted in RM-1 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 uses, townhomes, multiple family dwellings,

   Representative uses permitted subject to special land use approval in RM-1 include: churches; public, private or parochial schools; child or adult foster care for 7-12 persons; utility and public service buildings; and nursing or convalescent homes.

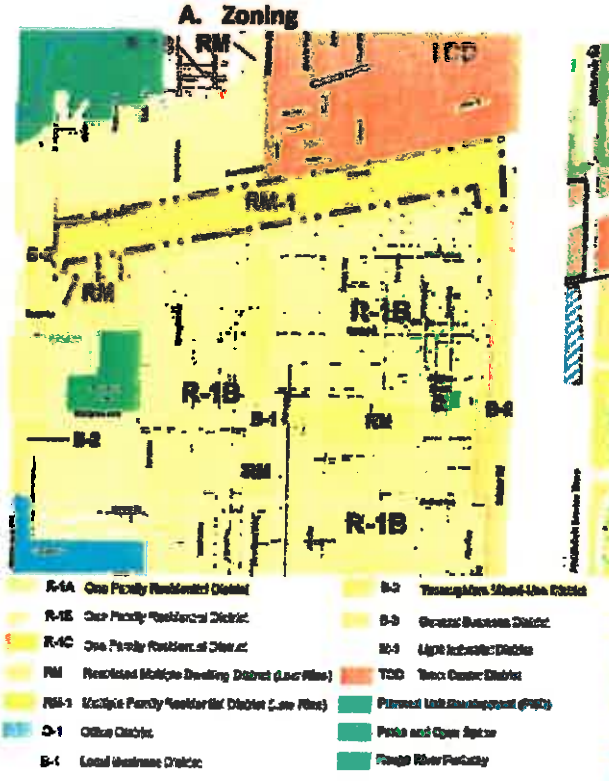
2. **Requested Permitted Uses in B-2**

   The M-1 Light Industrial District intends to provide locations for planned industrial development, including planned industrial park subdivisions. Permitted activities or operations shall produce no external impacts that are detrimental in any way to other uses in the district or to properties in adjoining districts.

   Representative principal uses permitted in M-1 include: open air business uses; laboratories, experimental, film or testing; manufacture and repair; warehouse and wholesale establishments and truck terminal facilities; trade or industrial schools; offices; other uses of a similar and no more objectionable character to those principal uses permitted; utility and public service buildings without storage yards

   Representative uses permitted subject to land use approval in M-1 include: metal plating, buffing and polishing; metal working; greenhouse wholesaling and/or retailing of plant materials.

A. Zoning



B. Future Land Use Plan

4. **Consistency with the Master Plan.**

As shown in the Future Land Use Map above (see map B), the site is planned for industrial uses (outlined in black). North of the site is the railroad corridor, which has historically been bordered by the City's industrial uses. The City's recent Master Plan envisions expanding the City's largest industrial district westward to include the subject site. The eastern edge of the district, along Middle Belt is planned and zoned for commercial uses.

South of the site are residential districts and uses. 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 medium density residential uses are intended to be placed adjacent to mixed use settings, residential units, or convenience shopping. However, all the Industrial Districts in the City abut single family residential or multiple family residential on one side, or multiple sides. The buffer and screening between these uses are an important consideration in the site planning process.

The rezoning of the site to Industrial is consistent with the Inkster Master Plan. The rezoning will encourage the productive use of an area of the City that is currently underutilized.

5. **Market Trends and Demand.**

As mentioned above, much of the area is currently vacant and the City owns more than 60% of the parcels. The City is actively seeking to sell its holdings in the area to prospective developers and has interest in developers for industrial developments. We do not have information of any specific

proposals for the area; however, the uses and site plans of any proposed developments would be subject to Site Plan approvals and Special Land Use approval, if applicable.

6. **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.

7. **Capacity of Infrastructure.**

   Depending on the development proposed, there may be a need for additional stormwater and utility infrastructure, however, this is commensurate with any greenfield / vacant property development in the City and not unique to industrial uses.

8. **Traffic Impact.**

   The subject site can be accessed from Inkster and Middle Belt Road on the East and West, and Harrison from the North. Harrison needs maintenance and possible reconstruction. Cherry Street is also a local street not designed for heavy truck traffic. The streets have capacity to handle additional traffic but may need maintenance to accommodate business and trucks typically resulting with industrial uses. Additionally, traffic impacts on adjacent neighborhoods will need to be addressed during Site Plan or Special Land Use approval process for proposed developments.

RECOMMENDATION

The information in this review demonstrates that rezoning the site from RM-1 Multiple Family Residential to M-1 Light Industrial District is inconsistent with the Master Plan. The proposed rezoning of the site is appropriate. Based on the findings presented herein, we respectfully recommend the Planning Commission recommend approval of the rezoning from RM-1 to M-1.

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.

