INKSTER CITY COUNCIL

October 1, 2018
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. Discussion on pros and cons for barricades in Inkster Public Housing
   C. Demolition discussion (Sharde Fleming)

Public Participation (limit to 3 minutes)

3. 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).

4. Adjournment

October 1, 20187

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. Wayne Westland Bond Presentation – Dr. Shelly Holt

4. Public Hearing

5. Consent Agenda

   A. September 17, 2018 Regular City Council Meeting Minutes. **Pg. 1**
   B. Allen Brother's & Attorney's PLLC Invoice $34,844.50 **Pg. 5**

6. Boards and Commissions

   A. Update of current list of appointments to Boards & Commissions. **Pg. 6**

7. Previous Business

8. Ordinance(s)

   A. First Reading(s)

   B. Second Reading(s)

9. New Business

   A. Discussion/Action: (Jerome Bivins) Consider authorizing the Administration to accept the proposal from Alfred Benesch & Company to put together a Sewer system – Hydraulic Modeling – Phase I Data Collection on a time and material basis in an amount not to exceed $30,000.00. Funding source will be the Water and Sewer Fund budget. **Pg. 13**

   B. Discussion/Action: (Adrianna Jordan) Consider approval of a Special Land Use (SLU 17-16) for a proposed Medical Marijuana Cultivation Facility to be located in a

new purpose-built structure at 2424 John Daly in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission. Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant. **Pg.17**

C. Discussion/Action: (Adrianna Jordan) Consider approval of a Special Land Use (SLU 17-17) for a proposed Medical Marijuana Processing Facility to be located in a new purpose-built structure at 2424 John Daly in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission. Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant. **Pg. 49**

D. Discussion/Action: (Adrianna Jordan) Council to offer a first reading of text amendments (TA 18-18) to the City's Zoning Ordinance to address zoning and site improvement requirements for mobile food vendors (food trucks) and mobile food courts per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information". **Pg. 81**

E. Discussion/Action: (Sharde Fleming) Consider implementation of an Inkster Nuisance Abatement Program (iNAP) that would expedite blight elimination through rehabilitation and demolition. **Pg. 130**

F. Discussion/Action: (Sharde Fleming) Consider approval of an offer (Case #17-57) to one (1) residential parcel located on the south side of Princeton Street and Sylvia St and Princess Ave. and is legally described as 30J771 LOT 771 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Parcel I.D. 44 022 01 0771 000) in the total amount of $300 to HennepinHouse LLC (Christine Master). **Pg. 132**

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

September 17, 2018
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, September 17, 2018

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

A. Agenda Discussion
B. Letter of Intent for Solar Energy Project for the City of Inkster
(Jason Dixon presentation)
C. Discussion RE: Copper Rules

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to go into Executive Session 6:46 p.m. to discuss pending litigation, personnel and land sales in accordance with MCL 15.286 (e). Motion carried unanimously

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Mitchell adjourn the closed Executive Session at 7:00 p.m. – Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:05 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 Teresa Moton

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 add items "C" and "D" under New Business. 9-18-192R - Motion carried.

Presentations/Discussion

Public Hearings

Consent Agenda

A. September 4, Regular City Council Meeting Minutes.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve the consent agenda.
Resolution 9-18-193R – Motion carried.

Boards and Commission

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

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to place the Inkster Housing Commissioners on staggered terms.
Resolution 9-18-194R – Motion carried.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to re-appoint Mable Stroman to the Inkster Housing Commission
Resolution 9-18-195R – Motion carried.

Previous Business

Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

New Business

A. Discussion/Action: (Sharde Fleming) Consider approval of offer to purchase (Case # LD 17-56) one (1) vacant residential lot which is located on the west side of Harrison Ave. between Pine and Andover Ave. and is legally described as *36D1115 TO 1116* LOTS 1115 AND 1116 --- DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR - K - 73.06 (Property I.D. 44 009 02 1115 300) in the amount of $500 to Marquel and Mario Robinson.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve of offer to purchase (Case # LD 17-56) one (1) vacant residential lot which is located on the west side of Harrison Ave. between Pine and Andover Ave. and is legally described as *36D1115 TO 1116* LOTS 1115 AND 1116 --- DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR - K - 73.06 (Property I.D. 44 009 02 1115 300) in the amount of $500 to Marquel and Mario Robinson.
Resolution 9-18-196R – Motion carried.

B. Discussion/Action: (City Council) Consideration and approval of a Letter of Intent for the Solar Energy Project (Jason Dixon presentation).

Moved by Councilmember Mitchell, Seconded by Councilmember Chisholm to approve of a Letter of Intent for the Solar Energy Project (Jason Dixon presentation).
Resolution 9-18-197R – Motion carried.

C. Discussion/Action: (City Council) To vote in accordance with the vote taken in closed session (Robert Craig)

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to vote in accordance with the vote taken in closed session. (Robert Craig) Resolution 9-18-198R – Motion carried.

D. Discussion/Action: (City Council) Consideration and approval in support to join the GLWA Lead and Copper Lawsuit.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to add item "D" to the agenda Resolution 9-18-199RR – Motion carried.

Moved by Councilmember Mitchell, Seconded by Mayor Pro-Tem Williams to approve adding the City of Inkster to the GLWA Lead and Copper Lawsuit. Resolution 9-18-199R – Motion carried.

E. Discussion/Action: (City Council) A resolution to host the City Council All District meeting on October 2, 2018 at 6:30 p.m. at City Hall.

Moved by Councilmember Mitchell, Seconded by Councilmember Chisholm to approve a Resolution to host the City Council All District meeting on October 2, 2018 at 6:30 p.m. at City Hall. Resolution 9-18-200R – Motion carried.

City Clerk

- Announced the Last Day to Register to vote of October 9, 2018
- Announced no straight party vote on November 6, 2018 ballot
- Announce AV Applications have gone out in the mail.

City Treasurer

- No Comments

Public Participation

Mayor and Council

- **Councilwoman Watley** – Announced the ICAN Car show on September 22, 2018 from 3:00 p.m. to 7:00 p.m. She further announced District III Advisory meeting on the fourth Thursday's of the month. She stated that the ICAN meeting is immediately after the District Advisory meeting.
- **Councilman Oden** – Asked about the roads in Inkster and how the planning was going for repairs. He stated that Toni Bailey does a wonderful job with the city wide clean-ups. He further stated that after the city is cleaned two weeks later there is trash and dumping again. He lastly stated there is dumping on Parkwood and Rosewood by Central. He said items being dumped are sofas.
- **Councilwoman Mitchell** – Stated the city will be receiving a new emergency light. She said she is glad to see the light come to our city. She announced the Adult Block Party and stated that the person who bring the most people to register to vote will receive one hundred dollars in cash.

The event will be on October 19th at 6:00 p.m. at the Booker Dozier Recreation Complex. She said if it rains there will be a good old fashioned sock hop in the gym.

- **Councilwoman Howard** – No comments.
- **Councilman Chisholm** – No comments.
- **Mayor Pro-Tem Williams** – Announced the Crescent Street Block Club meeting on October 11, 2018 at 6:00 p.m. at the Booker Dozier Recreation Complex and that Crime Stoppers would be at the meeting to discuss crime deterrents. He asked everyone to Shop Inkster.
- **Mayor Nolen** – Announced Lunch with the Mayor on Thursday September 20, 2018. He further announced he would be the ringmaster at the Universal Soul Circus on September 21, 2018 and encouraged residents to purchase tickets online for the event.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made

By Councilmember Oden, Seconded by Mayor Pro-Tem Williams and carried,

the Regular Council meeting of September 17, 2018, was adjourned at 8:15 p.m.

Felicia Rutledge, City Clerk

City of Inkster

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

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Attn: City Manager

09/15/2018
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	$6,000.00
Municipal Legal Services	$3,850.00
Labor	$325.00
Litigation	$24,669.50
Total Invoice for January, 2018	**$34,844.50**

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. 8/06/20
Doris Horne	Exp. 08/06/20
Henry Wade	Exp. 08/06/20
Toni Bailey	Exp. 07/07/19
Dorothy Gardner	Exp. 01/17/20
Gabe Henderson	Exp. 08/06/20
Jean Liddell	Exp. 08/06/20
Iris Long	Exp. 01/17/20
June Patter son	Exp. 01/17/20
Debra Owens	Exp. 05/21/20
Chuck Coleman	Exp. 08/20/20

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. 03/05/2019
Gina Triplett (Alternate)	Exp. 03/05/2019
Lenoria Warmack	Exp. 03/06/2019
Vacant	

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey	Exp. 07/16/20
Kathleen Gibbs	Exp. 02/06/19
Gabe Henderson	Exp. 05/16/18
Avis Love	Exp. 11/6/19
George Williams	Exp. 11/6/19
Vacant	
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Vacant	
Vacant	

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
~~Leon Houston~~	~~Dist. 2~~	~~Exp.~~ Served Notice; Returned
Vacant	Dist. 3	Exp.
Octavia Smith	Dist. 4	Exp. 07/03/20
Thelma Jean Overman	Dist. 5	Exp. 02/06/20
	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~~		Exp. 12/04/11
- (Commission Appointment)		

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

	5 Members	Ordinance 150.140 thru 150.145
Mark Minch (Building Contractor)		Exp. 9/19 (1 Year Term)
Deborah Owens (General Member)		Exp. 9/19 (2 Year Term)
Guy Borrusch General Member)		Exp. 9/19 (2 Year Term)
Dorsey Williams (Contractor)		Exp. 9/20 (3 Year Term)
James Garett (Engineer)		Exp. 9/20 (3 Year Term)

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
Angela Dodson		Exp. 02/19/22
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. 07/17/21
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
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)		

ELECTION COMMISSION

[Per the City Charter; Chapter 4; Section 4.1]
4 Year Term

Council Member (most votes)	
City Attorney	Tenure
City Clerk	Tenure
Catherine Morris (Mayor and Council appointee)	
Vacant (Mayor and Council appointee)	

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

Caroline Smith	Exp. 03/19
Mable Stroman	Exp. 3/22
Ellis Clifton	Exp. 3/19
DaSalla Scott	Exp. 9/20 (Resident Housing)
George Williams	Exp. 10/19

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]
2 Year Term — 7 Members — State Law and Ordinance 196

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	
Jean Liddell	Dist. 6	Exp. 09/18/19
George Mitchell		Exp. 10/16/19
Gabe Henderson	Dist. ???	Exp. 08/20/20

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

Nell 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
Opal Nolen	Dist. 2	Exp. 11/6/19
Vacant	Dist. 3	Exp. 09/15/16
LaWanna Abney-Mitchell	Dist. 4	Exp. 02/19/20
James Richardson, Jr.	Dist. 5	Exp. 02/19/20
Connie R. Mitchell	Dist. 6	Exp. 09/05/19
Tonia Williams	Mayoral	Exp. 02/20/19
Shirley Hankerson	Mayoral	Exp. 05/01/19
Ned Sanders	Council	Exp. 07/07/19
Timothy Williams	?	Exp. 10/2/21

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. 09/20
William Ratliff (Vice-Chair)	Exp. 0419
Lynette Cain (Secretary)	Exp. 05/19
Steven Chisholm (Chair)	Exp. 04/19
Kim Faison	Exp. 01/21

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	
Sandra K.Watley	**City Council Rep**	Exp. 12/18
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. 08/21/20
Vanola Williams	Dist. 5	Exp. 02/06/20
Norma McDaniel	Dist. 6	Exp. 10/05/18
Tom Michelini		Exp. 04/18/19
Teresa Patton		Exp. 08/06/21

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit [Jefferson Barns Community CTR. 32150 Dorsey Westland, MI. 48186]

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. Tenure
Clarence Oden (Alternate)	Exp. Tenure

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

Connie R. Mitchell	Tenure
Brittni Abiolu	Exp. 6/06/22
Avis Love	Exp. 03/20/23
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
Vacant Community	Tenure
Tonia C. Williams	Exp. 02/20/19
Dorothy Gardner	Exp. 11/6/20

NOTES:

___ Vacancies and/or Expired terms

*Has not taken the oath

REQUEST FOR COUNCIL ACTION

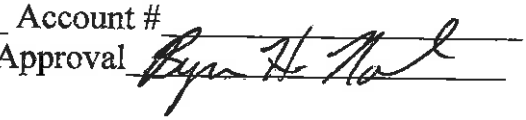
To: Byron Nolen, Mayor **Date: September 21, 2018**

From: Jerome Bivins, DPS Director **Date for Council's Consideration: October 1, 2018**

ACTION REQUESTED: Consider authorizing the Administration to accept the proposal from Alfred Benesch & Company to put together a Sewer system –Hydraulic Modeling –Phase-1 Data Collection on a time and material basis in an amount not to exceed $30,000.00. Funding source will be the Water and Sewer Fund budget.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval 

BACKGROUND:

We have received several notices from the Michigan Department of Environmental Quality (MDEQ) in reference to our sewer system not being in compliance with their requirements. In an effort to address some of their concerns we have begun addressing two of the main issues which are (i) Yale and Meadowdale overflow to the Rouge River and (ii) the Andover Pump Station capacity issue. As we embark on these projects to alleviate MDEQ immediate concerns and address the flooding issue that has recently occurred within the City, the administration feels that executing this proposal will demonstrate to MDEQ the City's commitment to plan improvements to the sewer system on a long term bases. The assembling of the Sewer System -Hydraulic Modeling-Phase-1 will allow the administration to begin the process of developing a program that will best address bringing our sewer and sanitary system in compliance with MDEQ's requirements and allow us to craft a financial budget in a strategic fashion.

SCOPE OF SERVICES:

To collect and analyze data for the development of a Sewer-Hydraulic Modeling system which will allow the City to begin putting together a strategic plan of action to address issues related to the City's water and sewer infrastructure.

JUSTIFICATION:

To ensure the City continues moving forward with the process of bringing the City's sewer and sanitary infrastructure in compliance with MDEQ requirements.

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

Cost will be based on time and material in an amount not to exceed $30,000.

PROJECTED TIME TABLE:

Upon approval by City Council, Alfred Benesch will begin the collection process of gathering information and data.

RESOLUTION:

Authorization is hereby given to the Administration to accept the proposal from Alfred Benesch & Company to put together a Sewer system –Hydraulic Modeling –Phase-1 Data Collection on a time and material basis in an amount not to exceed $30,000.00. Funding source will be the Water and Sewer Fund budget.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

benesch

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

September 20, 2018

Mr. Jerome Bivins, Director
Department of Public Services
26900 Princeton Street
Inkster, MI 48141

RE: Proposal for Professional Engineering Services (P1904026)
City of Inkster Sewer System - Hydraulic Modeling – Phase – I Data Collection

Dear Mr. Bivins,

Per your request and in preparation for responding to MDEQ's mandate to perform the system-wide hydraulic modeling and subsequently develop a sewer separation plan for City of Inkster's (City) Sewer System, Alfred Benesch & Company (Benesch) is pleased to submit this proposal to provide engineering services to perform the hydraulic modeling task. Considering that time is of the essence, we propose the modeling effort be accomplished in a two-step process. The following paragraphs provide Benesch's understanding of the scope of services and associated engineering fee:

Understanding and Scope of Services
We understand that the former City Engineer had commissioned several hydraulic studies completed for various sewer districts within the City, which included; 1) Farnum Sewer District Hydraulic Modeling and Analysis, (Spalding DeDecker/Applied Science, 2007) that focused on the Farnum Sewer District in the south-west portion of the Inkster sewer system, and 2) Hydraulic Model for Eastern Outfalls (Anderson Eckstein and Westrick, 2010) that focused on the south-east portion of the City's sewer system. Additionally, we understand the City has an ongoing project for GIS and CCTV inspection of a portion of the sanitary sewer system as part of a SAW grant (Giffels Webster, target completion November 2018).

To accomplish the goal of developing MDEQ mandated sewer separation plan, system wide hydraulic modeling has to be conducted to evaluate the existing sewer system flows and identify capacity deficiencies in the system.

We believe the hydraulic modeling can be performed efficiently and cost effectively if we are able to utilize existing modeling and GIS data. This will; however, require appropriate validation of the data used in the past models and identification of any changes that may have occurred since these models were run. Since we will not be building the model from scratch, this approach will result in an appreciable savings to the City.

We proposed that this task be performed in two phases as follows:

Phase – I: Collect and review model input data from previous models, determine the suitability of the existing data from the previous studies, update input data, assemble and run analysis plans, review initial data output

Phase –II: Perform field monitoring of system flows for model calibration/validation, run final data output for assessment, alternatives analysis, design and verification of plans.

The scope of this proposal is limited to Phase-I. A separate proposal will be submitted for Phase – II work at the conclusion of Phase –I.

Following is the scope of Phase – I effort:

- Collect and review the existing available hydraulic studies and input data.
- Determine the suitability of the existing data and verify for its completeness
- Update input data
- Assemble and Run Analysis and review Initial Data Output
- Identify next Steps (Phase – II Hydraulic Modeling)

Engineering Fee:
The professional engineering fee for our services will be made on Time and Material (T&M) basis in accordance with City of Inkster Professional Engineering Services Contract. We have developed an estimate of our fee, for budgetary purpose, based on the scope of services presented above. The estimated fee for this project is $30,000.00.

Schedule
The Phase – I work described above will be completed with 12 weeks from the approval of the proposal.