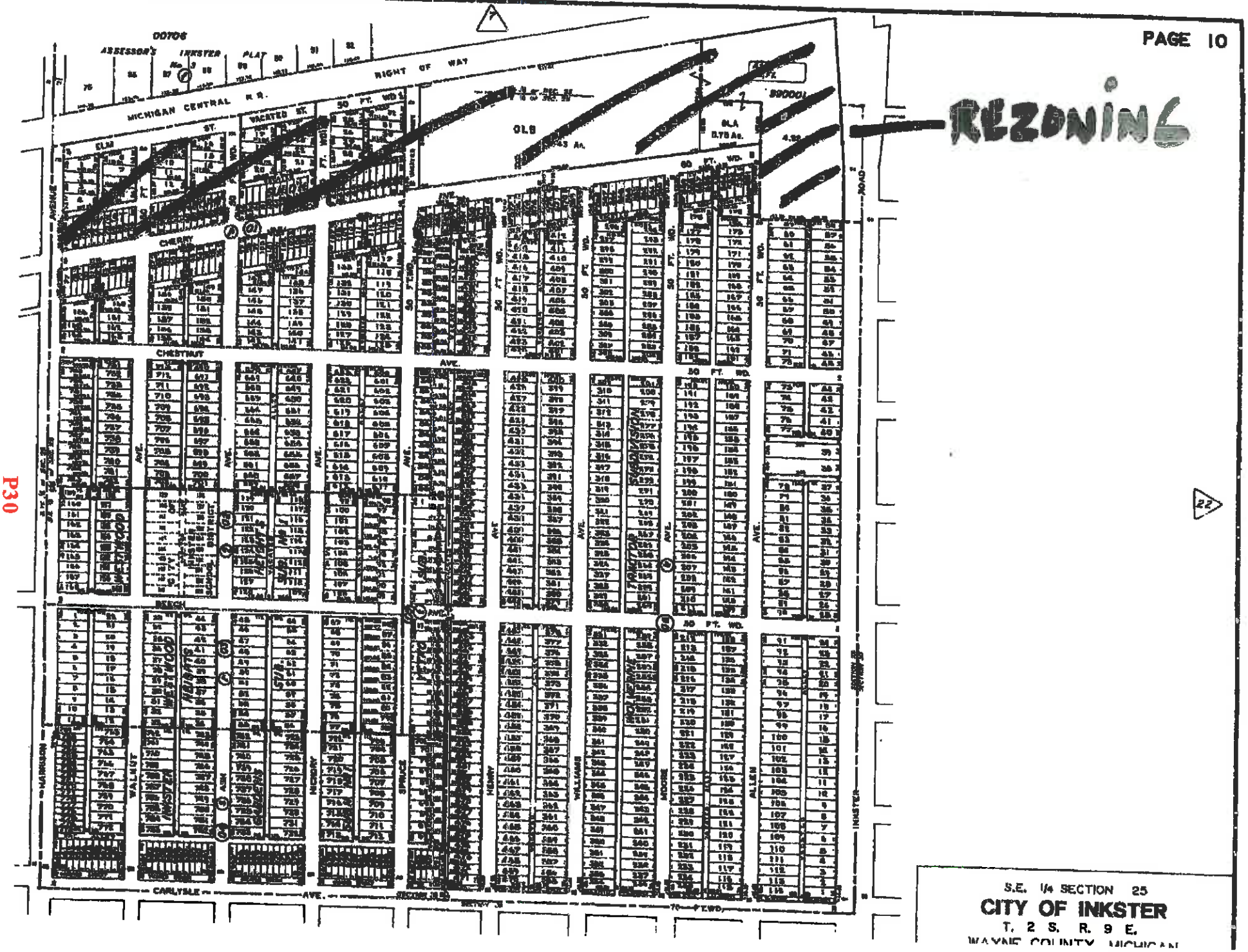
Respectfully,

McKENNA ASSOCIATES

Paul Lippens
Senior Principal Planner

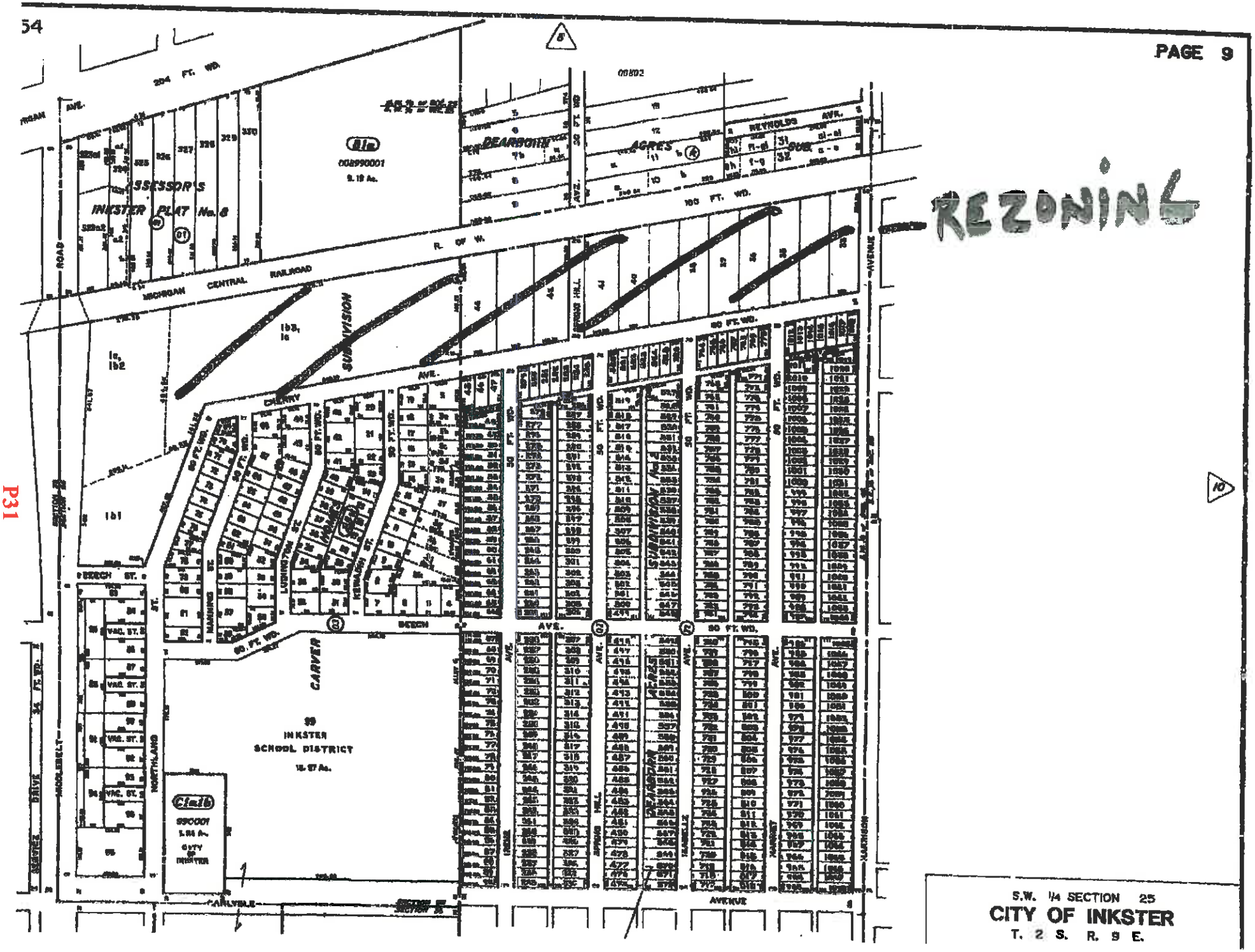
cc. Byron Nolen, Mayor
David Jones, City Attorney

REZONING

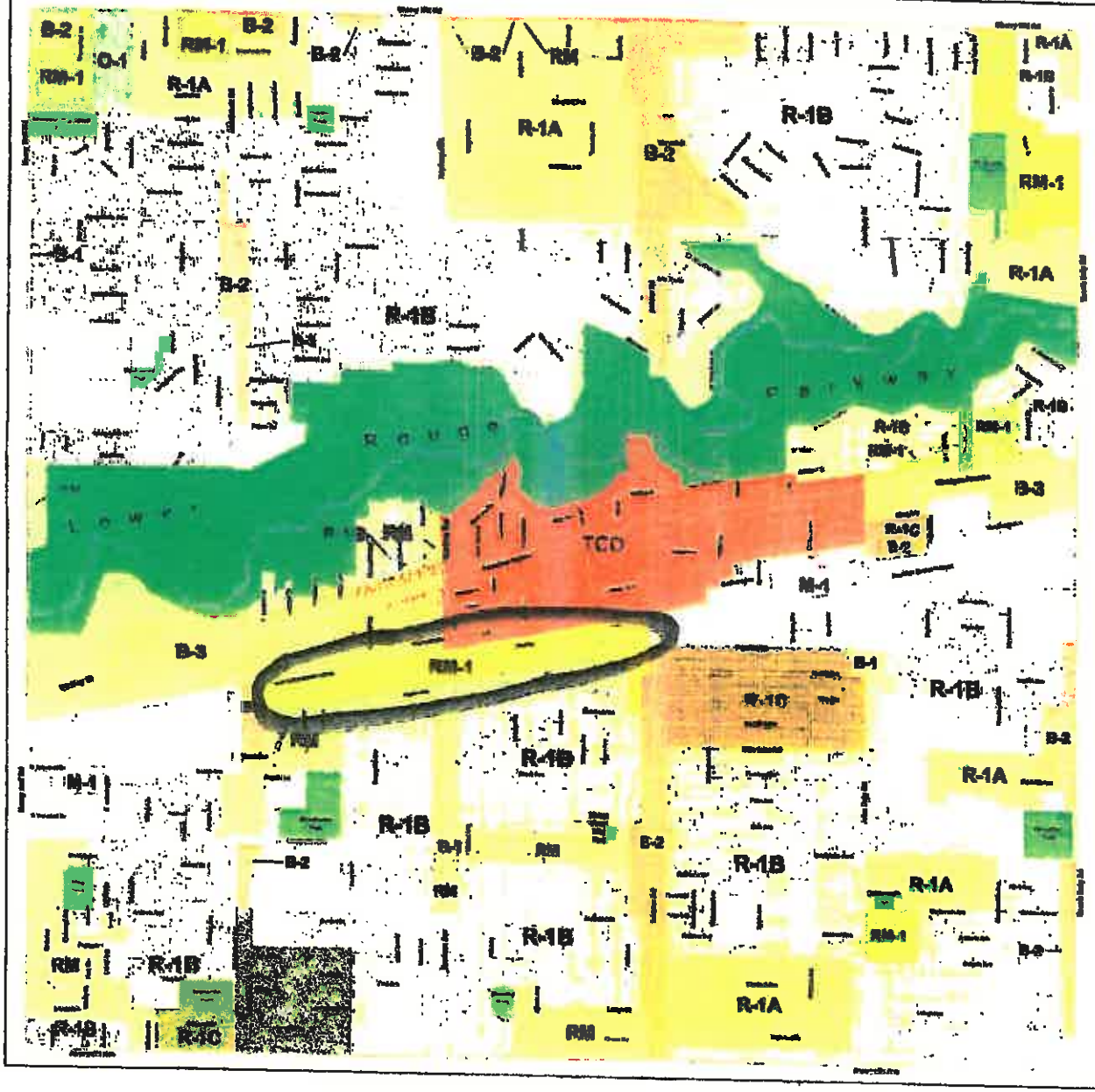


P30

S.E. 1/4 SECTION 25
CITY OF INKSTER
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN


REZONING
ASSESSOR'S
INKSTER PLAT No. 6
MICHIGAN CENTRAL RAILROAD
R. OF W.
105 FT. WD.
SUBDIVISION
CHERRY AVE.
BEECH ST.
BEECH AVE.
80 FT. WD.
CARVER
99
INKSTER
SCHOOL DISTRICT
15.17 Ac.
CITY OF INKSTER
MIDDLEBELT
NORTHLAND
FAIRVIEW
AVENUE
BEARDSLEY
AGNES
REYNOLDS AVE.
SUB.
S.W. 1/4 SECTION 25
CITY OF INKSTER
T. 2 S. R. 9 E.

P31



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

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor **Date: April 11, 2017**

From: Nate Ford
Economic Development, Director **Date for Council Consideration: April 17, 2017**

ACTION REQUESTED: Consider approval of an offer to purchase (Case # LD 17-03) four (4) residential properties: 1) 26108 Andover (legally described as LOT 121 Also S½ ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR); 2) 26089 Lehigh (legally described as LOT 420 Also N ½ ADJ VAC ALLEY ROUGELVANIA SUB No. 1 T2S R10E L54 P81 WCR); 3) 3236 Walnut (legally described as LOT 736 WOLVERINE TRACTOR SUB T2S R9E L38 P34 WCR); and 4) 3902 Walnut (legally described as LOT 124 ALSO E ½ ADJ ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR) in the total amount of $8,040.00 ($2,010.00 per property) to Badr Bakry.