We appreciate the opportunity to submit this proposal for your consideration. Please let up know if you need any additional information. We will await your acceptance of this proposal and authorization to proceed with this investigation work.

Very truly yours,
ALFRED BENESCH & COMPANY

Eric Tucker, P.E.
Project Manager

File: P1904026

ACCEPTED FOR CITY OF INKSTER

BY: _____

TITLE: _____

DATE: _____

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor **Date: September 25, 2018**

From: Adrianna Jordan
City Planner

Date for Council Consideration: October 1, 2018

ACTION REQUESTED: Consider approval of a Special Land Use (SLU 17-16) for a proposed Medical Marijuana Cultivation Facility to be located in a new purpose-built structure at 2424 John Daly in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission. Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant.

Current Action ___X____ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

On Monday, October 24, 2018, the Planning Commission reviewed and recommended for approval SLU 17-16 which is a proposed Medical Marijuana Cultivation Facility to be located at 2424 John Daly in the M-1, Light Industrial District, subject to the conditions below. The associated Processing Facility Special Land Use (SLU17-17) and the Site Plan (SP 17-20) were approved with conditions. As part of their site plan approval, the Planning Commission approved one waiver to allow a conditional reduction in one of three loading areas from 70 feet long to 35 feet long. City Staff recommended approval of SLU 17-16, SLU 17-17, and SP 17-20. Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant. Draft meeting minutes are attached.

The site is located on the west side of John Daly, between Trowbridge and the railroad tracks, and has a total area of 7.7 acres. The development is split into two phases. Phase One includes the construction of a 51,460 square foot greenhouse structure, a 18,609 square foot head house, and a 1,526 square foot processing facility located within the head house structure. In Phase One, a total of 70,069 square feet is dedicated to the cultivation land use, and 1,526 square feet is dedicated to the processing land use.

Phase Two will commence 12 to 18 months after completion of Phase One, and will include converting the 1,526 square foot processing facility into head house space (cultivation land use) for a total head house of 20,135 square feet, a new 9,920 square foot processing facility, and a new 6,825 processing facility.

The Planning Commission's recommendation for approval of the Special Land Use was subject to the following conditions (review letters and site plans are attached):

1. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. **Public Hearing.** The results of a public hearing must be considered to assess impacts on the surrounding neighborhood.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.
4. **Site Plan.** All conditions of site plan approval must be met.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The City Planner's letter dated August 29, 2018 recommends that Planning Commission recommend approval of the Special Land Use because the proposed use is compatible with the Zoning Ordinance, Master Plan, and surrounding uses. Additionally, it would bring a large existing vacant site into compliance with the City's Zoning Ordinance, and foster economic development within the City of Inkster. The Planning Commission found that any visual impacts could be mitigated by the required obscuring wall and greenbelt along the public right-of-way. Finally, Planning Commission felt that the proposed hours of operation are reasonable.

Site maps and plans are attached for review. A full copy of the site plan is available for review in the Planning Department upon request.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

If approved by City Council, Final Site Plan approval will be sought and then the applicant will seek a Certificate of Occupancy form the Building Dept. in order to begin operation.

RESOLUTION

Resolved by _____ Seconded by _____

To approve a Special Land Use (SLU 17-16) for a Medical Marijuana Cultivation Facility located at 2424 John Daly in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission.

Yes:
No:
Absent:

CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, September 24, 2018**, 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, Secretary Cain, Faison, Garrett, Davis, Nolen, and Willis.
Absent: Williams- Excused.

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Planning Technician
Mark Drane, ROGVOY, Architect for Inkster Pine Park LLC
Daniel Victor, Inkster Pine Park LLC
Jason Manson, Inkster Pine Park LLC
Danny Kahn, Inkster Pine Park LLC

Public in attendance: Donna Nealy, Resident
Ballorie Shelby, Resident
Velma "Jean" Overman, Operation Refuge
Gary Young, Resident
Kent Hudson, Resident
Thom Dumond, Pea Inc.
Cynthia Adams, DDA
J. Davis, Community Member

II. ADOPTION OF AGENDA

MOVED by Nolen, Seconded by Garret to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF July 9, 2018

MOVED by Ratliff, Seconded by Cain to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. **Case # 17-16 (SLU), # 17-17 (SLU), and # 17-20 (SP) – Medical Marijuana Multi-Use Cultivation and Processing Facility**
Public Hearing to review and consider special land uses and a site plan for a medical marijuana multi-use cultivation and processing facility in the M-1, Light Industrial District at 2424 John Daly. Daniel Victor on behalf of Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant. The subject property is located

on the west side of John Daly Road, between Trowbridge Avenue and the railroad tracks.

MOVED by Nolen, Seconded Garrett by to open the public hearing for Case #17-16(SLU) Case #17-17(SLU) and #17-20(SP). **MOTION CARRIED unanimously.**

Adrianna Jordan gave an overview of the case and noted that the site plan has undergone many revisions to get where it currently is and that she is pleased with its current iteration. She has concerns on bathroom placement and whether there will be access to them from both the cultivation and processing areas. The planning commission must also approve or deny the applicants loading zone waiver for their Phase 2 processing facility.

Commissioners Concerns:

1. Secretary Cain asked about the need for a second processing center in the future? Daniel Victor said they were trying to capitalize on the demand for either a recreational processing plant, or another medical plant, depending on demand and regulations for either.
2. Commissioner Garret asked about what will be happening to contaminants from the operation? Victor replied that both above ground and below ground contaminants will be taken care of in the form of photo-catalytic oxidation filtration and charcoal filters for the air, and reclamation for the water. All of the water on site will be reclaimed with none of it going into the sewer or storm drain. Garret then asked about the monitoring of these systems, Victor then described an electronic monitoring system that notifies the user when the filters have reached capacity or there is another issue.
3. Commissioner Willis had questions regarding chemicals on site. Daniel Victor assured that everything is certified organic and mentioned that all outside vegetation will be chosen based on their ability to attract certain types of insects so there will be no need for pesticides.

Public Remarks:

1. Velma "Jean" Overman asked who will oversee that the organization is in compliance with laws. Victor replied with information on the State Licensing Board and how they can do unannounced spot checks on the facility, and that air quality will be better than the State of Michigan standards. He also mentioned wanting to make sure residents are happy.
2. Gary Young asked about marijuana retail sales on the site, as well as job opportunities. Victor replied that they were looking to hire Inkster residents and that there will be no sales on the site. Victor also mentioned that they are advocating for the passage of a clemency program for individuals with prior marijuana convictions, and looking into forming a job training and education program for local residents.

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

MOVED by Nolen, Seconded by Willis to approve a waiver for loading dock. **MOTION CARRIED** unanimously.

Commissioners Concerns:

Commissioners asked to require the applicant to come back before the commission if there is any need to widen the loading area in the future.

MOVED by Nolen, Seconded by Williams to recommend approval of Case #17-16(SLU) and #17-17(SLU) to City Council subject to the following recommended Special Land Use conditions:

1. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. **Public Hearing.** The results of a public hearing must be considered to assess impacts on the surrounding neighborhood.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.
4. **Site Plan.** All conditions of site plan approval must be met.

And to approve #17-20(SP) subject to the following Site Plan conditions:

1. **Architecture.** Sheet GH-1 must also show the location of the bathroom facilities to confirm they are accessible from both the cultivation and the processing areas of the building in Phase One.
2. **Loading.** A loading zone length waiver must be approved by the Planning Commission for the Phase Two 6,825 square foot processing facility.
3. **Other Department Comments.** Address all other department comments.

MOTION CARRIED unanimously.

B. **Case # 18-18 (TA) – Food Trucks and Mobile Food Courts**
Consideration of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for food trucks and mobile food courts. Proposed modifications include changes to §155.029 "Definitions", §155.036 "Schedule of Land Uses", §155.046 "B-2, Thoroughfare Mixed-Use District", §155.048 "M-1, Light Industrial District", §155.049 "TCD Town Center District", the establishment of §155.149A, "Mobile Food Vending", and the establishment of §155.149B, "Mobile Food Court or Park".

MOVED by Nolen, Seconded Garrett by to open the public hearing for Case #18-18(TA) Food Trucks **MOTION CARRIED** unanimously.

Adrianna Jordan outlined the new Food Truck and Mobile Food Courts text amendments to the zoning ordinance.

Commissioners Concerns:

1. Commissioners were concerned with the limited hours set for the operation of food trucks. The Planner explained that most of the districts are relatively close to single family homes so later hours could turn into a nuisance. It was then discussed how the hours could be extended for operation of special events.

Public Remarks:

NONE.

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

MOVED by Ratliff, Seconded by Faison to recommend approval of Case #18-18(TA) to City Council subject to the following recommended conditions:

1. The Chief of Police may grant waivers for extended hours of operation.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. **Case # 17-10 (SP) – Consideration of Trash Enclosure Gate Waiver**
Planning Commission to review and consider approval of a waiver of the opaque gate trash enclosure requirement for a blood plasma collection center located in the TCD, Town Center District at 27445 Michigan Avenue. Laurence Winokur is the applicant. The subject property is located on the south side of Michigan, between Hamlin and Inkster.

MOVED by Nolen, Seconded by Ratliff to recommend approval of Trash Enclosure Gate Waiver for Case #17-10(SP)

Commissioners Concerns:

Commissioners asked what would keep people from dumping in the dumpster. Commissioner Ratliff mentioned the dumpster itself could be locked, and that there haven't been issues with it in that area of the city.

MOTION CARRIED unanimously.

VII. NEW BUSINESS

A. **Case # 17-14 (SP) – U-Haul Moving and Storage Facility (POSTPONED)**
Planning Commission to review and consider approval of the site plan for an existing U-Haul Moving and Storage facility located in the B-3, General Business District at 29500 and 29600 Michigan Avenue. David Laundry on behalf of U-Haul of Central Michigan/Amerco Real Estate is the applicant. The subject property is located on the north side of Michigan Avenue, between Henry Ruff Road and Middlebelt Road.

B. **Downtown Strategic Plan**
Planning Commission to review and consider recommendation of approval of the public draft of the Downtown Strategic Plan prepared by McKenna Associates.

Adrianna Jordan explained that a formal public hearing will be held in October, and that only a discussion on the draft plan was planned for this meeting. Jordan asked if there were any concerns over the content of the plan.

Commissioners Concerns:

Commissioner Faison asked when the Public Hearing would take place regarding the Downtown Plan and how we will reach out to make sure the public attend. The Planner answered that it would be sometime in mid to late October and that it could be advertised on the City's website and public access television station.

Public Remarks:

Cynthia Adams is concerned about the DDA strategic plan and the Downtown Plan overlapping. Mayor Nolen proposed a joint meeting with the DDA to make sure everyone is on the same page.

VIII. MISCELLANEOUS

A. **2019 Planning Commission Calendar**
Planning Commission to review and consider approval of the 2019 Planning Commission meeting dates.

MOVED by Garret, Seconded by Davis to approve the 2019 Planning Commission meeting dates. **MOTION CARRIED** unanimously.

VIII. ADJOURNMENT – 7:47 pm

MOVED by Ratliff, Seconded by Willis to adjourn the Planning Commission meeting held on September 24, 2018. **MOTION CARRIED unanimously**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner

CITY OF INKSTER
26215 Trowbridge St.
Inkster, MI 48141
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313.563.4232

August 29, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU17-16 – Medical Marijuana Co-Located Cultivation Facility

Location: 2424 John Daly

Zoning: M-1 Light Industrial

Applicant(s): Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC)

The City of Inkster Planning Department has reviewed the above-referenced Special Land Use (SLU) and Site Plan application for a new co-located medical marijuana cultivation facility. This co-location development requires public hearings and special land use approvals from City Council for each of the two individual medical marijuana facility types, as well as site plan approval by the City Council. The revised site plan is dated August 14, 2018. In the revised site plan the applicant has removed the proposed secure transport and testing facilities from the project, and has divided the project into two development phases.

SITE DESCRIPTION

The site is located on the west side of John Daly, between Trowbridge and the railroad tracks, and has a total area of 7.7 acres. The site is zoned M-1 (Light Industrial District) and is currently occupied by the existing 26,734 square foot vacant office building, 16,167 square feet of vacant storage buildings, and an approximate 600 square foot house with a detached garage that the applicant intends to demolish. The proposed future development is broken into two phases.

Phase One includes the construction of a 51,460 square foot greenhouse structure, a 18,609 square foot head house, and a 1,526 square foot processing facility located within the head house structure (bringing the total square footage of the head house structure to 20,135 square feet). In Phase One, a total of 70,069 square feet is dedicated to the cultivation land use, and 1,526 square feet is dedicated to the processing land use.

Phase Two will commence 12 to 18 months after completion of Phase One, and will include converting the 1,526 square foot processing facility into head house space (cultivation land use) for a total head

house of 20,135 square feet, a new 9,920 square foot processing facility, and a new 6,825 processing facility. The site would employ an estimated total of 17 people (12 in cultivation, and five in processing) and would operate 8:00 am to 5:00 pm, seven days per week.

SPECIAL LAND USES IN M-1 DISTRICT

Medical marijuana cultivation facilities are a SLU in the M-1 district. We have reviewed the application for compliance with the Inkster Zoning Ordinance regulations, and sound planning and zoning principles, and offer the following comments for your consideration.

REVIEW OF SPECIAL LAND USE (§155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is located in the Trowbridge Corridor Sub-Area and is planned for industrial uses which include manufacturing, assembly, warehousing, salvage facilities, research/office, and similar uses. Although located in an industrial area that the future land use plan also designates primarily as industrial, the northeast portion of the site has a future land use designation of "brownstone residential", and the site is adjacent to single-family land uses across Princess which are zoned TCD and planned for "brownstone residential". To mitigate this, the applicant is proposing a greenbelt along the northern property line. With the installation of the greenbelt, we believe that the proposed use is consistent with the goals, policies, and vision of the Master Plan for this area. In fact, given the light industrial zoning designation and increased demand for industrial land, the brownstone future land use seems at odds with the future development intent of the subject parcels, and it would be unlikely that the portions of the subject property designated as brownstone would ever be redeveloped as housing.

2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** With the installation of the proposed site landscaping and walls, we believe that the proposed use will be visually and physically harmonious and appropriate in appearance with the existing and intended character of the general vicinity.

3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** There are a half dozen vacant buildings in various states of neglect currently occupying the subject site. The applicant intends to demolish all the vacant buildings and construct brand new facilities on the site, which will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole.

4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such**

service or facility. The cultivation facility will likely require extra police security and patrolling. A security plan has been submitted to the Police Department, and must be reviewed and approved by the Police Department before this finding can be made.

5. **Will not detract from the desirability and orderly function of residential or business uses. Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only.** The site is located in an industrial zone; however, it is adjacent to five single-family dwelling uses across Trowbridge. Hours of operation have been updated and are now compatible with the adjacent residences. In regards to odor and air quality, a note has been added to the site plan stating that "a combination of carbon filtration and photo-catalytic oxidation" will be used to mitigate odor and destroy odorous VOCs. In addition, site security includes cameras, locking doors, and a gated entrance. We defer to the Inkster Police Department on review and approval of the Security Plan.

6. **Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.** The proposed use would be located in a new purpose-built structure that is part of a larger co-location development that also includes processing of medical marijuana. While properties to the west include other medical marijuana facilities, to the north lie potentially incompatible single-family residential uses. As a consequence, the proposed use may have an adverse impact on the existing uses in the vicinity; therefore, we recommend that the results of a public hearing be considered to assess impacts on the surrounding neighborhood.

7. **Will not impose additional service demands upon the City or its anticipated future resources.** The proposed cultivation use will require extensive usage of water. To mitigate this, the applicant intends to reclaim and reuse 100% of the rainwater falling on the cultivation facility through the use of rain barrels and cisterns to collect the water. Additionally, the cultivation facility will likely require extra police security and patrolling. A security plan has been submitted to the Police Department, and must be reviewed and approved by the Police Department before this finding can be made.

8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** This finding can be made, subject to the recommendation of the Chief of Police. While the proposed use is a commercial operation to grow marijuana to provide for the medical needs of patients, the secondary effects of marijuana based uses are well documented. Thus, City Staff prefers to see the different marijuana facility types for 2424 John Daly kept in the same general area to increase efficiency of police patrols. The site is enclosed and provided with security features, which reduces the chances of individuals having

an adverse effect on the community. City Staff is encouraged by the security plan presented by the company. City Staff recognizes that there is potential for criminal activity surrounding the marijuana business and feels this potential can be minimized if the applicants put in place good security measures, and work closing with law enforcement to correct issues as they develop.

9. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.** The site plan submitted generally complies with the Zoning Ordinance requirements if approved subject to the conditions noted in the site plan letter.

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA FACILITY (§155.289)

(A) **The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.** The applicant will be required to supply information and documentation related to the procurement of a state license. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.

(B) **A state and local license is required for all medical marijuana facilities.** The applicant will be required to supply information and documentation related to the procurement of a state license.

(C) **Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities.** The site plan includes a note that contains this ordinance language, and this finding can be made.

(D) **Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and 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.** Site security includes cameras, locking doors, and gated entrances. We defer to the Inkster Police Department on review and approval of the Security Plan. Surveillance footage must be kept for a minimum of 14 days.