Current Action ____X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

Badr Bakry has made application to purchase four (4) single-family dwellings as follows:

1) 26108 Andover (Property ID # 024-01-0121-000): Legally described as LOT 121 Also S½ ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR. It is located on the north side of Andover Ave between Meadowdale Ave and Bayhan Ave near the beginning of the block.

2) 26089 Lehigh (Property ID # 024-02-0420-000): Legally described as LOT 420 Also N ½ ADJ VAC ALLEY ROUGELVANIA SUB No. 1 T2S R10E L54 P81 WCR. It is located on the west side of Lehigh between Meadowdale Ave and Beech Daly near the end of the block.

3) 3236 Walnut (Property ID # 010-06-0736-000): Legally described as LOT 736 WOLVERINE TRACTOR SUB T2S R9E L38 P34 WCR. It is located on the west side of Walnut between Chestnut Ave and Beech Ave near the middle of the block.

4) 3902 Walnut (Property ID # 014-03-0124-000): Legally described as LOT 124 ALSO E ½ ADJ ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR. It is located on the west side of Walnut between Carlysle Ave and Andover Ave near the end of the block.

A picture and maps for each property are attached. The applicant is looking to renovate the properties, bring them up to comfortable livable standards and secure tenants for lease.

SCOPE OF SERVICES

Preparation and execution of purchase agreements, quit claim deeds, property transfer affidavits, and recording the deeds. It is highly recommended that the applicant complete title searches for the properties.

JUSTIFICATION

The properties are located in the R-1B zoning district (One Family Residential). The intended use of the properties is an authorized use. The applicant is offering to purchase the subject properties for $2,010.00 each. Comparable sales prices are provided (see attached). Per the applicant, repairs include the following: plumbing throughout the houses, updated electrical, updates to bathrooms and

kitchens, flooring, drywall, and complete debris removal. Based on the amount of the repairs and condition of the properties, the offering price is reasonable.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

The applicant has offered $2,010.00 for 26103 Andover; $2,010.00 for 26089 Lehigh; $2,010.00 for 3236 Walnut; and $2,010.00 for 3902 Walnut. Deposits of $600.00 where submitted for each of the properties.

PROJECT TIME TABLE

Upon approval by Council, closing will occur within thirty (30) days.

RESOLUTION

Authorization is hereby given to sell four (4) residential properties: 1) 26108 Andover (legally described as LOT 121 Also S½ ADJ VAC ALLEY FRANK H. FELLRATHS SUB T2S R10E L33 P58 WCR); 2) 26089 Lehigh (legally described as LOT 420 Also N ½ ADJ VAC ALLEY ROUGELVANIA SUB No. 1 T2S R10E L54 P81 WCR); 3) 3236 Walnut (legally described as LOT 736 WOLVERINE TRACTOR SUB T2S R9E L38 P34 WCR); and 4) 3902 Walnut (legally described as LOT 124 ALSO E ½ ADJ ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR) in the total amount of $8,040.00 ($2,010.00 per property) to Badr Bakry subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale ($5,640.00), paying the cost of recording the deeds ($72.00), entering into purchase agreements, and executing property transfer affidavits.

Finally, it is highly recommended that the applicant complete a title searches of the properties.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

44 024 01 0121 000 26108 ANDOVER 05-07-15

Deposit/Administrative Fee Received _____
Date Received _____
Case # _____

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name BADR BAKERY

Applicant's Address 25121 FORD RD. DEARBORN MI 48128

Applicant's Phone Number: (313) 722-7441

Proposed Owner's Name (as indicated on deed): BADR BAKERY

PROPERTY INFORMATION -- Purchase Offer $ 7010

Property Location: on _____ side of _____ Street/Avenue

Between _____ Street/Avenue and _____ Street/Avenue

Tax ID, Legal Description, **and Address** if Structure 44024010121000

31A121 LOT 121 ALSO S 1/2 ADJ VAC ALLEY FRANK H. Fell PATHS SUB T2S R10E L33 P58 WCR (commonly known as 26108 Andover Inkster MI

Parcel Size: _____ (Width) _____ X (Length) _____ Current Zoning Residential

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

Summary of Proposed Use: Investment
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of $ 600 .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.

_____ 2-28-17
Applicant's Signature Date

_____
Broker's Name

bing maps

26108 Andover Ave, Inkster, MI 48141

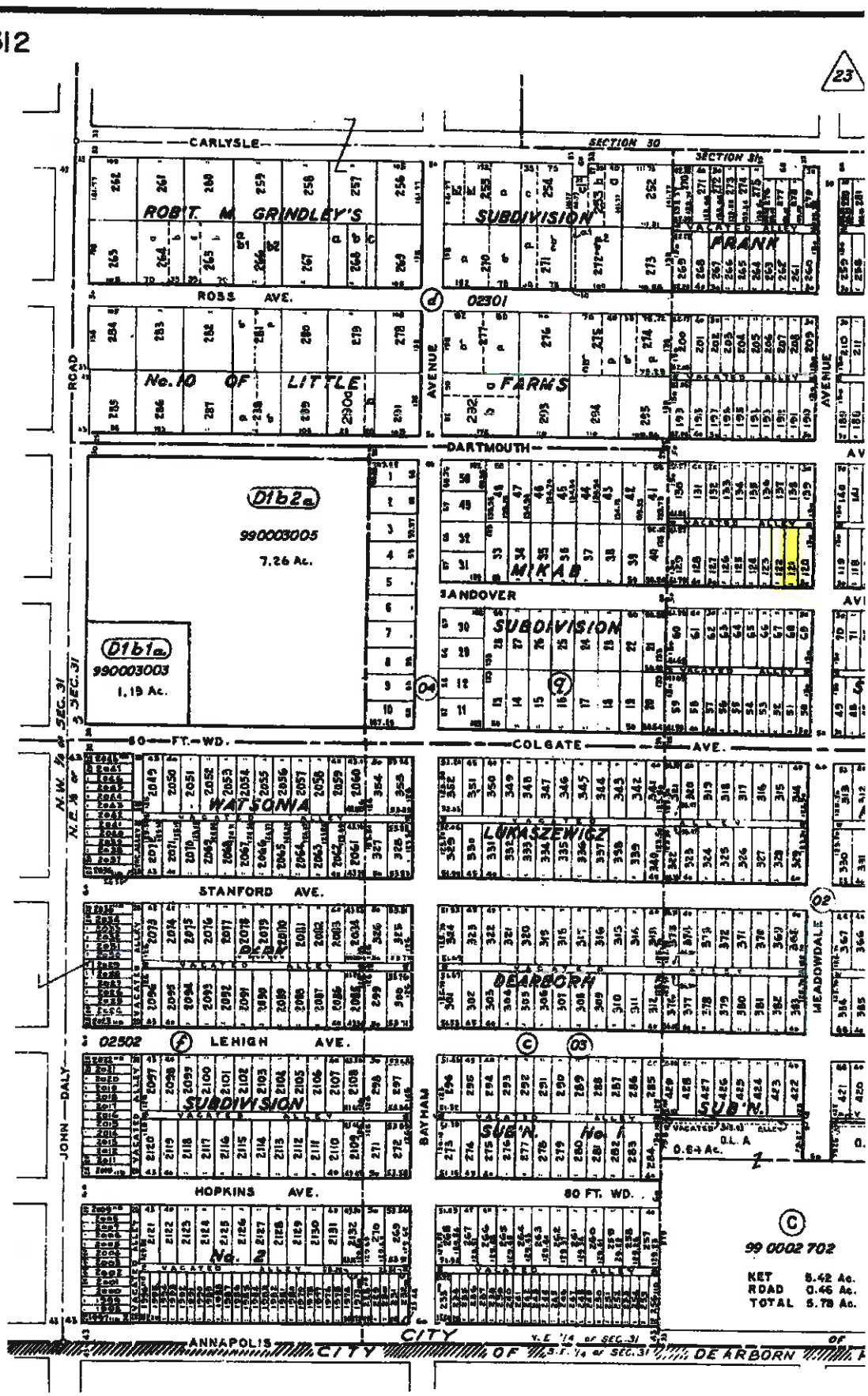
Google Maps 26108 Andover St

Imagery ©2017 Google, Map data ©2017 Google 200 ft

26108 Andover St

Inkster, MI 48141

82-09-312



Date 3-2-35
Drawn by JANETTE - ADAMS
Checked by
Approved by
Revised ... 8-17-42
4-21-86 7-13-44 7-24-85
5-30-90 8-16-45 7-3-96
5-25-46 3-2-00
2-20-50 3-11-05
4-9-56
11-21-56
6-27-57
3-18-58
8-5-58
4-27-59
7-14-59
2-25-60
7-9-62
5-17-63
11-20-64
10-12-65
8-2-68
4-23-69
8-14-70
5-30-72
10-12-72
1-8-73
5-12-81
6-20-83

Deposit/Administrative Fee Received _____
Date Received _____
Case # _____

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Badr Bakry

Applicant's Address 25121 Ford RD Dearborn Mt 48128

Applicant's Phone Number: (313) 722-7441

Proposed Owner's Name (as indicated on deed): Badr Bakry

PROPERTY INFORMATION -- Purchase Offer $ 2010

Property Location: on _____ side of _____ Street/Avenue

Between _____ Street/Avenue and _____ Street/Avenue

Tax ID, Legal Description, **and Address** if Structure 44024020420000

31B420 LOT 420 ALSO N 1/2 ADJ VAC Alley Rouge Vanita SUB NO. 1 T2S R10E L54 P81 WCR (Commonly Known as 26089 (Lehigh) INKSTER MI)

Parcel Size: _____ (Width) _____ X (Length) _____ Current Zoning Residential

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

Summary of Proposed Use: Investment
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of $ 1000.00 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.

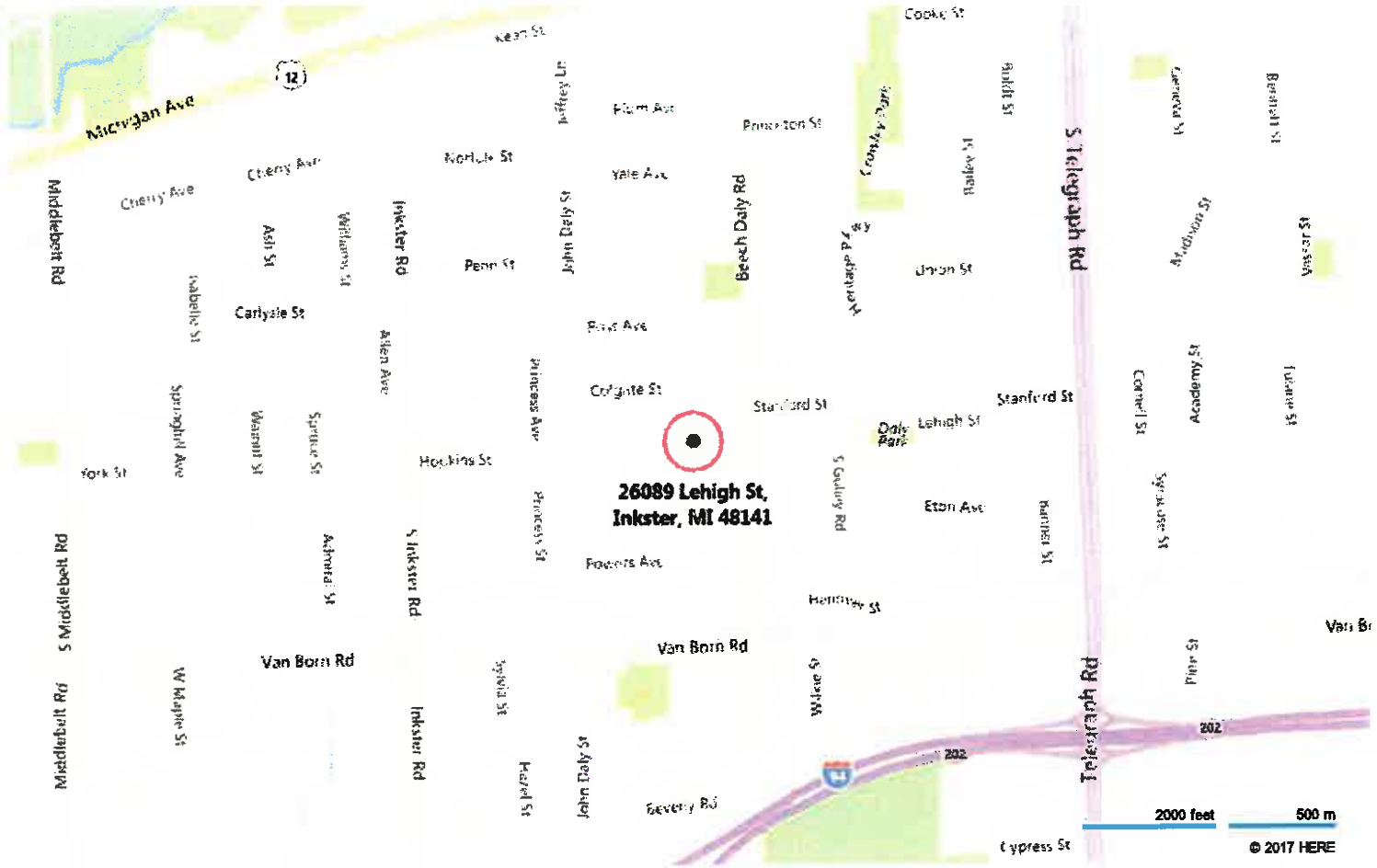
NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