(E) **Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.** Generally, proposed exterior lighting complies with the provisions of the Zoning Ordinance, with exception to the southern boundary of the property where the lighting exceeds 0.3 foot candles at the property line; however, this southern boundary borders the railroad tracks where the higher foot candle levels work to provide added site security, and do not adversely impact other developments.

(F) **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.** The site plan includes a note that the "site will comply with the City of Inkster's inspection requests". This finding can be made.

(G) **Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances.** The site plan includes a note that the "site will comply with the City of Inkster's inspection requests". This finding can be made.

(H) **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.** The site plan includes notes that contain this ordinance language, and this finding can be made.

(I) **If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire.** The site plan includes a note that contains this ordinance language, and this finding can be made.

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA CULTIVATION FACILITIES (§155.153)

(A) **Cultivation facilities shall have a minimum 300 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.** To City Staff's knowledge the proposed use complies with this requirement.

(B) **All activity related to the medical marijuana facilities shall be done indoors.** The site plan includes a note that contains this ordinance language, and this finding can be made.

(C) **All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.** The site plan includes a note that contains this ordinance language, and this finding can be made.

(D) **Application for a Medical Marijuana Cultivation Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Cultivation 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 state license must be obtained prior to issuing a local business license and certificate of occupancy.

RECOMMENDATION

In general, the proposed medical marijuana cultivation facility is compatible with the zoning and existing surrounding land uses, and there are mitigating site improvements proposed that increase its compatibility with the "Trowbridge Corridor" sub-area plan. Planning Staff recommends approval of the Special Land Use subject to the following conditions:

1. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. **Public Hearing.** The results of a public hearing must be considered to assess impacts on the surrounding neighborhood.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.
4. **Site Plan.** All conditions of site plan approval must be met.

If you have any questions, please don't hesitate to contact me.

Thank you,

Adrianna Jordan, AICP
City Planner

CITY OF INKSTER
26215 Trowbridge St.
Inkster, MI 48141
www.cityofinkster.com
313.563.4232

August 29, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP17-20 Medical Marijuana Multi-Use Facility PSPR2

Location: 2424 John Daly

Zoning: M-1, Light Industrial District

Applicant(s): Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC)

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for a new phased medical marijuana multi-use facility at 2424 John Daly. This development requires public hearings and special land use approvals from City Council for each individual medical marijuana facility type, as well as site plan approval by the City Council. Planning Staff offers the following comments and findings for your consideration. The revised site plan is dated August 14, 2018.

SITE DESCRIPTION

The site is located on the west side of John Daly, between Trowbridge and the railroad tracks, and has a total area of 7.7 acres. The site is zoned M-1 (Light Industrial District) and is currently occupied by the existing 26,734 square foot vacant office building, 16,167 square feet of vacant storage buildings, and an approximate 600 square foot house with a detached garage that the applicant intends to demolish. The proposed future development is broken into two phases.

Phase One includes the construction of a 51,460 square foot greenhouse structure, a 18,609 square foot head house, and a 1,526 square foot processing facility located within the head house structure (bringing the total square footage of the head house structure to 20,135 square feet). In Phase One, a total of 70,069 square feet is dedicated to the cultivation land use, and 1,526 square feet is dedicated to the processing land use. The processing facility in Phase One will be separated from the cultivation facility by internal locked doors, but will share a common hallway, break room, and bathroom facilities.

Phase Two will commence 12 to 18 months after completion of Phase One, and will include conversion of the 1,526 square foot processing facility into head house space (cultivation land use) for a total head

house of 20,135 square feet, a new 9,920 square foot processing facility, and a new 6,825 processing facility. The site would employ an estimated total of 17 people (12 in cultivation, and five in processing) and would operate 8:00 am to 5:00 pm, seven days per week.

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

	Existing Land Use	Current Zoning	Future Land Use Designation
Subject Site	Medical Marijuana Cultivation and Processing	M-1, Light Industrial District	Brownstones Residential and Industrial
North	Single-Family Residential	TCD, Town Center District	Brownstones Residential
South	Industrial	M-1, Light Industrial District	Industrial
East	Vacant land and vacant commercial building	B-2, Thoroughfare Mixed-Use District and M-1, Light Industrial District	Brownstones Residential
West	Medical Marijuana Cultivation and Processing	M-1, Light Industrial District	Industrial

REVIEW COMMENTS

1. **Zoning and Use (§155.048(C)).** The proposed use is a medical marijuana multi-use facility consisting of a medical marijuana cultivation facility and processing center which are permitted as Special Land Uses (SLUs) subject to compliance with the general conditions listed in §155.289 and specific conditions listed in §155.146, §155.150, and §155.150C of the Zoning Ordinance. The site is master-planned for Industrial, and is also designated as Industrial in the Trowbridge Corridor Sub-Area Plan.

   The M-1 district requires setbacks, lot size, lot coverage, and height as follows:

Setbacks	Required	Proposed
Front Setback	60 ft. min	Meets requirement
Rear Setback	N/A	N/A
Side Yard Setback (Both)	40 ft. min	Meets requirement
Side Yard Setback (One)	20 ft. min	Meets requirement
Lot Size	Dimensions must permit parking and landscaping	Meets requirement
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks	Meets requirement
Height	40 ft. max	Meets requirement

EXHIBIT A: PARCEL MAP

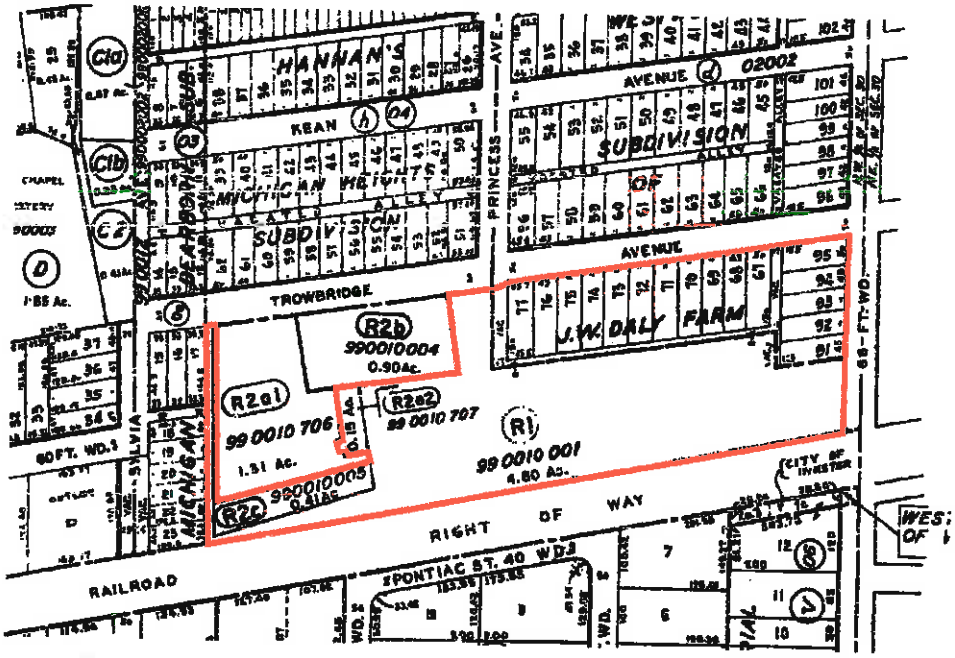

EXHIBIT B: AERIAL VIEW OF SITE

2. **Architectural Features (§155.072).** At this time Planning Staff does not have enough information on the proposed architectural features of the development. There will be mechanical rooftop

equipment on top of the two processing buildings. It will be screened with a canted 7.2 rib metal "Envisor" screen painted a medium beige color. No mechanical equipment will be located on the roof of the greenhouse or head house; however, ground-mounted HVAC equipment will be located on the concrete pads and screened by Regal Prince Oak trees. There is wall-mounted lighting shown on the elevations for the processing facilities, but there is no wall-mounted lighting shown on the cultivation facility elevations even though the photometric plan indicates wall-mounted lighting on the greenhouse. Sheet GH-1 must show the location of the bathroom facilities to confirm they are accessible from both the cultivation and the processing sections of the building in Phase One – will the bathrooms be inside the locker rooms?

The proposed architecture of the processing facilities consists of alternating façade planes of stone pattern formliner concrete panels and wood pattern formliner concrete panels separated by four foot wide brick formliner concrete panel piers that jut out by three feet. There are glass windows and doors incorporated with standing seam metal roof awnings above the entrances. Overall, the architectural design of the proposed processing facilities is a vast improvement over the previous version reviewed by Planning Staff, and would have a positive aesthetic impact on the surrounding land uses as currently designed.

3. **Landscaping (§155.073).** Pursuant to §155.073, the following landscaping items must be addressed:
    a. **Street Trees.** Street trees are required every 35 feet per §155.073(D)(13). Based on the lot frontage along Trowbridge of 744 feet, the applicant is proposing the required number of shade and ornamental trees. That being said, the applicant is proposing the substitution of five deciduous shade trees with two Eastern White Pine and three Black Hills Spruce. City Staff believes that these evergreens are a reasonable substitution that complies with the intent of the right-of-way landscaping ordinance in the context of the subject site. Additionally, based on the lot frontage along John Daly of 361 feet, the applicant is proposing the required number of shade and ornamental trees, and is counting one existing evergreen as a substitute for one deciduous tree.
    b. **Performance Bond.** Whenever a site plan requires any type of landscaping, the applicant may be required to post a Performance Bond prior to the issuance of a Certificate of Occupancy to ensure the completion of landscaping (including irrigation) if the landscaping is not 100% complete when any certificate of occupancy is requested.
    c. **Deadline for Installation.** Installation of required screening and landscaping shall be completed prior to or at the time of completion of building construction for Phase One, except when building construction is completed during the off-season when plants cannot be installed.

4. **Walls (§155.074).** The Ordinance requires all loading and service areas in the M-1 district to be screened from abutting properties by a 6'-8' high wall, and BMMR Emergency Rule 25 requires that cultivation facilities must be "fully enclosed by fences or barriers that block outside visibility of the marihuana plants from the public view, with no marihuana plants growing above the fence or barrier that is visible to the public eye". The site plan proposes an eight foot four inch high decorative concrete wall stained "surrey beige" color that will enclose most of the development, with exception to the west side where a chain link fence is proposed to enclose

the detention basin. All walls and fences shown on the site plan must be constructed during Phase One.

5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan proposes two 14' x 10' dumpster enclosures on concrete pads. Proposed dumpster enclosure details state that the paint color will be "surrey beige". Both dumpster enclosures must be constructed during Phase One.

6. **Exterior Lighting (§155.076).** There are a total of 15 20 foot tall LED light poles proposed for the subject property, and 23 LED wall-mounted lights. Generally, proposed exterior lighting complies with the provisions of the Zoning Ordinance, with exception to the southern boundary of the property where the lighting exceeds 0.3 foot candles at the property line; however, this southern boundary borders the railroad tracks where the higher foot candle levels work to provide added site security, and do not adversely impact other developments.

7. **Off-street Parking (§155.077) and Circulation.** The medical marijuana cultivation facility most closely resembles a "wholesale" establishment in terms of off-street parking. As such, parking must be provided at a rate of five parking spaces plus one for every employee in the largest shift, or one space for every 2,000 square feet of gross floor area, whichever is greater. The medical marijuana processing facility most closely resembles an industrial industrial/research establishment in terms of off-street parking. As such, parking must be provided at a rate of five spaces plus one for every one and a half employees in the largest working shift or one per 1,000 square feet of gross floor area, or whatever is greater.

Facility Type	Required Parking (based on sf)	Required Parking (based on employ)	Provided Parking
Cultivation Facilities (wholesale)	36 spaces*	17 spaces	36 spaces
Processing Facilities (industrial)	17 spaces*	12 spaces	15 spaces
Total Site Parking	***53 total parking spaces are required***		***54 spaces***

*The larger of the two requirements must be used for calculations.

Based on the parking requirements for each separate land use, the proposed 54 parking spaces meet the parking requirements of the Zoning Ordinance. In addition, three accessible spaces including two van-accessible spaces are provided to comply with ADA requirements. All required parking must be constructed in Phase One.

8. **Off-street Loading and Unloading (§155.079).** Each facility requires 10 foot by 70 foot off-street loading areas as detailed in the table below:

Facility Type	Required Loading	Provided Loading
Phase One: Cultivation Facilities (71,595 sq ft)	3 spaces	3 spaces
Phase Two: Processing Facility (9,920 sq ft)	1 space	1 10' x 70' and 1 10' x 35'
Phase Two: Processing Facility (6,825 sq ft)	1 space	**1 space (10' x 35')**
Total Loading Spaces	*5 spaces*	***4 full and 2 reduced***

The applicant has stated that they are requesting a waiver from the loading zone length for the 6,825 square foot Phase Two processing facility. Their justification for the waiver is as follows:

"Daily services for these facilities will not be provided by 18-wheeled semi-trailers; therefore, a 10 foot by 70 foot loading area is not required. Deliveries of supplies which support the production processes will arrive on box trucks of a maximum length of 35 feet; deliveries of biomass for processing will arrive in secure passenger vans of a maximum length of 25 feet; [and[secure transport vehicles picking up product for transport will be a maximum length of 25 feet.

Commercial scale cannabis cultivation/processing does not require the frequency of semi-trailer use upon which the City requirement is based. Should either processing facility ever require a delivery from a vehicle with a length greater than 35 feet, one of the 10 foot by 70 foot loading spaces around the cultivation facility can be used. Applicant has complied with loading area requirements for the cultivation facility, with the knowledge that there will never be a time when three semi-trailers will be on-site making simultaneous deliveries to the cultivation facility. Applicant attests that there is no possible future circumstance under which the multiple loading areas of the site could not support the vehicle traffic to and from the processing facilities, based upon the proposed 10 foot by 35 foot loading spaces for those facilities."

9. **Parking Lot Landscaping (§155.080).** Interior landscaping shall be provided within the boundaries of the parking lot, and shall comply with the following provisions:
    a. Interior landscaping areas equivalent to 5% of the vehicle use area shall be required in all parking lots of twenty (20) spaces or more. One deciduous shade tree shall be required for each 150 square feet of required interior landscape area. The applicant has indicated that vehicle use area totals 50,647 square feet. Therefore, 17 trees are required and 17 are provided for 2,532 square feet of interior landscaping.
    b. Terminal landscape islands shall be provided at the end of each row of parking spaces to separate parking from adjacent drive aisles. Terminal islands shall be curbed, and shall be at least 144 square feet in area and 18 feet long for each single row of parking spaces. Each landscape island shall have a minimum of one shade tree. The applicant has met these requirements.

10. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

Planning Staff believes the proposed phased site plan substantially complies with the Zoning Ordinance requirements and recommends approval of the site plan subject to the following conditions:

1. **Architecture.** Sheet GH-1 must also show the location of the bathroom facilities to confirm they are accessible from both the cultivation and the processing areas of the building in Phase One.
2. **Loading.** A loading zone length waiver must be approved by the Planning Commission for the Phase Two 6,825 square foot processing facility.
3. **Other Department Comments.** Address all other department comments.

If you have any questions, please don't hesitate to contact me.

Thank you,

Adrianna Jordan, AICP
City Planner

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

May 1, 2018

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 17-20 (SP)
2424 John Daly – Pine Park Medical Marijuana Facility
Site Plan Conditional Approval

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated October 5, 2017 with the latest revision date of January 24, 2018 for the above referenced project.

The submitted plans are recommended for acceptance and approval as noted:

1. Prior to construction the detention basin outlet pipe design calculations shall be shown on the plans and reviewed and approved by the City of Inkster.

2. Please note that the Wayne County Construction Permits Office issues all soil erosion sediment control (SESC) permits on behalf of the City of Inkster and a SESC permit shall be obtained prior to the start of construction.

3. Provide the name and contact information for the waste disposal company serving the site on the site plan.

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Bud Avery, City of Inkster Department of Public Services
Adrianna Jordan, AICP, City of Inkster Planner
Eric Tucker, P.E., Project Manager
File: 00040010.00 Task 1

benesch

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P 313-963-0612
F 313-963-2156

July 11, 2018

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 17-20 (SP)
2424 John Daly – Pine Park Medical Marijuana Facility
Site Plan Conditional Approval Amendment

Dear Mr. Bivins:

This letter amends the May 1, 2018 conditional approval letter for the above referenced project. See attached.

Alfred Benesch & Company (Benesch) completed a review of the plans dated October 5, 2017 with the latest revision date of January 24, 2018 for the above referenced project. The plans were recommended for acceptance and approval with conditions. The item noted below amends those conditions:

Delete

~~1. Prior to construction the detention basin outlet pipe design calculations shall be shown on the plans and reviewed and approved by the City of Inkster.~~

Add

1. Storm water facilities shall be designed to Wayne County standards. Wayne County monitors the storm water system in the City of Inkster. Therefore, a permit is required from Wayne County Construction Permits Office prior to the start of construction. Contact their office at 734-595-6504 to obtain information on the permit application, plan review and permitting process.

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Bud Avery, City of Inkster Department of Public Services
Adrianna Jordan, AICP, City of Inkster Planner
Eric Tucker, P.E., Project Manager
File: 00040010.00 Task 1

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

May 1, 2018

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 17-20 (SP)
2424 John Daly – Pine Park Medical Marijuana Facility
Site Plan Conditional Approval

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated October 5, 2017 with the latest revision date of January 24, 2018 for the above referenced project.