_____ 2-28-17
Applicant's Signature Date

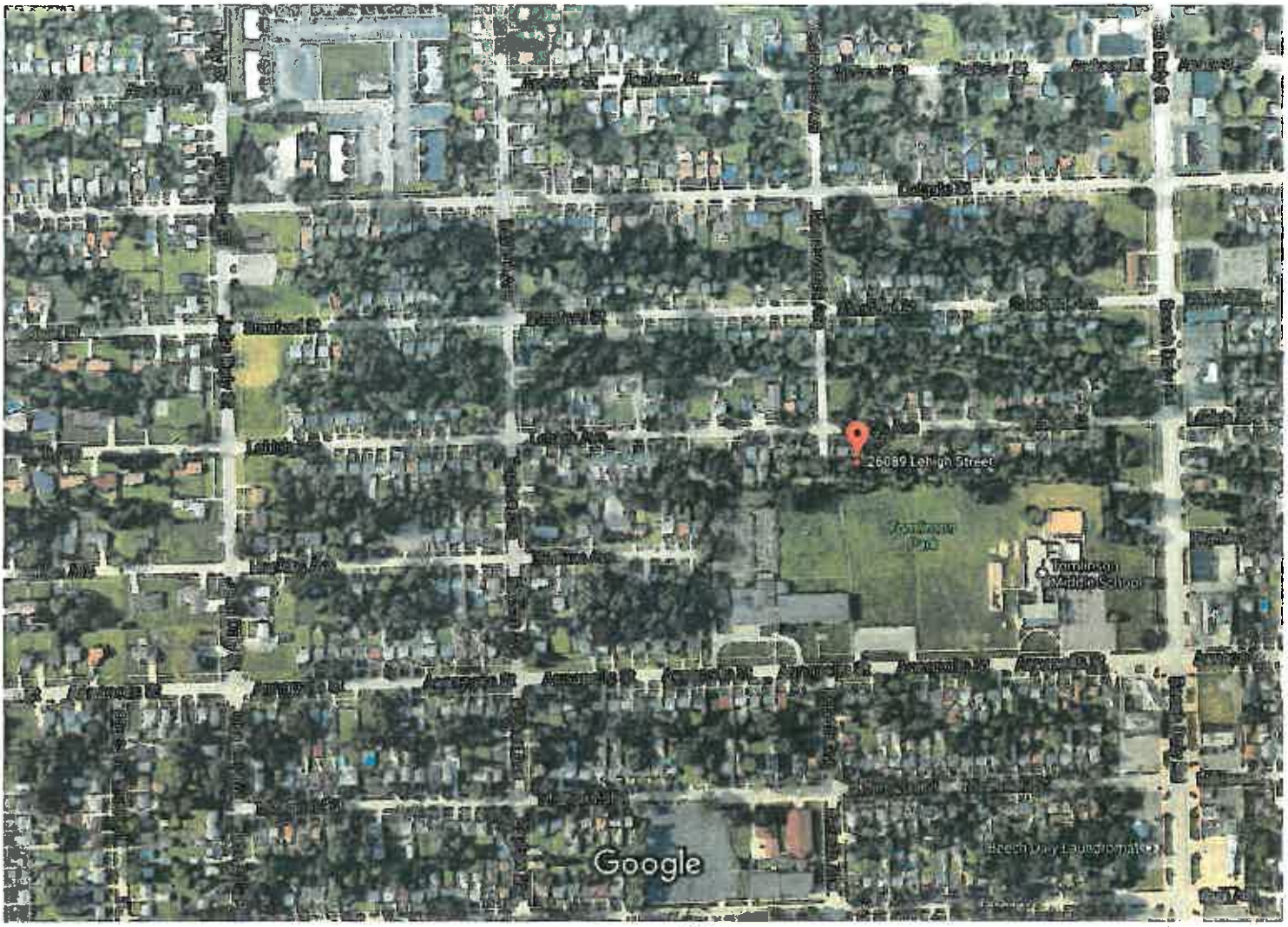
Stephanie Tyler
Broker's Name

bing maps

26089 Lehigh St, Inkster, MI 48141



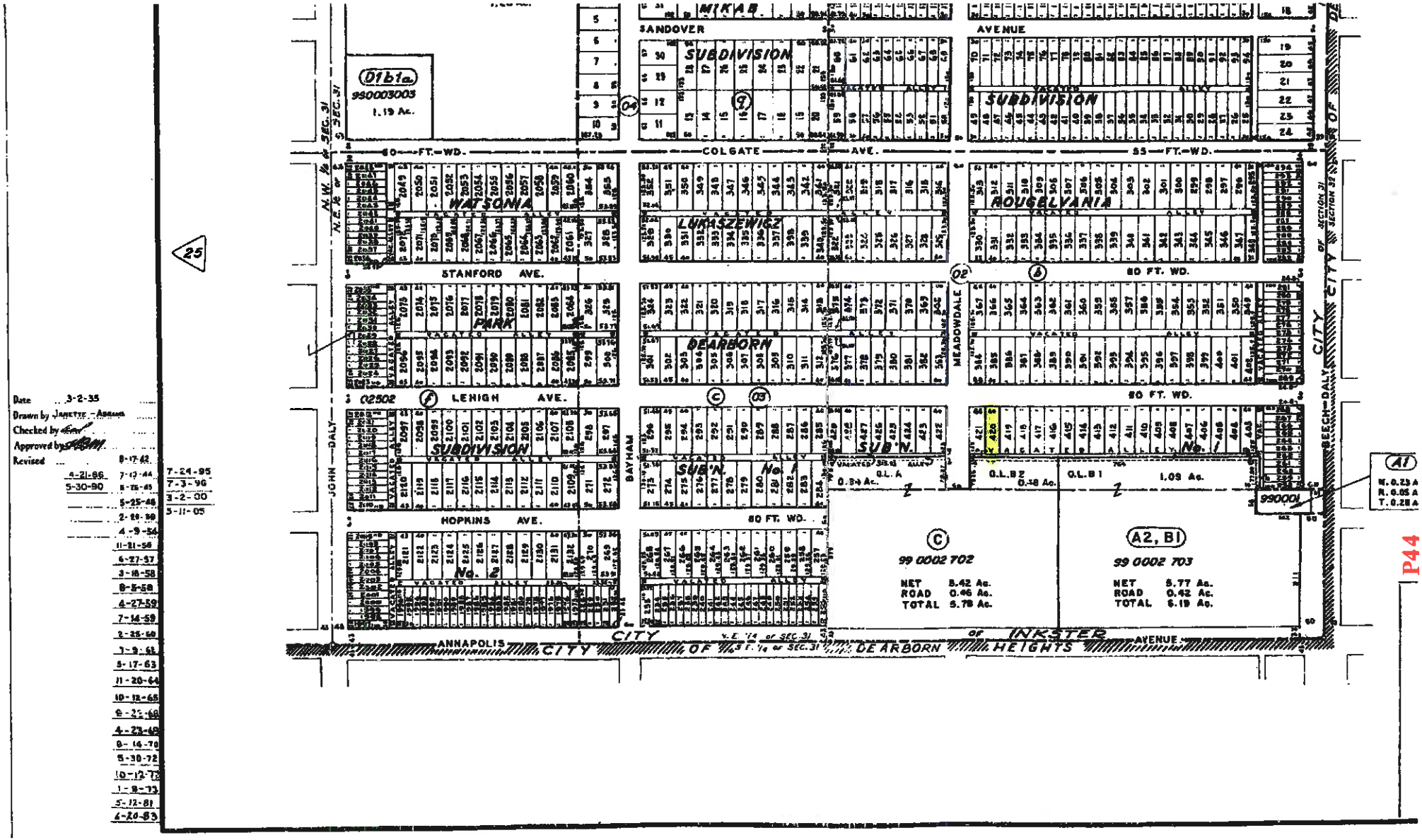
Google Maps 26089 Lehigh St



Imagery ©2017 Google, Map data ©2017 Google 200 ft

26089 Lehigh St

Inkster, MI 48141



Date ... 3-2-35
Drawn by JANETTE - ADAMS
Checked by
Approved by
Revised ... 8-17-42

4-21-86	7-19-44	7-24-95
5-30-90	8-15-45	7-3-96
	5-25-46	3-2-00
	2-28-50	5-11-05
	4-9-54	
	11-21-56	
	4-27-57	
	3-18-58	
	8-5-58	
	4-27-59	
	7-14-59	
	2-25-60	
	7-9-61	
	5-17-63	
	11-20-64	
	10-18-65	
	6-22-68	
	4-23-69	
	8-14-70	
	5-30-72	
	10-12-73	
	1-8-75	
	5-12-81	
	4-20-83	

44 010 06 0736 000 3236 WALNUT 5-4-2015

Deposit/Administrative Fee Received _____
Date Received _____
Case # _____

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Bade Bakry

Applicant's Address 25121 Ford Rd Dearborn MI 48128

Applicant's Phone Number: (313) 722-7441

Proposed Owner's Name (as indicated on deed): Bade BAKRY

PROPERTY INFORMATION -- Purchase Offer $ 2010

Property Location: on West side of Walnut Street/Avenue

Between Chestnut Street/Avenue and Beech Street/Avenue

Tax ID, Legal Description, **and Address** if Structure 44010006073600000

254736 LOT 736 Wolverine Tractor Sub T2S R9E L38 P34 WCR (Commonly known as 32336 Walnut Inkster MI)

Parcel Size: 3035 (Width) 35 X (Length) 104 Current Zoning Residential

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

Summary of Proposed Use: Investment
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of $ 000.00 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.

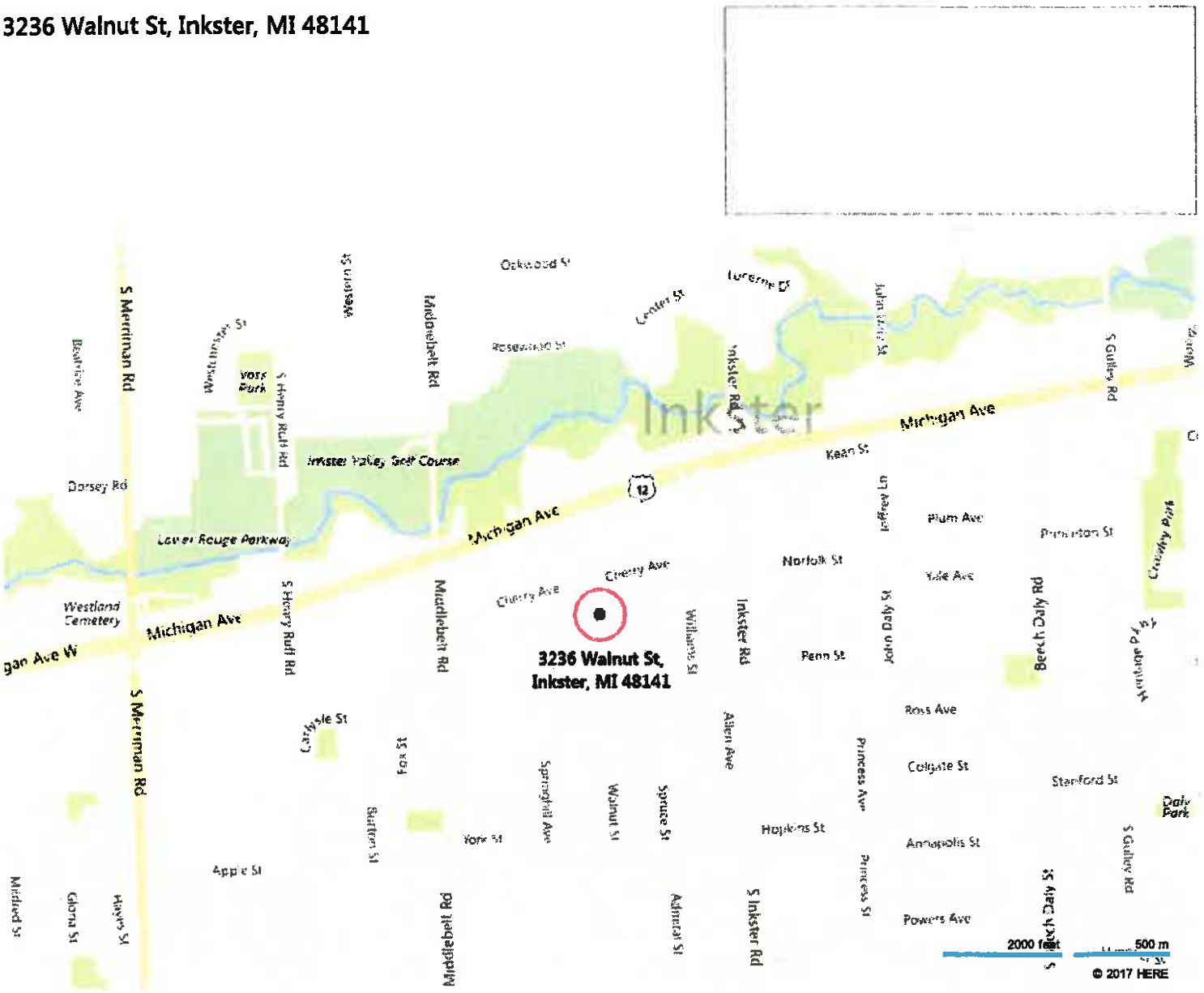
NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

Applicant's Signature _____ Date 2-28-17

Broker's Name _____

bing maps

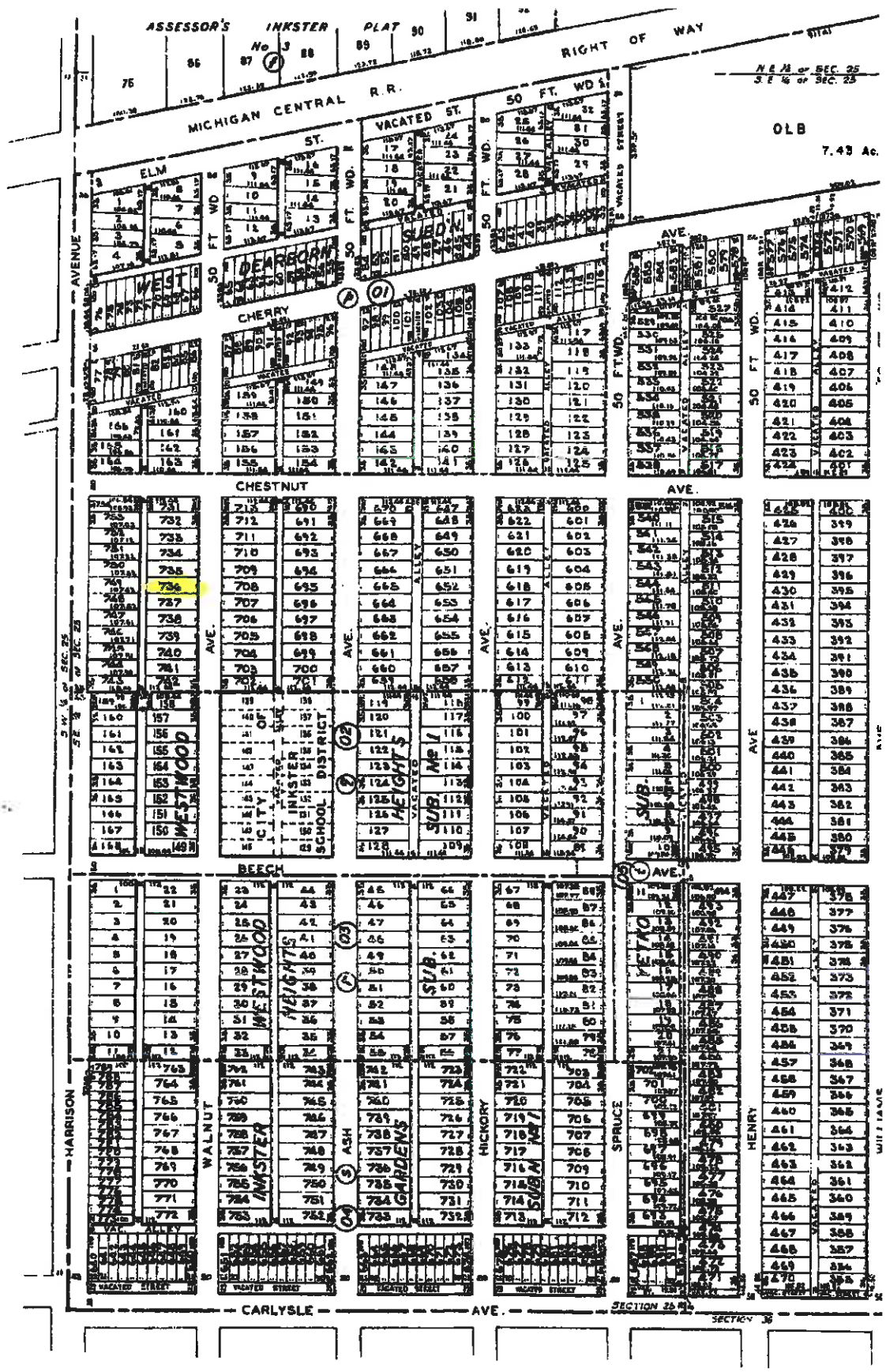
3236 Walnut St, Inkster, MI 48141



Google Maps 3236 Walnut St

3236 Walnut St

Inkster, MI 48141



Date 6-1-36
Drawn by Abrams
Checked by
Approved by
Revised
2-23-38
4-27-38
7-25-39
6-1-40
6-1-41
9-8-42
1-25-45
7-19-45
8-9-48
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8-1-55
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3-24-76
6-20-83
2-14-85
5-26-88
11-10-89
5-30-90
5-1-05

44 014 03 0124 000 3902 WALNUT 01-29-2015

Deposit/Administrative Fee Received _____
Date Received _____
Case # _____

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Bade Bakry

Applicant's Address 25121 Ford Rd Dearborn Mt 48128

Applicant's Phone Number: (313) 722-7441

Proposed Owner's Name (as indicated on deed): Badr Bakry

PROPERTY INFORMATION -- Purchase Offer $ 2010

Property Location: on _____ side of _____ Street/Avenue

Between _____ Street/Avenue and _____ Street/Avenue

Tax ID, Legal Description, **and Address** if Structure 44014030124000

3(0C12H LOT 124 A/SO E 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR (Commonly Known as 3902 Walnut Inkster MI 48141)

Parcel Size: _____ (Width) _____ X (Length) _____ Current Zoning Residential

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

Summary of Proposed Use: Investment
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of $ 600 .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.

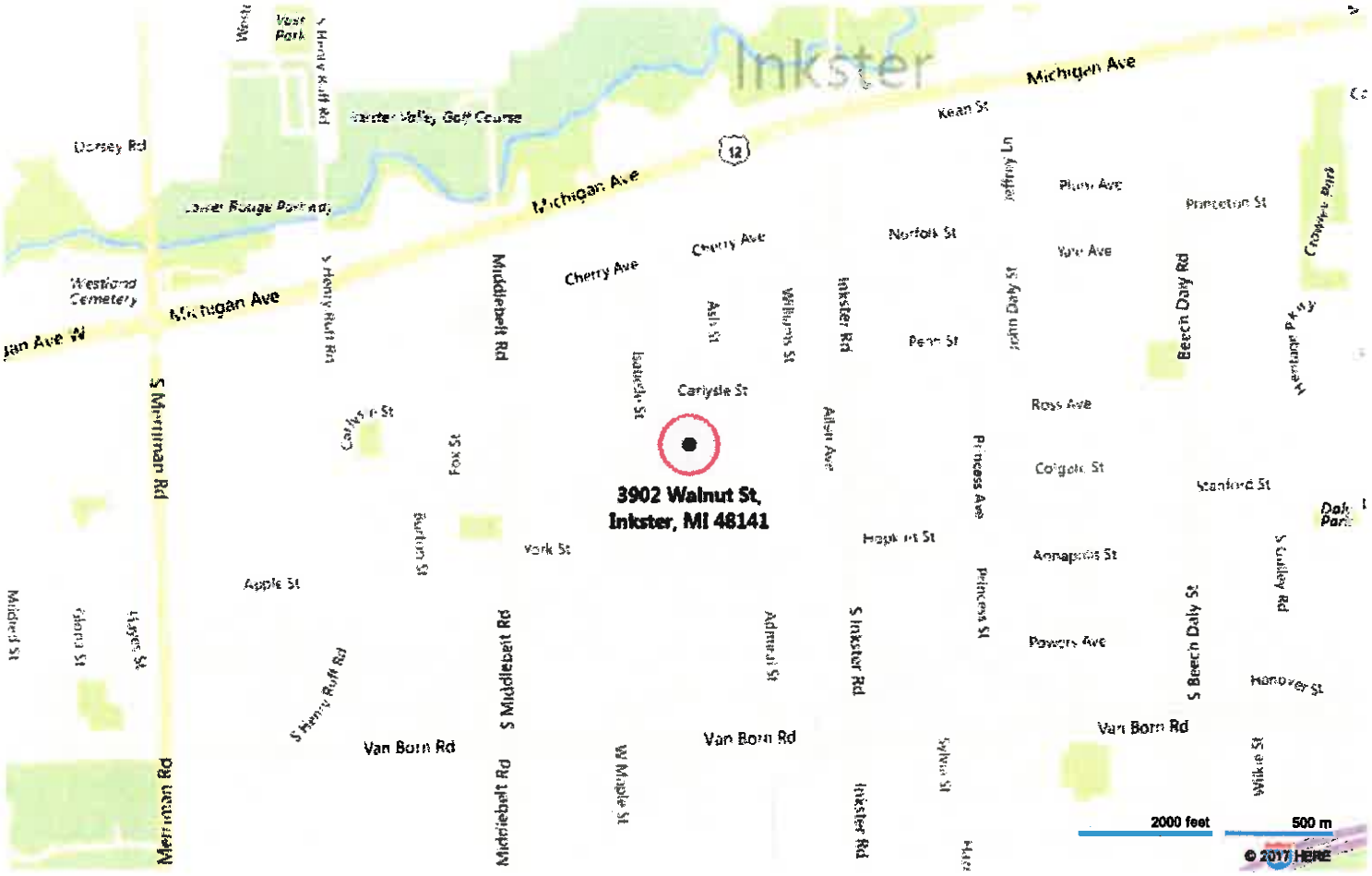
NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