The submitted plans are recommended for acceptance and approval as noted:

1. Prior to construction the detention basin outlet pipe design calculations shall be shown on the plans and reviewed and approved by the City of Inkster.

2. Please note that the Wayne County Construction Permits Office issues all soil erosion sediment control (SESC) permits on behalf of the City of Inkster and a SESC permit shall be obtained prior to the start of construction.

3. Provide the name and contact information for the waste disposal company serving the site on the site plan.

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Bud Avery, City of Inkster Department of Public Services
Adrianna Jordan, AICP, City of Inkster Planner
Eric Tucker, P.E., Project Manager
File: 00040010.00 Task 1

INKSTER POLICE DEPARTMENT
Inter-Office Memorandum
OFFICE OF THE CHIEF

TO: Adrianna Jordan, City Planner

CC: Mayor Byron Nolen

FROM: Chief William T. Riley, III

DATE: May 1, 2018

SUBJECT: **2424 John Daly – Pine Park Medical Marijuana Facility**

Upon further review, I find the video coverage of the building and property surrounding the facility to be satisfactory. The proposed security plan has covered my initial safety concerns. The security chief has also indicated that they are seeking security personnel with law enforcement background.

Based on the specs from the previous meeting, the outside lighting is adequate for this facility.

If any changes should occur with the current site plan, please advise. As for now, I am satisfied.

CITY OF INKSTER
FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

Inkster Fire Department
27717 Michigan Ave
Inkster, MI 48141
313-563-9874

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

To: Adrianna Jordan, AICP
City Planner

From: Jason Kaye, Fire Inspector

Date: 05-02-2018

Subject: Plan Review Comments for 2424 John Daly

Below is a recommendation and requirements the Fire Department will offer up regarding the Preliminary Site Plan for 2424 John Daly

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

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

Fire Department requires that the Head House (19,920 sq. ft.) have Automatic Sprinkler Systems installed in accordance with **NFPA 13. (IFC-903)**

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

Maps

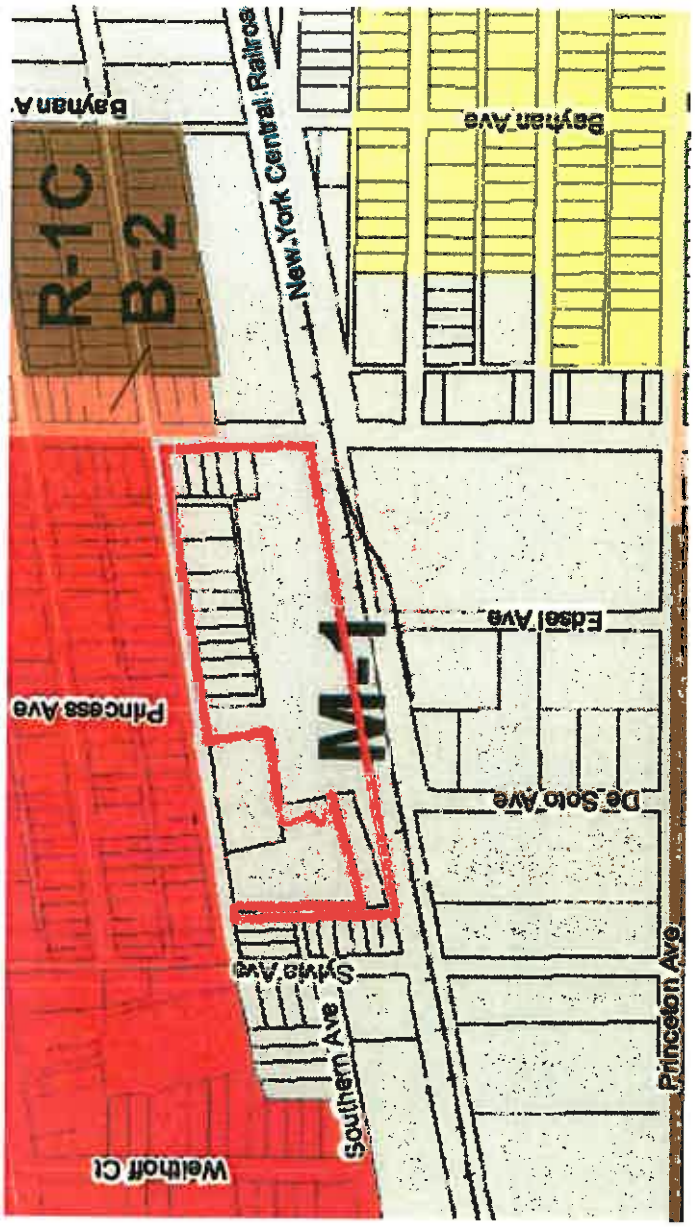
Associated Case Numbers:

SLU17-16, SLU17-17 and SP17-20

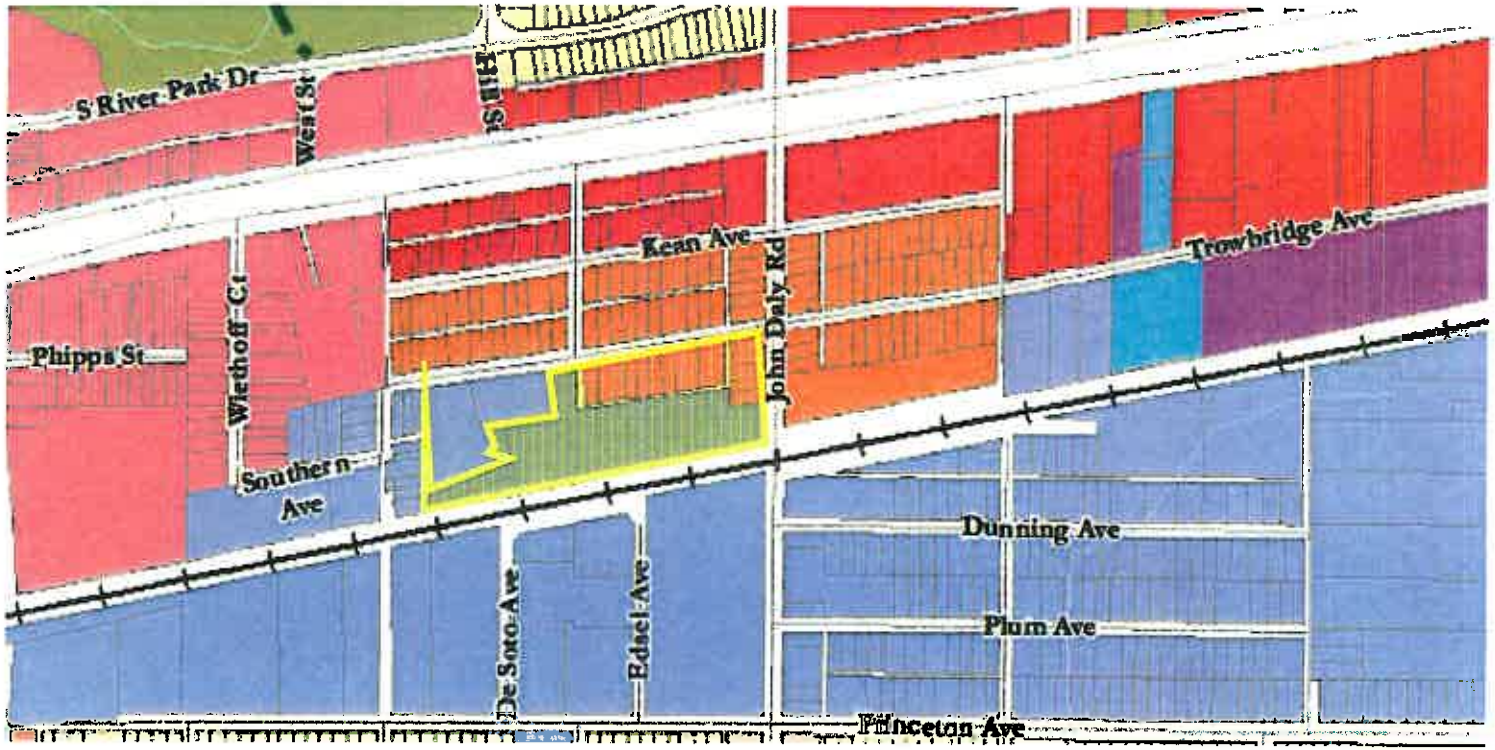
Medical Marijuana Cultivation and Processing Facility

Aerial Map

Zoning Map


R-1C
B-2
M-1
New York Central Railroad
Beyhan Ave
Edsal Ave
De Soto Ave
Princeton Ave
Princess Ave
Silvia Ave
Southern Ave
Walthall Ct

Future Land Use Map



Map 4
Future Land Use

City of Inkster, Michigan

February 16, 2017

Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Brownstones Residential
- Mobile Home Park
- Neighborhood Mixed Use
- Corridor Convenience Retail
- Regional Commercial
- Town Center
- Research and Technology
- Industrial
- Park and Open Space
- Public Semi Public
- Schools
- Redevelopment Potential
- Proposed Bike Trail
- Entertainment District Boundary
- Municipal Boundary

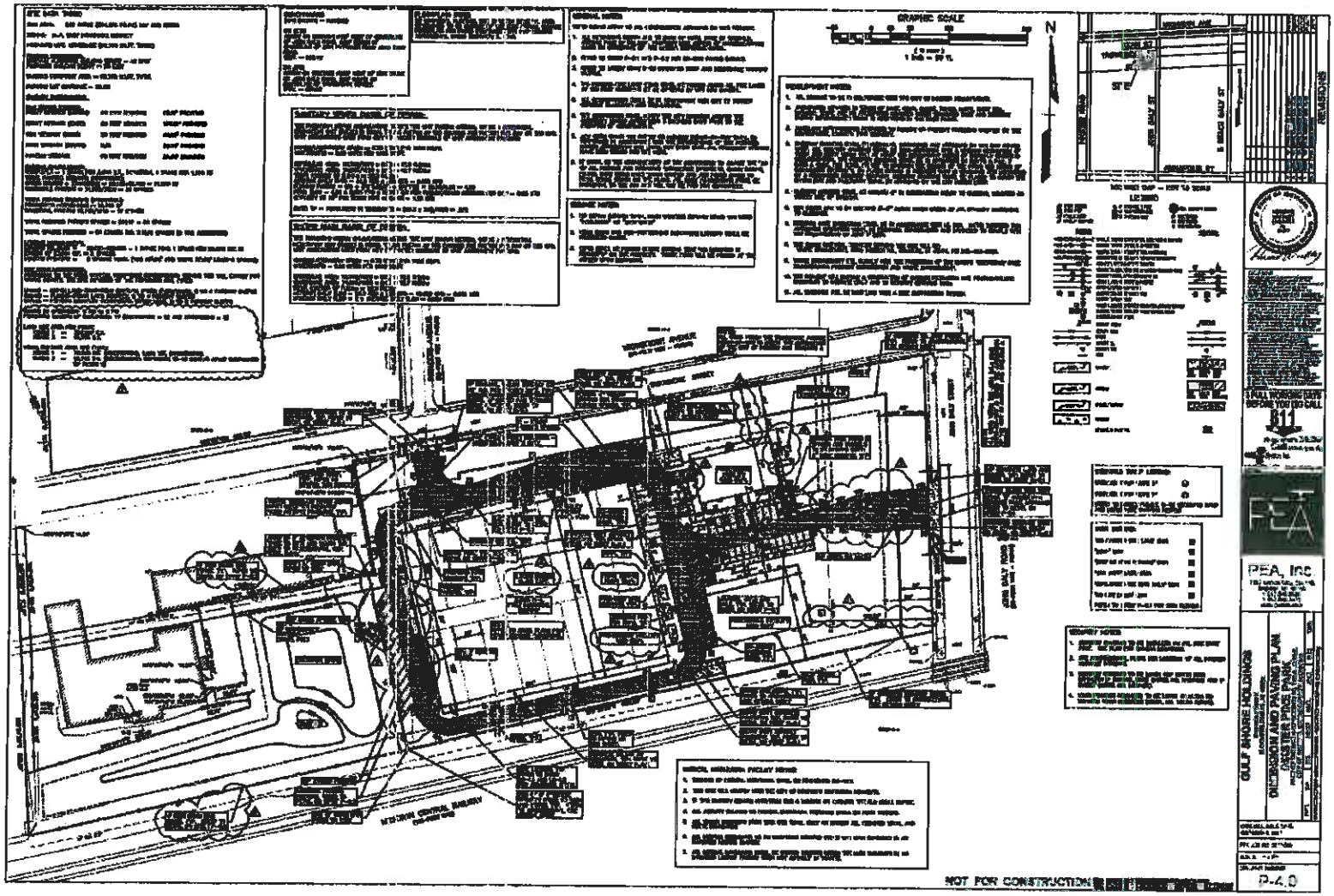
Site Plan

Associated Case Numbers:

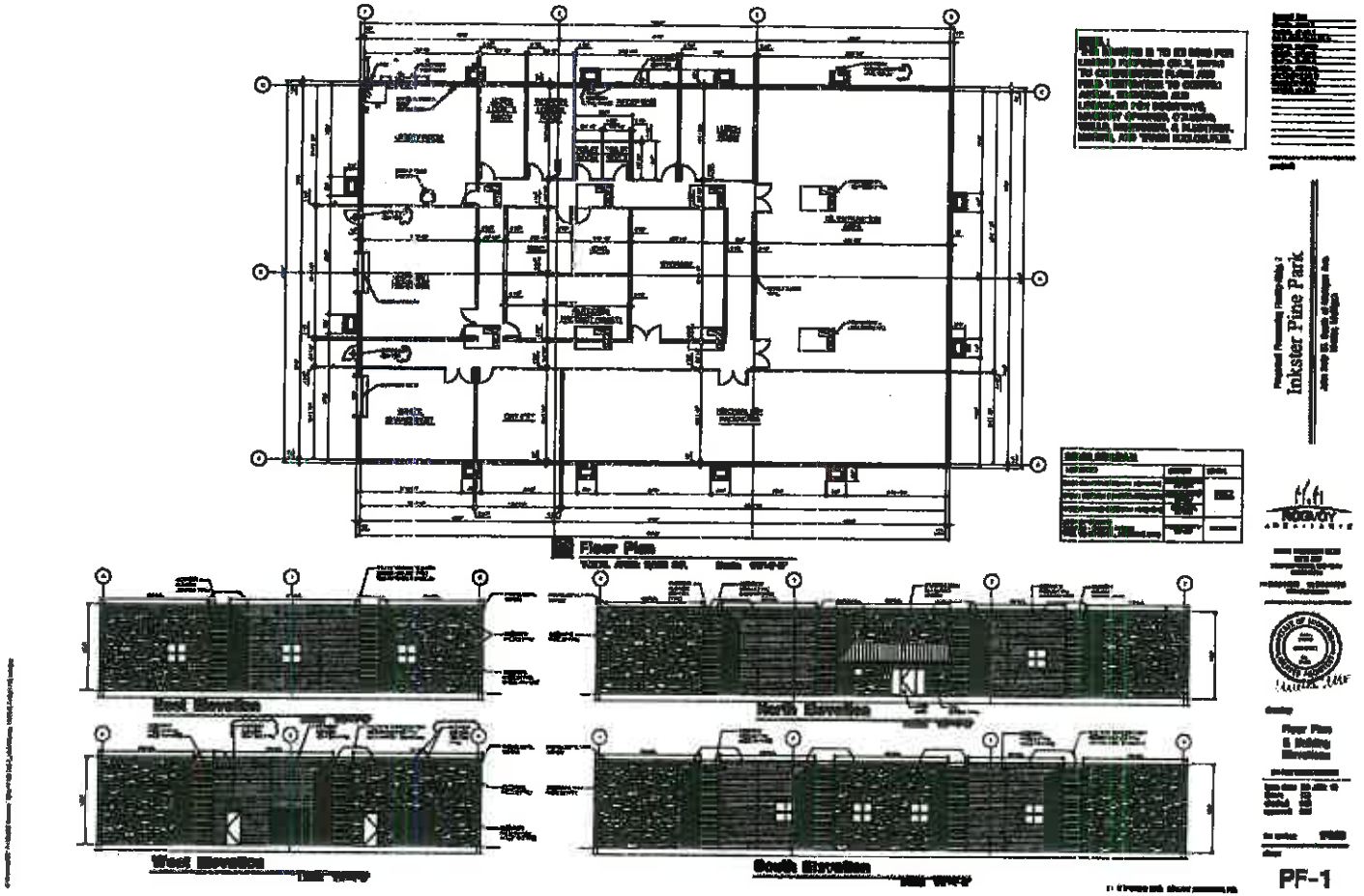
SLU17-16, SLU17-17 and SP17-20

Medical Marijuana Cultivation and Processing Facility

Site Plan


GRAPHIC SCALE
N
PEA, INC
GULF SHORE HOLDINGS
DICKINSON AND PAVING PLAN
DICKINSON PINES PARK
NOT FOR CONSTRUCTION
P-4.0

Elevation Plan



REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor **Date: September 25, 2018**

From: Adrianna Jordan
City Planner

Date for Council Consideration: October 1, 2018

ACTION REQUESTED: Consider approval of a Special Land Use (SLU 17-17) for a proposed Medical Marijuana Processing Facility to be located in a new purpose-built structure at 2424 John Daly in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission. Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant.

Current Action ___X____ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

On Monday, October 24, 2018, the Planning Commission reviewed and recommended for approval SLU 17-17 which is a proposed Medical Marijuana Processing Facility to be located at 2424 John Daly in the M-1, Light Industrial District, subject to the conditions below. The associated Cultivation Facility Special Land Use (SLU17-16) and the Site Plan (SP 17-20) were approved with conditions. As part of their site plan approval, the Planning Commission approved one waiver to allow a conditional reduction in one of three loading areas from 70 feet long to 35 feet long. City Staff recommended approval of SLU 17-16, SLU 17-17, and SP 17-20. Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant. Draft meeting minutes are attached.

The site is located on the west side of John Daly, between Trowbridge and the railroad tracks, and has a total area of 7.7 acres. The development is split into two phases. Phase One includes the construction of a 51,460 square foot greenhouse structure, a 18,609 square foot head house, and a 1,526 square foot processing facility located within the head house structure. In Phase One, a total of 70,069 square feet is dedicated to the cultivation land use, and 1,526 square feet is dedicated to the processing land use.

Phase Two will commence 12 to 18 months after completion of Phase One, and will include converting the 1,526 square foot processing facility into head house space (cultivation land use) for a total head house of 20,135 square feet, a new 9,920 square foot processing facility, and a new 6,825 processing facility.

The Planning Commission's recommendation for approval of the Special Land Use was subject to the following conditions (review letters and site plans are attached):

1. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. **Public Hearing.** The results of a public hearing must be considered to assess impacts on the surrounding neighborhood.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.
4. **Site Plan.** All conditions of site plan approval must be met.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The City Planner's letter dated August 29, 2018 recommends that Planning Commission recommend approval of the Special Land Use because the proposed use is compatible with the Zoning Ordinance, Master Plan, and surrounding uses. Additionally, it would bring a large existing vacant site into compliance with the City's Zoning Ordinance, and foster economic development within the City of Inkster. The Planning Commission found that any visual impacts could be mitigated by the required obscuring wall and greenbelt along the public right-of-way. Finally, Planning Commission felt that the proposed hours of operation are reasonable.

Site maps and plans are attached for review. A full copy of the site plan is available for review in the Planning Department upon request.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

If approved by City Council, Final Site Plan approval will be sought and then the applicant will seek a Certificate of Occupancy form the Building Dept. in order to begin operation.

RESOLUTION

Resolved by _____ Seconded by _____

To approve a Special Land Use (SLU 17-17) for a Medical Marijuana Processing Facility located at 2424 John Daly in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission.

Yes:
No:
Absent:

CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, September 24, 2018**, 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, Secretary Cain, Faison, Garrett, Davis, Nolen, and Willis.
Absent: Williams- Excused.

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Planning Technician
Mark Drane, ROGVOY, Architect for Inkster Pine Park LLC
Daniel Victor, Inkster Pine Park LLC
Jason Manson, Inkster Pine Park LLC
Danny Kahn, Inkster Pine Park LLC

Public in attendance: Donna Nealy, Resident
Ballorie Shelby, Resident
Velma "Jean" Overman, Operation Refuge
Gary Young, Resident
Kent Hudson, Resident
Thom Dumond, Pea Inc.
Cynthia Adams, DDA
J. Davis, Community Member

II. ADOPTION OF AGENDA

MOVED by Nolen, Seconded by Garret to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF July 9, 2018

MOVED by Ratliff, Seconded by Cain to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. **Case # 17-16 (SLU), # 17-17 (SLU), and # 17-20 (SP) – Medical Marijuana Multi-Use Cultivation and Processing Facility**
Public Hearing to review and consider special land uses and a site plan for a medical marijuana multi-use cultivation and processing facility in the M-1, Light Industrial District at 2424 John Daly. Daniel Victor on behalf of Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant. The subject property is located

on the west side of John Daly Road, between Trowbridge Avenue and the railroad tracks.

MOVED by Nolen, Seconded Garrett by to open the public hearing for Case #17-16(SLU) Case #17-17(SLU) and #17-20(SP). **MOTION CARRIED unanimously.**

Adrianna Jordan gave an overview of the case and noted that the site plan has undergone many revisions to get where it currently is and that she is pleased with its current iteration. She has concerns on bathroom placement and whether there will be access to them from both the cultivation and processing areas. The planning commission must also approve or deny the applicants loading zone waiver for their Phase 2 processing facility.

Commissioners Concerns:

1. Secretary Cain asked about the need for a second processing center in the future? Daniel Victor said they were trying to capitalize on the demand for either a recreational processing plant, or another medical plant, depending on demand and regulations for either.
2. Commissioner Garret asked about what will be happening to contaminants from the operation? Victor replied that both above ground and below ground contaminants will be taken care of in the form of photo-catalytic oxidation filtration and charcoal filters for the air, and reclamation for the water. All of the water on site will be reclaimed with none of it going into the sewer or storm drain. Garret then asked about the monitoring of these systems, Victor then described an electronic monitoring system that notifies the user when the filters have reached capacity or there is another issue.
3. Commissioner Willis had questions regarding chemicals on site. Daniel Victor assured that everything is certified organic and mentioned that all outside vegetation will be chosen based on their ability to attract certain types of insects so there will be no need for pesticides.

Public Remarks:

1. Velma "Jean" Overman asked who will oversee that the organization is in compliance with laws. Victor replied with information on the State Licensing Board and how they can do unannounced spot checks on the facility, and that air quality will be better than the State of Michigan standards. He also mentioned wanting to make sure residents are happy.
2. Gary Young asked about marijuana retail sales on the site, as well as job opportunities. Victor replied that they were looking to hire Inkster residents and that there will be no sales on the site. Victor also mentioned that they are advocating for the passage of a clemency program for individuals with prior marijuana convictions, and looking into forming a job training and education program for local residents.

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

MOVED by Nolen, Seconded by Willis to approve a waiver for loading dock. **MOTION CARRIED** unanimously.

Commissioners Concerns:

Commissioners asked to require the applicant to come back before the commission if there is any need to widen the loading area in the future.

MOVED by Nolen, Seconded by Williams to recommend approval of Case #17-16(SLU) and #17-17(SLU) to City Council subject to the following recommended Special Land Use conditions:

1. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. **Public Hearing.** The results of a public hearing must be considered to assess impacts on the surrounding neighborhood.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.
4. **Site Plan.** All conditions of site plan approval must be met.

And to approve #17-20(SP) subject to the following Site Plan conditions:

1. **Architecture.** Sheet GH-1 must also show the location of the bathroom facilities to confirm they are accessible from both the cultivation and the processing areas of the building in Phase One.
2. **Loading.** A loading zone length waiver must be approved by the Planning Commission for the Phase Two 6,825 square foot processing facility.
3. **Other Department Comments.** Address all other department comments.

MOTION CARRIED unanimously.

B. **Case # 18-18 (TA) – Food Trucks and Mobile Food Courts**
Consideration of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for food trucks and mobile food courts. Proposed modifications include changes to §155.029 "Definitions", §155.036 "Schedule of Land Uses", §155.046 "B-2, Thoroughfare Mixed-Use District", §155.048 "M-1, Light Industrial District", §155.049 "TCD Town Center District", the establishment of §155.149A, "Mobile Food Vending", and the establishment of §155.149B, "Mobile Food Court or Park"

MOVED by Nolen, Seconded Garrett by to open the public hearing for Case #18-18(TA) Food Trucks **MOTION CARRIED** unanimously.

Adrianna Jordan outlined the new Food Truck and Mobile Food Courts text amendments to the zoning ordinance.

Commissioners Concerns:

1. Commissioners were concerned with the limited hours set for the operation of food trucks. The Planner explained that most of the districts are relatively close to single family homes so later hours could turn into a nuisance. It was then discussed how the hours could be extended for operation of special events.

Public Remarks:

NONE.

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

MOVED by Ratliff, Seconded by Faison to recommend approval of Case #18-18(TA) to City Council subject to the following recommended conditions:

1. The Chief of Police may grant waivers for extended hours of operation.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. **Case # 17-10 (SP) – Consideration of Trash Enclosure Gate Waiver**
Planning Commission to review and consider approval of a waiver of the opaque gate trash enclosure requirement for a blood plasma collection center located in the TCD, Town Center District at 27445 Michigan Avenue. Laurence Winokur is the applicant. The subject property is located on the south side of Michigan, between Hamlin and Inkster.

MOVED by Nolen, Seconded by Ratliff to recommend approval of Trash Enclosure Gate Waiver for Case #17-10(SP)

Commissioners Concerns:

Commissioners asked what would keep people from dumping in the dumpster. Commissioner Ratliff mentioned the dumpster itself could be locked, and that there haven't been issues with it in that area of the city.

MOTION CARRIED unanimously.

VII. NEW BUSINESS

A. **Case # 17-14 (SP) – U-Haul Moving and Storage Facility (POSTPONED)**
Planning Commission to review and consider approval of the site plan for an existing U-Haul Moving and Storage facility located in the B-3, General Business District at 29500 and 29600 Michigan Avenue. David Laundry on behalf of U-Haul of Central Michigan/Amerco Real Estate is the applicant. The subject property is located on the north side of Michigan Avenue, between Henry Ruff Road and Middlebelt Road.

B. **Downtown Strategic Plan**
Planning Commission to review and consider recommendation of approval of the public draft of the Downtown Strategic Plan prepared by McKenna Associates.

Adrianna Jordan explained that a formal public hearing will be held in October, and that only a discussion on the draft plan was planned for this meeting. Jordan asked if there were any concerns over the content of the plan.

Commissioners Concerns:

Commissioner Faison asked when the Public Hearing would take place regarding the Downtown Plan and how we will reach out to make sure the public attend. The Planner answered that it would be sometime in mid to late October and that it could be advertised on the City's website and public access television station.

Public Remarks:

Cynthia Adams is concerned about the DDA strategic plan and the Downtown Plan overlapping. Mayor Nolen proposed a joint meeting with the DDA to make sure everyone is on the same page.

VIII. MISCELLANEOUS

A. **2019 Planning Commission Calendar**
Planning Commission to review and consider approval of the 2019 Planning Commission meeting dates.

MOVED by Garret, Seconded by Davis to approve the 2019 Planning Commission meeting dates. **MOTION CARRIED** unanimously.

VIII. ADJOURNMENT – 7:47 pm

MOVED by Ratliff, Seconded by Willis to adjourn the Planning Commission meeting held on September 24, 2018. **MOTION CARRIED unanimously**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner

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August 29, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, Mi 48141

Subject: SLU17-17 – Medical Marijuana Co-Located Processing Facilities

Location: 2424 John Daly

Zoning: M-1 Light Industrial

Applicant(s): Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC)

The City of Inkster Planning Department has reviewed the above-referenced Special Land Use (SLU) and Site Plan application for new co-located medical marijuana processing facilities located in two separate structures. It is unknown at this time whether the two processing buildings will be operated by one business entity or two separate business entities. The overall co-location development requires public hearings and special land use approvals from City Council for each of the two individual medical marijuana facility types, as well as site plan approval by the City Council. The revised site plan is dated August 14, 2018. In the revised site plan the applicant has removed the proposed secure transport and testing facilities from the project, and has divided the project into two development phases.

SITE DESCRIPTION

The site is located on the west side of John Daly, between Trowbridge and the railroad tracks, and has a total area of 7.7 acres. The site is zoned M-1 (Light Industrial District) and is currently occupied by the existing 26,734 square foot vacant office building, 16,167 square feet of vacant storage buildings, and an approximate 600 square foot house with a detached garage that the applicant intends to demolish. The proposed future development is broken into two phases.

Phase One includes the construction of a 51,460 square foot greenhouse structure, a 18,609 square foot head house, and a 1,526 square foot processing facility located within the head house structure (bringing the total square footage of the head house structure to 20,135 square feet). In Phase One, a total of 70,069 square feet is dedicated to the cultivation land use, and 1,526 square feet is dedicated to the processing land use.

Phase Two will commence 12 to 18 months after completion of Phase One, and will include converting the 1,526 square foot processing facility into head house space (cultivation land use) for a total head house of 20,135 square feet, a new 9,920 square foot processing facility, and a new 6,825 processing facility. The site would employ an estimated total of 17 people (12 in cultivation, and five in processing) and would operate 8:00 am to 5:00 pm, seven days per week.

SPECIAL LAND USES IN M-1 DISTRICT

Medical marijuana processing facilities are a SLU in the M-1 district. We have reviewed the application for compliance with the Inkster Zoning Ordinance regulations, and sound planning and zoning principles, and offer the following comments for your consideration.

REVIEW OF SPECIAL LAND USE (§155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is located in the Trowbridge Corridor Sub-Area and is planned for industrial uses which include manufacturing, assembly, warehousing, salvage facilities, research/office, and similar uses. Although located in an industrial area that the future land use plan also designates primarily as industrial, the northeast portion of the site has a future land use designation of "brownstone residential", and the site is adjacent to single-family land uses across Princess which are zoned TCD and planned for "brownstone residential". To mitigate this, the applicant is proposing a greenbelt along the northern property line. With the installation of the greenbelt, we believe that the proposed use is consistent with the goals, policies, and vision of the Master Plan for this area. In fact, given the light industrial zoning designation and increased demand for industrial land, the brownstone future land use seems at odds with the future development intent of the subject parcels, and it would be unlikely that the portions of the subject property designated as brownstone would ever be redeveloped as housing.

2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** With the installation of the proposed site landscaping and walls, we believe that the proposed use will be visually and physically harmonious and appropriate in appearance with the existing and intended character of the general vicinity.

3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** There are a half dozen vacant buildings in various states of neglect currently occupying the subject site. The applicant intends to demolish all the vacant buildings and construct brand new facilities on the site, which will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole.

4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The processing facility will likely require extra police security and patrolling. A security plan has been submitted to the Police Department, and must be reviewed and approved by the Police Department before this finding can be made.

5. **Will not detract from the desirability and orderly function of residential or business uses. Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only.** The site is located in an industrial zone; however, it is adjacent to five single-family dwelling uses across Trowbridge. Hours of operation have been updated and are now compatible with the adjacent residences. In regards to odor and air quality, a note has been added to the site plan stating that "a combination of carbon filtration and photo-catalytic oxidation" will be used to mitigate odor and destroy odorous VOCs. In addition, site security includes alarms, panic buttons, cameras, locking doors, and a gated entrance. We defer to the Inkster Police Department on review and approval of the Security Plan.

6. **Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.** The proposed use would be located in two new purpose-built structures that are part of a larger co-location development that also includes cultivation of medical marijuana. While properties to the west include proposed medical marijuana facilities, to the north lie potentially incompatible single-family residential uses. As a consequence, the proposed use may have an adverse impact on the existing uses in the vicinity; therefore, we recommend that the results of a public hearing be considered to assess impacts on the surrounding neighborhood.

7. **Will not impose additional service demands upon the City or its anticipated future resources.** As previously mentioned, the processing facilities will likely require extra police security and patrolling. A security plan has been submitted to the Police Department, and must be reviewed and approved by the Police Department before this finding can be made.

8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** This finding can be made, subject to the recommendation of the Chief of Police. While the proposed use is a commercial marijuana processing operation to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. Thus, City Staff prefers to see the different marijuana facility types for 2424 John Daly kept in the same general area to increase efficiency of police patrols. The area is fenced off and provided with security features, which reduces the chances of individuals having an adverse effect on the community. City Staff is encouraged by the security plan presented by

the company. City Staff recognizes that there is potential for criminal activity surrounding the marijuana business and feels this potential can be minimized if the applicants put in place good security measures, and work closing with law enforcement to correct issues as they develop.

9. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.** The revised site plan submitted does not include adequate information in regards to the lighting and wall requirements that are necessary to make this finding.

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA FACILITY (§155.289)

(A) **The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.** The applicant will be required to supply information and documentation related to the procurement of a state license. Approval shall be contingent on all state requirements being met. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.

(B) **A state and local license is required for all medical marijuana facilities.** The applicant will be required to supply information and documentation related to the procurement of a state license. A state license must be obtained prior to issuing a local business license and certificate of occupancy.

(C) **Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities.** The site plan includes a note that contains this ordinance language, and this finding can be made.

(D) **Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and 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.** Site security includes cameras, locking doors, and gated entrances. We defer to the Inkster Police Department on review and approval of the Security Plan. Surveillance footage must be kept for a minimum of 14 days.

(E) **Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.** Generally, proposed exterior lighting complies with the provisions of the Zoning Ordinance, with exception to the southern boundary of the property where the lighting exceeds 0.3 foot candles at the property line; however, this southern boundary borders the railroad tracks where the higher foot candle levels work to provide added site security, and do not adversely impact other developments.

(F) **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.** The site plan includes a note that the "site will comply with the City of Inkster's inspection requests". This finding can be made.

(G) **Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances.** The site plan includes a note that the "site will comply with the City of Inkster's inspection requests". This finding can be made.

(H) **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.** The site plan includes notes that contain this ordinance language, and this finding can be made.

(I) **If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire.** The site plan includes notes that contain this ordinance language, and this finding can be made.

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA PROCESSING FACILITIES (§155.150)

(A) **Processing 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.** To City Staff's knowledge the proposed use complies with this requirement.