_____ 2-28-17
Applicant's Signature Date

_____
Broker's Name

bing maps

3902 Walnut St, Inkster, MI 48141



Google Maps 3902 Walnut St

Imagery ©2017 Google, Map data ©2017 Google 200 ft

3902 Walnut St

Inkster, MI 48141

82-08-362

10

15

6-1-40
7-24-45
8-20-46
6-14-51
4-7-53
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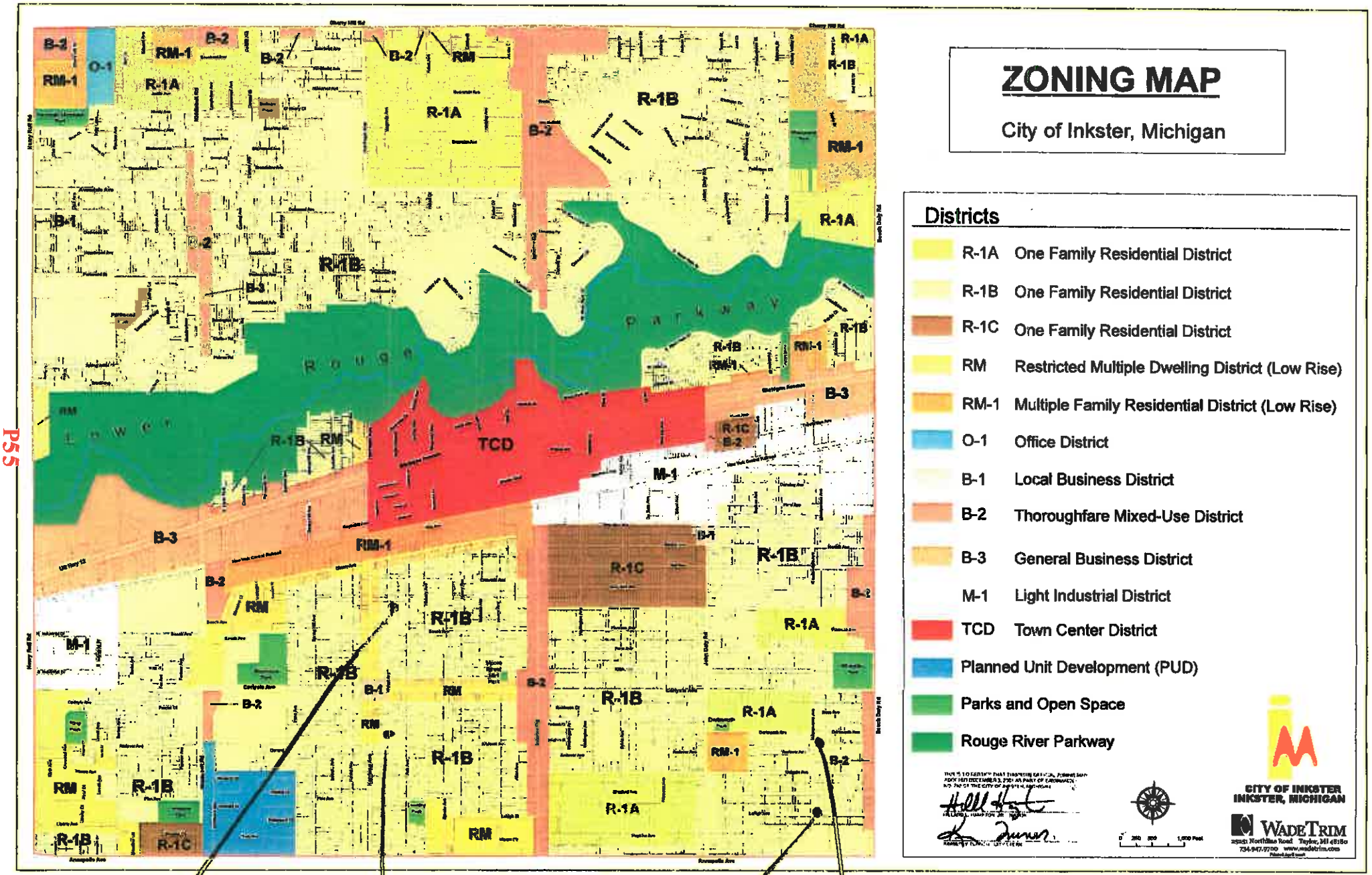
ZONING MAP
City of Inkster, Michigan
Districts
R-1A One Family Residential District
R-1B One Family Residential District
R-1C One Family Residential District
RM Restricted Multiple Dwelling District (Low Rise)
RM-1 Multiple Family Residential District (Low Rise)
O-1 Office District
B-1 Local Business 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
Rouge Parkway
CITY OF INKSTER
INKSTER, MICHIGAN
WADE TRIM
3236 WALNUT
3902 WALNUT
26089 LEHIGH
26108 ANDOVER

P55

PEGGY JORDAN

peggy.jordan@comcast.net

3740 SPRUCE Street, Inkster 48141-2922

MLS#: 216050761 | Area: 05080 - Inkster | Trans Type: Sale | LP: $2,600
County: Wayne | School D: Taylor | OLP: $4,200
Status: Sold | SP: $2,600

1 / 1

Location Information
Prop Type: Residential
City: Inkster
Mailing City: Inkster
Side of Street:
Location: S of MICHIGAN / E of MIDDLEBELT
Directions: OFF CARLYSLE

Parking
Garage: No
Grg Sz: No Garage
Grg Dim:
Grg Feat:

Lot Information
Acreage: 0.1
Lot Dim: 35.00X121.00
Rd Front Ft: 35

Square Footage
Sqft Source: PRD
Est Fin Abv Gr: 796
Est Fin Lower:
Est Tot Lower:
Est Tot Finished: 796

Layout
Rooms: 6
Beds: 2
Baths: 1.0
Arch Style: Ranch
Arch Level: 1 Story

Waterfront Information
Wtrfrnt Name:
Wtrfrnt Desc:
Wtrfrnt Feet:
Water Frt Feet:

General Information
Year Built: 1938
Year Remod:
Possession: 0

Features

Foundation: Crawl
Heat & Fuel: Natural Gas, Hot Water
Wtr Htr Fuel:
Water Source: Municipal Water
Fndtn Mtrls: Block
Cooling:
Road Frontage: Paved
Sewer: 3rd Party Unknown

Room Information

Room	Level	Dimensions	Floor Cover	Room	Level	Dimensions	Floor Cover
Bath - Full	Entry	6 x 6		Bedroom	Entry	8 x 8	
Bedroom - Mstr	Entry	10 x 10		Dining Room	Entry	12 x 12	
Kitchen	Entry	10 x 10		Living Room	Entry	12 x 12	

Legal/Tax/Financial

Property ID: 44014038564000 | Short Sale: No | Home Warranty: No | Ownership: Fannie MAE/Freddie
Tax Summer: $432 | Tax Winter: $156 | Homestead: Yes | Oth/Sp Amnt:
Legal Desc: 38CS64 LOT 564 ALSO E 1/2 ADJ VAC ALLEY INKSTER GARDENS SUB T2S R9E L48 P73 WCR
Subdivision: INKSTER GARDENS SUB
Terms Offered: Cash

Office Information

List Office: Century 21 Castelli

Remarks

Pub Rmks: SUPER VALUE 2 BEDROOM RANCH,DINING ROOM,UTILITY ROOM,DOORWALL.INVESTORS CAN SEE ANYTIME.ADAMA. ROOM SIZES ARE JUST AN ESTIMATE.