(B) **All medical marijuana shall be contained indoors within the main building in an enclosed, locked facility.** The site plan includes a note that contains this ordinance language, and this finding can be made.

(C) **All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.** The site plan includes a note that contains this ordinance language, and this finding can be made.

(D) **Application for a Medical Marijuana Processing Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Processing 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 state license must be obtained prior to issuing a local business license and certificate of occupancy.

RECOMMENDATION

In general, the proposed medical marijuana processing facility is compatible with the zoning and existing surrounding land uses, and there are mitigating site improvements proposed that increase its compatibility with the "Trowbridge Corridor" sub-area plan. Planning Staff recommends approval of the Special Land Use subject to the following conditions:

1. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. **Public Hearing.** The results of a public hearing must be considered to assess impacts on the surrounding neighborhood.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.
4. **Site Plan.** All conditions of site plan approval must be met.

If you have any questions, please don't hesitate to contact me.

Thank you,

Adrianna Jordan, AICP
City Planner

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August 29, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP17-20 Medical Marijuana Multi-Use Facility PSPR2

Location: 2424 John Daly

Zoning: M-1, Light Industrial District

Applicant(s): Daniel Victor for Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC)

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for a new phased medical marijuana multi-use facility at 2424 John Daly. This development requires public hearings and special land use approvals from City Council for each individual medical marijuana facility type, as well as site plan approval by the City Council. Planning Staff offers the following comments and findings for your consideration. The revised site plan is dated August 14, 2018.

SITE DESCRIPTION

The site is located on the west side of John Daly, between Trowbridge and the railroad tracks, and has a total area of 7.7 acres. The site is zoned M-1 (Light Industrial District) and is currently occupied by the existing 26,734 square foot vacant office building, 16,167 square feet of vacant storage buildings, and an approximate 600 square foot house with a detached garage that the applicant intends to demolish. The proposed future development is broken into two phases.

Phase One includes the construction of a 51,460 square foot greenhouse structure, a 18,609 square foot head house, and a 1,526 square foot processing facility located within the head house structure (bringing the total square footage of the head house structure to 20,135 square feet). In Phase One, a total of 70,069 square feet is dedicated to the cultivation land use, and 1,526 square feet is dedicated to the processing land use. The processing facility in Phase One will be separated from the cultivation facility by internal locked doors, but will share a common hallway, break room, and bathroom facilities.

Phase Two will commence 12 to 18 months after completion of Phase One, and will include conversion of the 1,526 square foot processing facility into head house space (cultivation land use) for a total head

house of 20,135 square feet, a new 9,920 square foot processing facility, and a new 6,825 processing facility. The site would employ an estimated total of 17 people (12 in cultivation, and five in processing) and would operate 8:00 am to 5:00 pm, seven days per week.

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

	Existing Land Use	Current Zoning	Future Land Use Designation
Subject Site	Medical Marijuana Cultivation and Processing	M-1, Light Industrial District	Brownstones Residential and Industrial
North	Single-Family Residential	TCD, Town Center District	Brownstones Residential
South	Industrial	M-1, Light Industrial District	Industrial
East	Vacant land and vacant commercial building	B-2, Thoroughfare Mixed-Use District and M-1, Light Industrial District	Brownstones Residential
West	Medical Marijuana Cultivation and Processing	M-1, Light Industrial District	Industrial

REVIEW COMMENTS

1. Zoning and Use **(§155.048(C))**. The proposed use is a medical marijuana multi-use facility consisting of a medical marijuana cultivation facility and processing center which are permitted as Special Land Uses (SLUs) subject to compliance with the general conditions listed in §155.289 and specific conditions listed in §155.146, §155.150, and §155.150C of the Zoning Ordinance. The site is master-planned for Industrial, and is also designated as Industrial in the Trowbridge Corridor Sub-Area Plan.

   The M-1 district requires setbacks, lot size, lot coverage, and height as follows:

Setbacks	Required	Proposed
Front Setback	60 ft. min	Meets requirement
Rear Setback	N/A	N/A
Side Yard Setback (Both)	40 ft. min	Meets requirement
Side Yard Setback (One)	20 ft. min	Meets requirement
Lot Size	Dimensions must permit parking and landscaping	Meets requirement
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks	Meets requirement
Height	40 ft. max	Meets requirement

EXHIBIT A: PARCEL MAP

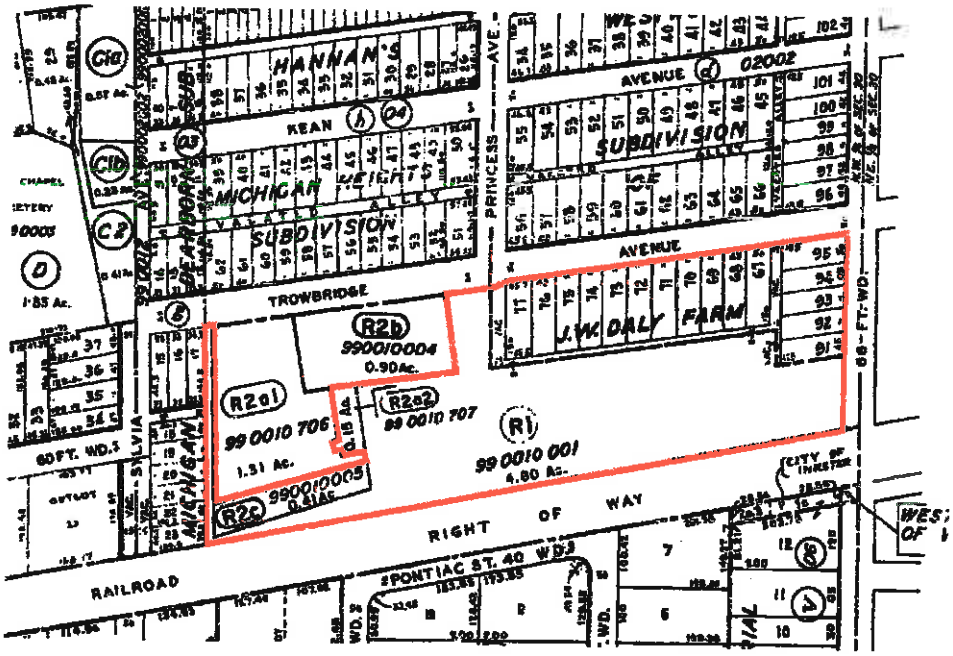

EXHIBIT B: AERIAL VIEW OF SITE

2. **Architectural Features (§155.072).** At this time Planning Staff does not have enough information on the proposed architectural features of the development. There will be mechanical rooftop

equipment on top of the two processing buildings. It will be screened with a canted 7.2 rib metal "Envisor" screen painted a medium beige color. No mechanical equipment will be located on the roof of the greenhouse or head house; however, ground-mounted HVAC equipment will be located on the concrete pads and screened by Regal Prince Oak trees. There is wall-mounted lighting shown on the elevations for the processing facilities, but there is no wall-mounted lighting shown on the cultivation facility elevations even though the photometric plan indicates wall-mounted lighting on the greenhouse. Sheet GH-1 must show the location of the bathroom facilities to confirm they are accessible from both the cultivation and the processing sections of the building in Phase One – will the bathrooms be inside the locker rooms?

The proposed architecture of the processing facilities consists of alternating façade planes of stone pattern formliner concrete panels and wood pattern formliner concrete panels separated by four foot wide brick formliner concrete panel piers that jut out by three feet. There are glass windows and doors incorporated with standing seam metal roof awnings above the entrances. Overall, the architectural design of the proposed processing facilities is a vast improvement over the previous version reviewed by Planning Staff, and would have a positive aesthetic impact on the surrounding land uses as currently designed.

3. **Landscaping (§155.073).** Pursuant to §155.073, the following landscaping items must be addressed:
    a. **Street Trees.** Street trees are required every 35 feet per §155.073(D)(13). Based on the lot frontage along Trowbridge of 744 feet, the applicant is proposing the required number of shade and ornamental trees. That being said, the applicant is proposing the substitution of five deciduous shade trees with two Eastern White Pine and three Black Hills Spruce. City Staff believes that these evergreens are a reasonable substitution that complies with the intent of the right-of-way landscaping ordinance in the context of the subject site. Additionally, based on the lot frontage along John Daly of 361 feet, the applicant is proposing the required number of shade and ornamental trees, and is counting one existing evergreen as a substitute for one deciduous tree.
    b. **Performance Bond.** Whenever a site plan requires any type of landscaping, the applicant may be required to post a Performance Bond prior to the issuance of a Certificate of Occupancy to ensure the completion of landscaping (including irrigation) if the landscaping is not 100% complete when any certificate of occupancy is requested.
    c. **Deadline for installation.** Installation of required screening and landscaping shall be completed prior to or at the time of completion of building construction for Phase One, except when building construction is completed during the off-season when plants cannot be installed.

4. **Walls (§155.074).** The Ordinance requires all loading and service areas in the M-1 district to be screened from abutting properties by a 6'-8' high wall, and BMMR Emergency Rule 25 requires that cultivation facilities must be "fully enclosed by fences or barriers that block outside visibility of the marihuana plants from the public view, with no marihuana plants growing above the fence or barrier that is visible to the public eye". The site plan proposes an eight foot four inch high decorative concrete wall stained "surrey beige" color that will enclose most of the development, with exception to the west side where a chain link fence is proposed to enclose

the detention basin. All walls and fences shown on the site plan must be constructed during Phase One.

5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan proposes two 14' x 10' dumpster enclosures on concrete pads. Proposed dumpster enclosure details state that the paint color will be "surrey beige". Both dumpster enclosures must be constructed during Phase One.

6. **Exterior Lighting (§155.076).** There are a total of 15 20 foot tall LED light poles proposed for the subject property, and 23 LED wall-mounted lights. Generally, proposed exterior lighting complies with the provisions of the Zoning Ordinance, with exception to the southern boundary of the property where the lighting exceeds 0.3 foot candles at the property line; however, this southern boundary borders the railroad tracks where the higher foot candle levels work to provide added site security, and do not adversely impact other developments.

7. **Off-street Parking (§155.077) and Circulation.** The medical marijuana cultivation facility most closely resembles a "wholesale" establishment in terms of off-street parking. As such, parking must be provided at a rate of five parking spaces plus one for every employee in the largest shift, or one space for every 2,000 square feet of gross floor area, whichever is greater. The medical marijuana processing facility most closely resembles an industrial industrial/research establishment in terms of off-street parking. As such, parking must be provided at a rate of five spaces plus one for every one and a half employees in the largest working shift or one per 1,000 square feet of gross floor area, or whatever is greater.

Facility Type	Required Parking (based on sf)	Required Parking (based on employ)	Provided Parking
Cultivation Facilities (wholesale)	36 spaces*	17 spaces	36 spaces
Processing Facilities (industrial)	17 spaces*	12 spaces	15 spaces
Total Site Parking	***53 total parking spaces are required***		***54 spaces***

*The larger of the two requirements must be used for calculations.

Based on the parking requirements for each separate land use, the proposed 54 parking spaces meet the parking requirements of the Zoning Ordinance. In addition, three accessible spaces including two van-accessible spaces are provided to comply with ADA requirements. All required parking must be constructed in Phase One.

8. **Off-street Loading and Unloading (§155.079).** Each facility requires 10 foot by 70 foot off-street loading areas as detailed in the table below:

Facility Type	Required Loading	Provided Loading
Phase One: Cultivation Facilities (71,595 sq ft)	3 spaces	3 spaces
Phase Two: Processing Facility (9,920 sq ft)	1 space	1 10' x 70' and 1 10' x 35'
Phase Two: Processing Facility (6,825 sq ft)	1 space	**1 space (10' x 35')**
Total Loading Spaces	*5 spaces*	***4 full and 2 reduced***

The applicant has stated that they are requesting a waiver from the loading zone length for the 6,825 square foot Phase Two processing facility. Their justification for the waiver is as follows:

"Daily services for these facilities will not be provided by 18-wheeled semi-trailers; therefore, a 10 foot by 70 foot loading area is not required. Deliveries of supplies which support the production processes will arrive on box trucks of a maximum length of 35 feet; deliveries of biomass for processing will arrive in secure passenger vans of a maximum length of 25 feet; [and] secure transport vehicles picking up product for transport will be a maximum length of 25 feet.

Commercial scale cannabis cultivation/processing does not require the frequency of semi-trailer use upon which the City requirement is based. Should either processing facility ever require a delivery from a vehicle with a length greater than 35 feet, one of the 10 foot by 70 foot loading spaces around the cultivation facility can be used. Applicant has complied with loading area requirements for the cultivation facility, with the knowledge that there will never be a time when three semi-trailers will be on-site making simultaneous deliveries to the cultivation facility. Applicant attests that there is no possible future circumstance under which the multiple loading areas of the site could not support the vehicle traffic to and from the processing facilities, based upon the proposed 10 foot by 35 foot loading spaces for those facilities."

9. **Parking Lot Landscaping (§155.080).** Interior landscaping shall be provided within the boundaries of the parking lot, and shall comply with the following provisions:
    a. Interior landscaping areas equivalent to 5% of the vehicle use area shall be required in all parking lots of twenty (20) spaces or more. One deciduous shade tree shall be required for each 150 square feet of required interior landscape area. The applicant has indicated that vehicle use area totals 50,647 square feet. Therefore, 17 trees are required and 17 are provided for 2,532 square feet of interior landscaping.
    b. Terminal landscape islands shall be provided at the end of each row of parking spaces to separate parking from adjacent drive aisles. Terminal islands shall be curbed, and shall be at least 144 square feet in area and 18 feet long for each single row of parking spaces. Each landscape island shall have a minimum of one shade tree. The applicant has met these requirements.

10. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

Planning Staff believes the proposed phased site plan substantially complies with the Zoning Ordinance requirements and recommends approval of the site plan subject to the following conditions:

1. **Architecture.** Sheet GH-1 must also show the location of the bathroom facilities to confirm they are accessible from both the cultivation and the processing areas of the building in Phase One.
2. **Loading.** A loading zone length waiver must be approved by the Planning Commission for the Phase Two 6,825 square foot processing facility.
3. **Other Department Comments.** Address all other department comments.

If you have any questions, please don't hesitate to contact me.

Thank you,

Adrianna Jordan, AICP
City Planner

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P 313-963-0612
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May 1, 2018

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 17-20 (SP)
2424 John Daly – Pine Park Medical Marijuana Facility
Site Plan Conditional Approval

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated October 5, 2017 with the latest revision date of January 24, 2018 for the above referenced project.

The submitted plans are recommended for acceptance and approval as noted:

1. Prior to construction the detention basin outlet pipe design calculations shall be shown on the plans and reviewed and approved by the City of Inkster.

2. Please note that the Wayne County Construction Permits Office issues all soil erosion sediment control (SESC) permits on behalf of the City of Inkster and a SESC permit shall be obtained prior to the start of construction.

3. Provide the name and contact information for the waste disposal company serving the site on the site plan.

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Bud Avery, City of Inkster Department of Public Services
Adrianna Jordan, AICP, City of Inkster Planner
Eric Tucker, P.E., Project Manager
File: 00040010.00 Task 1

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July 11, 2018

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26900 Princeton
Inkster, MI 48141

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 17-20 (SP)
2424 John Daly – Pine Park Medical Marijuana Facility
Site Plan Conditional Approval Amendment

Dear Mr. Bivins:

This letter amends the May 1, 2018 conditional approval letter for the above referenced project. See attached.

Alfred Benesch & Company (Benesch) completed a review of the plans dated October 5, 2017 with the latest revision date of January 24, 2018 for the above referenced project. The plans were recommended for acceptance and approval with conditions. The item noted below amends those conditions:

Delete

~~1. Prior to construction the detention basin outlet pipe design calculations shall be shown on the plans and reviewed and approved by the City of Inkster.~~

Add

1. Storm water facilities shall be designed to Wayne County standards. Wayne County monitors the storm water system in the City of Inkster. Therefore, a permit is required from Wayne County Construction Permits Office prior to the start of construction. Contact their office at 734-595-6504 to obtain information on the permit application, plan review and permitting process.

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Bud Avery, City of Inkster Department of Public Services
Adrianna Jordan, AICP, City of Inkster Planner
Eric Tucker, P.E., Project Manager
File: 00040010.00 Task 1

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

May 1, 2018

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 17-20 (SP)
2424 John Daly – Pine Park Medical Marijuana Facility
Site Plan Conditional Approval

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated October 5, 2017 with the latest revision date of January 24, 2018 for the above referenced project.

The submitted plans are recommended for acceptance and approval as noted:

1. Prior to construction the detention basin outlet pipe design calculations shall be shown on the plans and reviewed and approved by the City of Inkster.

2. Please note that the Wayne County Construction Permits Office issues all soil erosion sediment control (SESC) permits on behalf of the City of Inkster and a SESC permit shall be obtained prior to the start of construction.

3. Provide the name and contact information for the waste disposal company serving the site on the site plan.

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Bud Avery, City of Inkster Department of Public Services
Adrianna Jordan, AICP, City of Inkster Planner
Eric Tucker, P.E., Project Manager
File: 00040010.00 Task 1

INKSTER POLICE DEPARTMENT
Inter-Office Memorandum
OFFICE OF THE CHIEF

TO: Adrianna Jordan, City Planner

CC: Mayor Byron Nolen

FROM: Chief William T. Riley, III WTR

DATE: May 1, 2018

SUBJECT: 2424 John Daly – Pine Park Medical Marijuana Facility

Upon further review, I find the video coverage of the building and property surrounding the facility to be satisfactory. The proposed security plan has covered my initial safety concerns. The security chief has also indicated that they are seeking security personnel with law enforcement background.

Based on the specs from the previous meeting, the outside lighting is adequate for this facility.

If any changes should occur with the current site plan, please advise. As for now, I am satisfied.

CITY OF INKSTER
FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

Inkster Fire Department
27717 Michigan Ave
Inkster, MI 48141
313-563-9874

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

To: Adrianna Jordan, AICP
City Planner

From: Jason Kaye, Fire Inspector

Date: 05-02-2018

Subject: Plan Review Comments for 2424 John Daly

Below is a recommendation and requirements the Fire Department will offer up regarding the Preliminary Site Plan for 2424 John Daly

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

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

Fire Department requires that the Head House (19,920 sq. ft.) have Automatic Sprinkler Systems installed in accordance with **NFPA 13. (IFC-903)**

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

Maps

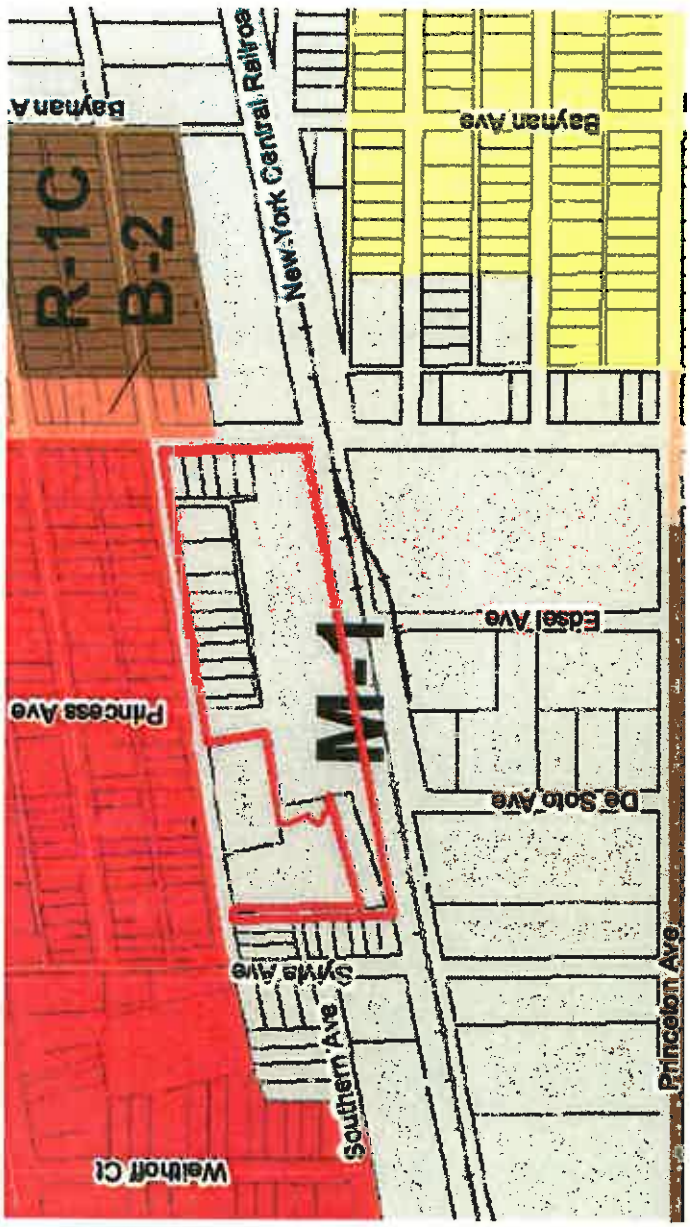
Associated Case Numbers:

SLU17-16, SLU17-17 and SP17-20

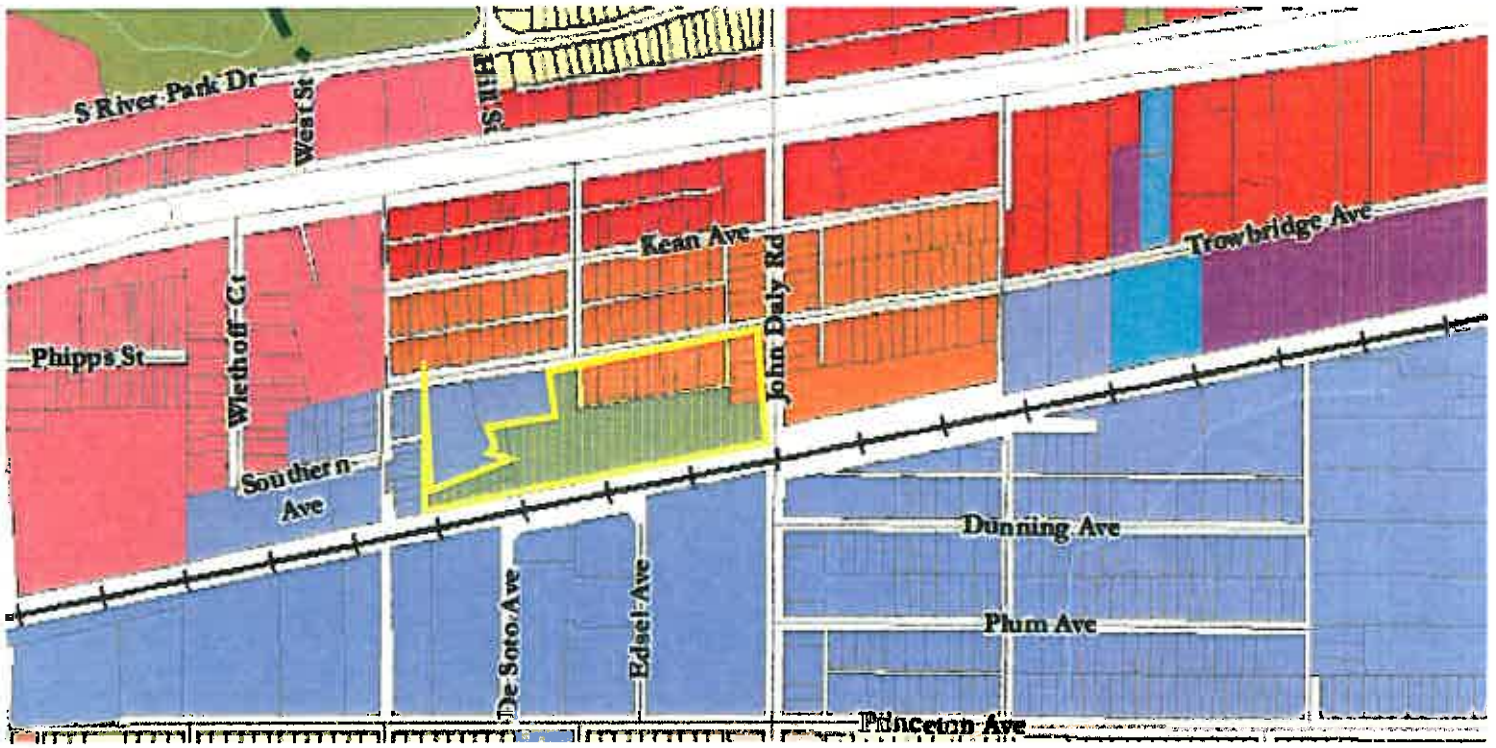
Medical Marijuana Cultivation and Processing Facility

Aerial Map

Zoning Map


R-1C
B-2
M-1
New York Central Railroa
Bayman Ave
Princess Ave
Edsel Ave
De Solo Ave
Princeton Ave
Southern Ave
Sylvia Ave
Wellhoff Ct

Future Land Use Map



Map 4
Future Land Use
City of Inkster, Michigan

February 16, 2017

Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Brownstones Residential
- Mobile Home Park
- Neighborhood Mixed Use
- Corridor Convenience Retail
- Regional Commercial
- Town Center
- Research and Technology
- Industrial
- Park and Open Space
- Public Semi Public
- Schools
- Redevelopment Potential
- Proposed Bike Trail
- Entertainment District Boundary
- Municipal Boundary

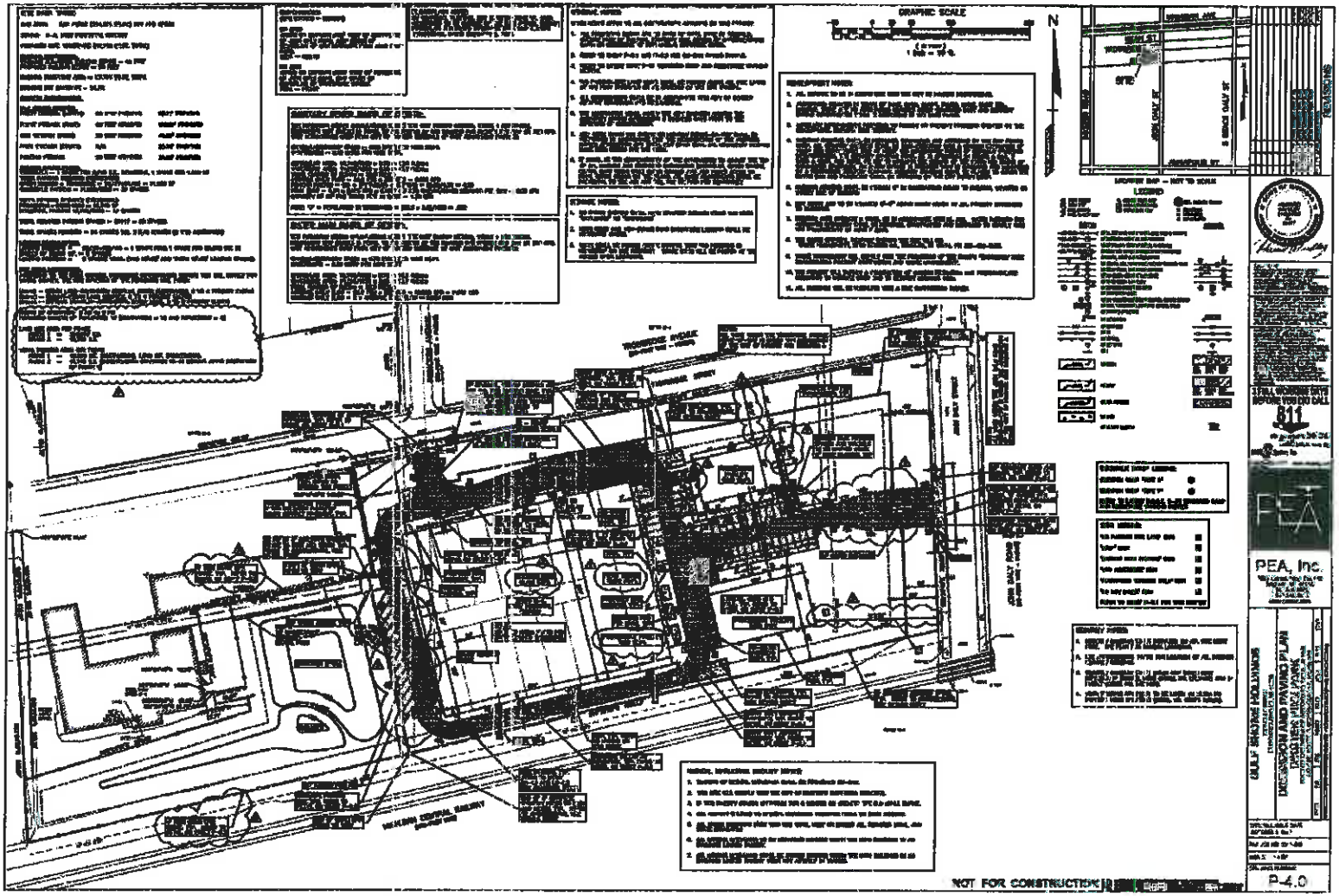
Site Plan

Associated Case Numbers:

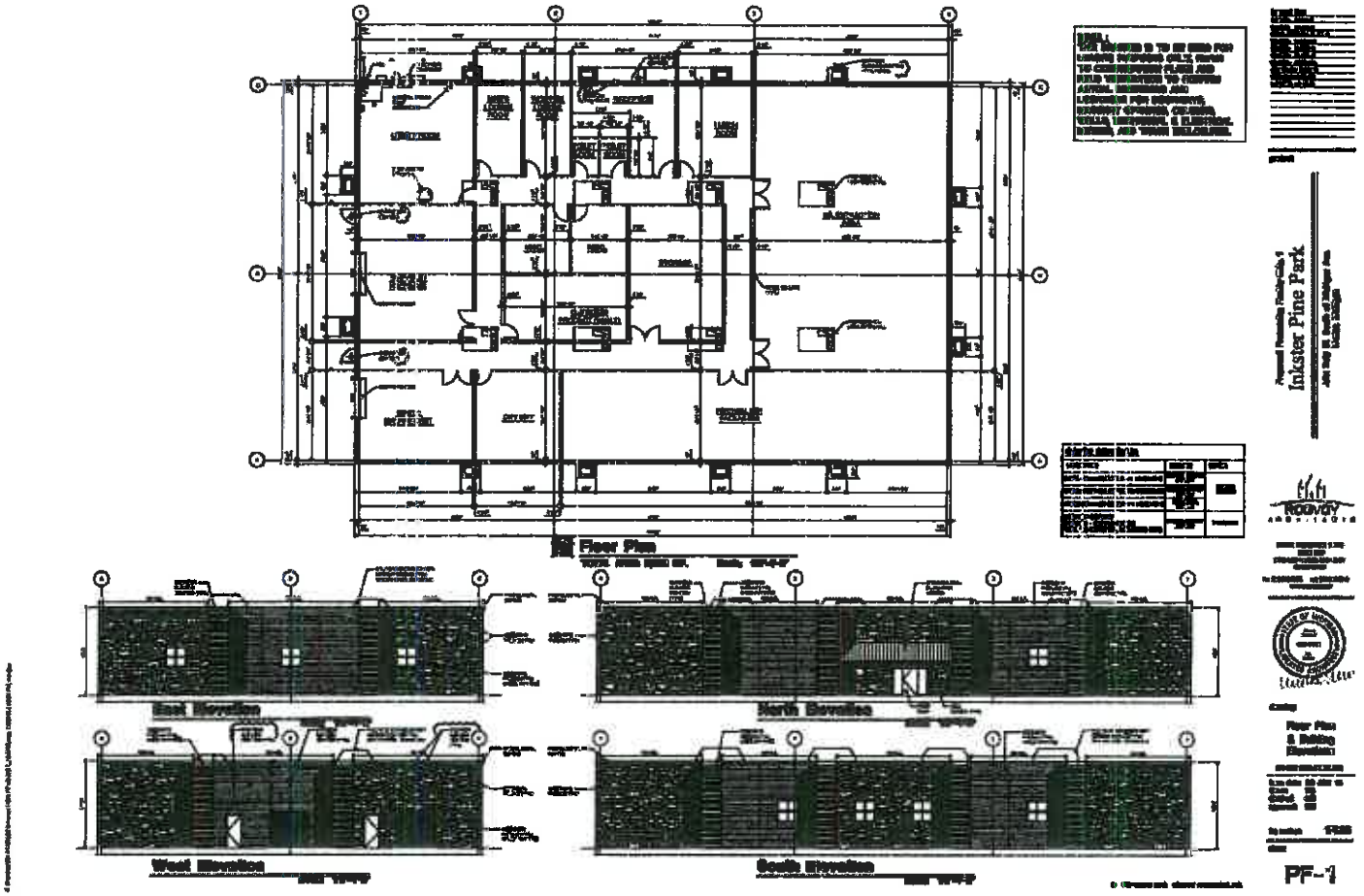
SLU17-16, SLU17-17 and SP17-20

Medical Marijuana Cultivation and Processing Facility

Site Plan



Elevation Plan



REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor **Date: September 25, 2018**

From: Adrianna Jordan, City Planner **Date for Council Consideration: October 1, 2018**

ACTION REQUESTED: Council to offer a first reading of text amendments (TA 18-18) to the City's Zoning Ordinance to address zoning and site improvement requirements for mobile food vendors (food trucks) and mobile food courts per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information".

Current Action ___X____ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

A public hearing was held and the amendments were recommended for approval by the Planning Commission on Monday, September 24, 2018. No public comments were received on the amendments at the public hearing. Draft meeting minutes are attached.

Proposed modifications include changes to §155.029 "Definitions", §155.036 "Schedule of Land Uses", §155.046 "B-2 Thoroughfare Mixed-Use District", §155.048 "M-1 Light Industrial District", and §155.049 "TCD Town Center District", and establishment of new sections §155.149A "Mobile Food Vending", and §155.149B "Mobile Food Court or Park".

A 2nd reading and request for approval of the proposed text amendments will occur at the Council meeting scheduled on Monday, October 15, 2018.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The proposed mobile food vending text amendments are being initiated by the City of Inkster due to recent expressed interest in operating Food Trucks and Food Truck Courts within the City. Currently, the City's zoning code does not address the zoning or land use needs of food trucks within the city. The proposed zoning text amendments have been written and are intended to work in conjunction with, and not duplicate or conflict with any language found in "Chapter 122: Vendors, Garage Sales" of the Inkster Municipal Code.