Sold Information

Sold Price: $2,600 | Sold Date: 09/21/16 | Financing: Cash Sale
Sell Concession: No | Concession Type: | Concession Amt:

Data not guaranteed. Verify independently. All warranties, express or implied, disclaimed.
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PEGGY JORDAN

peggy.jordan@comcast.net

26714 TROWBRIDGE Street, Inkster 48141-2340

MLS#: 21608481Z2 | Area: D5080 - Inkster | Trans Type: Sale | LP: $6,000 | DLP: $11,000 | SP: $6,000
County: Wayne | School D: Westwood
Status: Sold

1 / 13

Location Information
Prop Type: Residential
City: Inkster
Mailing City: Inkster
Side of Street:
Location: S of Michigan Ave / W of Beech Daly
Directions: Beech Daly to Trowbridge

Square Footage
Sqft Source: PRD
Est Fin Abv Gr: 972
Est Fin Lower:
Est Tot Lower: 747
Est Tot Finished: 972

Waterfront Information
Wtrfrnt Name:
Wtrfrnt Desc:
Wtrfrnt Feet:
Water Frt Feet:

Parking
Garage: Yes
Grg Sz: 2 Car
Grg Dim:
Grg Feat: Detached

Layout
Rooms: 7
Beds: 2
Baths: 1.1
Arch Style: Ranch
Arch Level: 1 Story

Lot Information
Acreage: 0.13
Lot Dim: 43x128
Rd Front Ft: 43

General Information
Year Built: 1948
Year Remod:
Possession: Immediately

Features

Foundation: Basement
Basement: Unfinished
Porch Type: Porch
Firepl Fuel: Natural
Heat & Fuel: Natural Gas, Forced Air
Wtr Htr Fuel: Natural Gas
Water Source: Municipal Water

Fndtn Mtrls: Poured
Roof Mtrls: Asphalt
Fireplace Loc: Living Room
Cooling: Central Air
Road Frontage: Paved
Sewer: Sewer-Sanitary

Room Information

Room	Level	Dimensions	Floor Cover	Room	Level	Dimensions	Floor Cover
Bath - Full	Entry	6 x 5		Bath - Lav	Lower	5 x 4	
Bedroom	Entry	10 x 9		Bedroom - Mstr	Entry	10 x 9	
Family Room	Entry	14 x 13		Kitchen	Entry	15 x 9	
Living Room	Entry	16 x 15					

Legal/Tax/Financial

Property ID: 44030020060000 | Short Sale: No | Home Warranty: No | Ownership: Fannie MAE/Freddie
Tax Summer: $6,053 | Tax Winter: $538 | Homestead: Yes | Oth/Sp Asmnt: 318
Legal Desc: SIDE LOT 60 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 WCR
Subdivision: WESTWOOD SUB OF J W DALY FARM
Terms Offered: Cash

Office Information

List Office: WEICHERT,REALTORS®-Case Realty

Remarks

Pub Rmks: Cute 2 bedroom ranch with a full basement, fireplace, family room and garage. This is a Fannie Mae REOproperty.

Sold Information

Sold Price: $6,000 | Sold Date: 10/27/16 | Financing: Cash Sale
Sell Concession: No | Concession Type: | Concession Amt:

Click on the arrow to hide Additional Photos

Data not guaranteed. Verify independently. All warranties, express or implied, disclaimed.
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PEGGY JORDAN

peggy.jordan@comcast.net

3434 MOORE Street, Inkster 48141-2296

MLS#: 216113655 | Area: 82000 - Inkster | Trans Type: Sale | LP: $6,500
County: Wayne | School D: Taylor | OLP: $6,500
Status: Sold | SP: $6,500

1 / 22

Location Information
Prop Type: Residential
City: Inkster
Mailing City: Inkster
Side of Street:
Location: S of Michigan / W of Inkster
Directions: MICHIGAN TO INKSTER RIGHT ON CHESTNUT LEFT ON MOORE

Square Footage
Sqft Source: PRD
Est Fin Abv Gr: 672
Est Fin Lower:
Est Tot Lower: 864
Est Tot Finished: 672

Waterfront Information
Wtrfrnt Name:
Wtrfrnt Desc:
Wtrfrnt Feet:
Water Frt Feet:

Parking
Garage: Yes
Grg Sz: 1 Car
Grg Dim:
Grg Feat: Detached

Layout
Rooms: 7
Beds: 3
Baths: 1.0
Arch Style: Ranch
Arch Level: 1 Story

Lot Information
Acreage: 0.09
Lot Dim: 35.00X108.82
Rd Front Ft: 35

General Information
Year Built: 1945
Year Remod:
Possession: IMMED

Features

Foundation: Basement
Basement: Unfinished
Heat & Fuel: Natural Gas, Forced Air
Wtr Htr Fuel:
Water Source: Municipal Water

Fndtn Mtrls: Other
Cooling:
Road Frontage: Paved
Sewer: Sewer-Sanitary

Room Information

Room	Level	Dimensions	Floor Cover	Room	Level	Dimensions	Floor Cover
Bath - Full	Entry			Bedroom	Entry	10 x 9	
Bedroom	Entry	8 x 10		Bedroom - Mstr	Entry	11 x 10	
Dining Room	Entry	8 x 8		Kitchen	Entry	8 x 9	
Living Room	Entry	12 x 11					

Legal/Tax/Financial

Property ID: 440100060260000 | Short Sale: No | Home Warranty: No | Ownership: Bank - Owned
Tax Summer: $790 | Tax Winter: $395 | Homestead: No | Oth/Sp Asmnt: 78.35
Legal Desc: 25U26D LOT 260 WOLVERINE TRACTOR SUB T2S R9E L36 P34 WCR
Subdivision: WOLVERINE TRACTOR SUB
Terms Offered: Cash

Office Information

List Office: Encore Realty

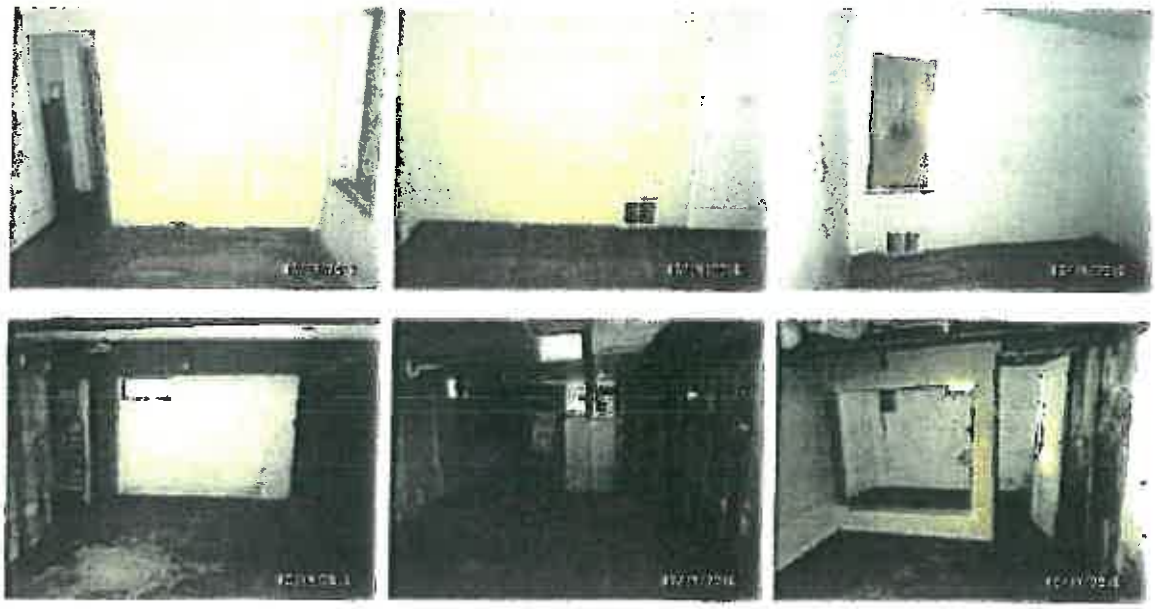
Remarks

Pub Rmks: Charming 3 Bedroom, 1 Bath, Brick Bungalow with a 1 car detached garage. Great opportunity for investors PROPERTY HAS A LOT OF POTENTIAL. LOCATED NEAR MANY SHOPPING AREAS. GREAT OPPORTUNITY FOR AN INVESTMENT. ALL DATA APPROX; BUYER/ BUYER'S AGENT TO VERIFY ALL INFO.

Sold Information

Sold Price: $6,500 | Sold Date: 12/29/16 | Financing: Cash Sale
Sell Concession: No | Concession Type: | Concession Amt:

Click on the arrow to hide Additional Photos



Data not guaranteed. Verify independently. All warranties, express or implied, disclaimed.
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