The text amendment language is attached for review.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

There are no direct costs for the City.

PROJECT TIME TABLE

A second reading and request for approval of the proposed text amendments is scheduled during the Council meeting on Monday, October 15, 2018. If the request is approved by Council, the amendment will be published and posted and become effective after thirty (30) days.

RESOLUTION

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, September 24, 2018**, 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, Secretary Cain, Faison, Garrett, Davis, Nolen, and Willis.
Absent: Williams- Excused.

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Planning Technician
Mark Drane, ROGVOY, Architect for Inkster Pine Park LLC
Daniel Victor, Inkster Pine Park LLC
Jason Manson, Inkster Pine Park LLC
Danny Kahn, Inkster Pine Park LLC

Public in attendance: Donna Nealy, Resident
Ballorie Shelby, Resident
Velma "Jean" Overman, Operation Refuge
Gary Young, Resident
Kent Hudson, Resident
Thom Dumond, Pea Inc
Cynthia Adams, DDA
J. Davis, Community Member

II. ADOPTION OF AGENDA

MOVED by Nolen, Seconded by Garret to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF July 9, 2018

MOVED by Ratliff, Seconded by Cain to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. **Case # 17-16 (SLU), # 17-17 (SLU), and # 17-20 (SP) – Medical Marijuana Multi-Use Cultivation and Processing Facility**
Public Hearing to review and consider special land uses and a site plan for a medical marijuana multi-use cultivation and processing facility in the M-1, Light Industrial District at 2424 John Daly. Daniel Victor on behalf of Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant. The subject property is located

on the west side of John Daly Road, between Trowbridge Avenue and the railroad tracks.

MOVED by Nolen, Seconded Garrett by to open the public hearing for Case #17-16(SLU) Case #17-17(SLU) and #17-20(SP). **MOTION CARRIED unanimously.**

Adrianna Jordan gave an overview of the case and noted that the site plan has undergone many revisions to get where it currently is and that she is pleased with its current iteration. She has concerns on bathroom placement and whether there will be access to them from both the cultivation and processing areas. The planning commission must also approve or deny the applicants loading zone waiver for their Phase 2 processing facility.

Commissioners Concerns:

1. Secretary Cain asked about the need for a second processing center in the future? Daniel Victor said they were trying to capitalize on the demand for either a recreational processing plant, or another medical plant, depending on demand and regulations for either.
2. Commissioner Garret asked about what will be happening to contaminants from the operation? Victor replied that both above ground and below ground contaminants will be taken care of in the form of photo-catalytic oxidation filtration and charcoal filters for the air, and reclamation for the water. All of the water on site will be reclaimed with none of it going into the sewer or storm drain. Garret then asked about the monitoring of these systems, Victor then described an electronic monitoring system that notifies the user when the filters have reached capacity or there is another issue.
3. Commissioner Willis had questions regarding chemicals on site. Daniel Victor assured that everything is certified organic and mentioned that all outside vegetation will be chosen based on their ability to attract certain types of insects so there will be no need for pesticides.

Public Remarks:

1. Velma "Jean" Overman asked who will oversee that the organization is in compliance with laws. Victor replied with information on the State Licensing Board and how they can do unannounced spot checks on the facility, and that air quality will be better than the State of Michigan standards. He also mentioned wanting to make sure residents are happy.
2. Gary Young asked about marijuana retail sales on the site, as well as job opportunities. Victor replied that they were looking to hire Inkster residents and that there will be no sales on the site. Victor also mentioned that they are advocating for the passage of a clemency program for individuals with prior marijuana convictions, and looking into forming a job training and education program for local residents.

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

MOVED by Nolen, Seconded by Willis to approve a waiver for loading dock. **MOTION CARRIED** unanimously.

Commissioners Concerns:

Commissioners asked to require the applicant to come back before the commission if there is any need to widen the loading area in the future.

MOVED by Nolen, Seconded by Williams to recommend approval of Case #17-16(SLU) and #17-17(SLU) to City Council subject to the following recommended Special Land Use conditions:

1. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. **Public Hearing.** The results of a public hearing must be considered to assess impacts on the surrounding neighborhood.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.
4. **Site Plan.** All conditions of site plan approval must be met.

And to approve #17-20(SP) subject to the following Site Plan conditions:

1. **Architecture.** Sheet GH-1 must also show the location of the bathroom facilities to confirm they are accessible from both the cultivation and the processing areas of the building in Phase One.
2. **Loading.** A loading zone length waiver must be approved by the Planning Commission for the Phase Two 6,825 square foot processing facility
3. **Other Department Comments.** Address all other department comments.

MOTION CARRIED unanimously.

B. **Case # 18-18 (TA) – Food Trucks and Mobile Food Courts**
Consideration of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for food trucks and mobile food courts. Proposed modifications include changes to §155.029 "Definitions", §155.036 "Schedule of Land Uses", §155.046 "B-2, Thoroughfare Mixed-Use District", §155.048 "M-1, Light Industrial District", §155.049 "TCD Town Center District", the establishment of §155.149A, "Mobile Food Vending", and the establishment of §155.149B, "Mobile Food Court or Park"

MOVED by Nolen, Seconded Garrett by to open the public hearing for Case #18-18(TA) Food Trucks **MOTION CARRIED** unanimously.

Adrianna Jordan outlined the new Food Truck and Mobile Food Courts text amendments to the zoning ordinance.

Commissioners Concerns:

1. Commissioners were concerned with the limited hours set for the operation of food trucks. The Planner explained that most of the districts are relatively close to single family homes so later hours could turn into a nuisance. It was then discussed how the hours could be extended for operation of special events.

Public Remarks:

NONE.

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

MOVED by Ratliff, Seconded by Faison to recommend approval of Case #18-18(TA) to City Council subject to the following recommended conditions:

1. The Chief of Police may grant waivers for extended hours of operation.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. **Case # 17-10 (SP) – Consideration of Trash Enclosure Gate Waiver**
Planning Commission to review and consider approval of a waiver of the opaque gate trash enclosure requirement for a blood plasma collection center located in the TCD, Town Center District at 27445 Michigan Avenue. Laurence Winokur is the applicant. The subject property is located on the south side of Michigan, between Hamlin and Inkster.

MOVED by Nolen, Seconded by Ratliff to recommend approval of Trash Enclosure Gate Waiver for Case #17-10(SP)

Commissioners Concerns:

Commissioners asked what would keep people from dumping in the dumpster. Commissioner Ratliff mentioned the dumpster itself could be locked, and that there haven't been issues with it in that area of the city.

MOTION CARRIED unanimously.

VII. NEW BUSINESS

A. **Case # 17-14 (SP) – U-Haul Moving and Storage Facility (POSTPONED)**
Planning Commission to review and consider approval of the site plan for an existing U-Haul Moving and Storage facility located in the B-3, General Business District at 29500 and 29600 Michigan Avenue. David Laundry on behalf of U-Haul of Central Michigan/Amerco Real Estate is the applicant. The subject property is located on the north side of Michigan Avenue, between Henry Ruff Road and Middlebelt Road.

B. **Downtown Strategic Plan**
Planning Commission to review and consider recommendation of approval of the public draft of the Downtown Strategic Plan prepared by McKenna Associates.

Adrianna Jordan explained that a formal public hearing will be held in October, and that only a discussion on the draft plan was planned for this meeting. Jordan asked if there were any concerns over the content of the plan.

Commissioners Concerns:

Commissioner Faison asked when the Public Hearing would take place regarding the Downtown Plan and how we will reach out to make sure the public attend. The Planner answered that it would be sometime in mid to late October and that it could be advertised on the City's website and public access television station.

Public Remarks:

Cynthia Adams is concerned about the DDA strategic plan and the Downtown Plan overlapping. Mayor Nolen proposed a joint meeting with the DDA to make sure everyone is on the same page.

VIII. MISCELLANEOUS

A. **2019 Planning Commission Calendar**
Planning Commission to review and consider approval of the 2019 Planning Commission meeting dates.

MOVED by Garret, Seconded by Davis to approve the 2019 Planning Commission meeting dates. **MOTION CARRIED** unanimously.

VIII. ADJOURNMENT – 7:47 pm

MOVED by Ratliff, Seconded by Willis to adjourn the Planning Commission meeting held on September 24, 2018. **MOTION CARRIED unanimously**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner

DRAFT

CITY OF INKSTER
26215 Trowbridge St.
Inkster, MI 48141
www.cityofinkster.com
313.563.4232

August 28th, 2018

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: TA 18-18 Food Truck Zoning Text Amendments

The City of Inkster Planning Department is submitting the above-referenced draft zoning text amendments for the Planning Commission's review and consideration.

DESCRIPTION

The proposed zoning text amendments are being initiated by the City of Inkster due to recent interest in operating Food Trucks and Food Truck Courts within the City. Currently, the City's zoning code does not address the needs of mobile food venders within the city.

The following modifications to the Zoning Ordinance are proposed as part of this text amendment:

- In §155.029 "Definitions", create new definitions for "food truck", "mobile food vending unit", and "mobile food court/park".
- In §155.036 "Schedule of Land Uses", create separate land uses for "mobile food vending unit", and "mobile food court/park".
- In §155.046 "B-2 Thoroughfare Mixed-Use District", add "mobile food vending units" and "mobile food courts/parks" as permitted uses in §155.046(B).
- In §155.048 "M-1 Light Industrial District", add "mobile food vending unit" as a permitted use in §155.048(B).
- In §155.049 "TCD Town Center District", add "mobile food vending units" as a permitted use in §155.049(B).
- Establish new zoning ordinance section and special land use standards for §155.149A "Mobile Food Vending".
- Establish new zoning ordinance section and special land use standards for §155.149B "Mobile Food Court or Park".

Thank you for your consideration,

Adrianna Jordan, AICP
City Planner

TA18-18
Draft Zoning Text Amendments for Food Trucks
City of Inkster
8/15/17

Proposed ordinance changes and additions:

- In §155.029 "Definitions", create new definitions for "food truck", "mobile food vending unit", and "mobile food court/park".
- In §155.036 "Schedule of Land Uses", create separate land uses for "mobile food vending unit", and "mobile food court/park".
- In §155.046 "B-2 Thoroughfare Mixed-Use District", add "mobile food vending units" and "mobile food courts/parks" as permitted uses in §155.046(B).
- In §155.048 "M-1 Light Industrial District", add "mobile food vending unit" as a permitted use in §155.048(B).
- In §155.049 "TCD Town Center District", add "mobile food vending units" as a permitted use in §155.049(B).
- Establish new zoning ordinance section and special land use standards for §155.149A "Mobile Food Vending".
- Establish new zoning ordinance section and special land use standards for §155.149B "Mobile Food Court or Park".

All edits are highlighted in red with new text underlined and deleted text marked with a ~~strikethrough~~.

§ 155.029 DEFINITIONS

§ 155.029 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ABUT OR ABUTTING. Having a common border with.

ACCESSORY BUILDING OR STRUCTURE. A building or structure clearly incidental to, customarily found in connection with, and located on the same zoning lot or site (groups of lots used together) as the principal structure to which it is related. An ***ACCESSORY BUILDING OR STRUCTURE*** includes, but is not limited to the following:

(1) Any detached building/structure or any building/structure which does not share a common footing wall with the main structure on the premises.

(2) Any structure attached to the main building on the premises via a roof overhang, breezeway, porch, or other similar form of attachment.

(3) Barns, sheds and similar structures.

ACCESSORY USE. A use clearly incidental to, customarily found in connection with, and (except in the case or accessory off-street parking spaces or loading) located on the same zoning lot as the principal use to which it is related. An ***ACCESSORY USE*** includes, but is not limited to, the following:

(1) Swimming pools for use of the occupants of a residence or their guests.

(2) Domestic or agricultural storage in a barn, shed, tool room or similar accessory building or other structure;

(3) A newsstand primarily for the convenience of the occupants of a building, which is located wholly within such building and has no exterior signs or displays;

(4) Storage of merchandise normally carried in stock in connection with a business or industrial use, unless such storage is excluded from the applicable district regulations;

(5) Storage of goods used in or produced by industrial uses or related activities, unless such storage is excluded in the applicable district regulations;

(6) Accessory off-street parking spaces, open or enclosed, subject to all requirements of this chapter;

(7) Accessory off-street loading, subject to all requirements of this chapter;

(8) Accessory signs, subject to the sign regulations of this chapter;

(9) Garden plots subject to all requirements of this chapter; and

(10) Similar incidental uses.

ADDITION. Construction or alteration of a building or structure that increases the square footage, number of dwelling units, bulk or other extent.

ADJACENT. Same as "Abut or Abutting".

ADULT AMUSEMENT DEVICE CENTER. An enclosed building containing coin-operated amusement devices or machines for presenting material for observation by patrons therein, distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specific sexual activities" or specified anatomical areas", as defined below.

ADULT BOOKSTORE. A business having as its principal activity the sale of books, magazines, newspapers, and motion picture films which are characterized by their emphasis on portrayals of human genitals and pubic regions or acts of human masturbation, sexual intercourse or sodomy.

ADULT BUSINESS ACTIVITY. A business whose principal service or activity is one of the following types of businesses: adult live conduct business, adult bookstore, adult motion picture theater, adult mini-motion picture theater, adult personal service business.

ADULT LIVE CONDUCT ACTIVITY. Any work or entertainment activity carried on in a business where the physical human body is nude, as defined below.

(1) ***NUDE.*** Having less than completely and/or opaquely covered human genitals, pubic region, buttock, or female breast below a point immediately above the top of the areola.

(2) ***NUDE MODELING STUDIO.*** A business where an employee or entertainment personnel appears in nude (as defined below) and is also provided or allowed to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted to customers.

(3) ***SEXUAL ACTIVITIES AND ANATOMICAL AREAS.*** For the purposes of this chapter, "specified sexual activities" shall include:

(a) Human genitals in a state of sexual stimulation or arousal.

(b) Acts of human masturbation, sexual intercourse, or sodomy.

(c) Fondling or other erotic touching of human genitals, pubic region, buttock, or female breast. For the purposes of this section, "specified anatomical areas" is defined as:

(d) Less than complete and/or opaquely covered human, pubic region, buttock, or female breast below a point immediately above the top of the areola.

(e) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

ADULT LIVE CONDUCT BUSINESS. A business, any part of whose service or function

consists of adult live conduct activity (as defined above) whether as work assignment or entertainment.

ADULT MINI-MOTION PICTURE THEATER. An enclosed building with a capacity for less than 50 persons used for presenting material for observation by patrons therein, distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," as defined in this section.

ADULT MOTION PICTURE THEATER. An enclosed building with a capacity of 50 or more persons used for presenting material, for observation by patrons therein, distinguished or characterized by an emphasis on matter depicted, described, or relating to "specific sexual activities" or "specified anatomical areas," as defined below.

ADULT OUTDOOR MOTION PICTURE THEATER. An exterior area used for presenting material, for observation by patrons, distinguished or characterized by an emphasis on matter depicted, described, or relating to "specific sexual activities" or "specified anatomical areas," as defined.

ADULT PERSONAL SERVICE BUSINESS. A business whose activities include a person, while nude (as defined above) providing personal services for another person on an individual basis in a closed room. It includes, but is not limited to, the following activities and services: massage parlors, exotic rubs, modeling studios, body painting studios, wrestling studios, individual theatrical performances. It does not include activities performed by persons pursuant to, and in accordance with, licenses issued to such persons by the state.

ADULT SUPPLY STORE. A business selling or offering merchandise that is characterized by emphasis on the act of human masturbation, sexual intercourse or sodomy or portrayal of human genitals and pubic regions.

AGRICULTURE. Farms and general farming, including horticulture, floriculture, dairying, livestock and poultry raising, farm forestry and other similar enterprises or uses, but no farm shall be operated as piggeries or for the disposal of garbage, sewage, rubbish, offal or rendering plants, or for the slaughtering of animals, except such animals as have been raised on the premises or have been maintained on the premises for at least a period of one year immediately prior thereto and for the use and consumption of persons residing on the premises.

ALLEY. Any dedicated public way affording a secondary means of vehicular access to abutting property, and not intended for general traffic circulation.

ALTERATIONS. Any change, addition or modification in construction or type of occupancy, any change in the structural members of a building, such as walls or partitions, columns, beams or girders, the consummated act of which may be referred to herein as altered or reconstructed.

APARTMENT. A room or suite of rooms in a multiple-family building arranged and intended for a place of residence of a single-family or group of individuals living together as a single housekeeping unit.

(1) ***LOFT.*** A dwelling unit in a building originally constructed for other than primarily residential use containing one or more rooms or enclosed floor space arranged for living, eating, sleeping and/or home occupations; such units shall include bathroom and kitchen facilities as required by applicable codes.

(2) ***EFFICIENCY STUDIO APARTMENT.*** A dwelling unit containing not over 500 square feet of floor area, and consisting of not more than one room in addition to kitchen, dining and necessary sanitary facilities, and for the purposes of computing density shall be considered as a one-room unit.

(3) ***ONE-BEDROOM UNIT.*** A dwelling unit containing a minimum floor area of at least

600 square feet per unit, consisting of not more than two rooms in addition to kitchen, dining and necessary sanitary facilities and for the purposes of computing density shall be considered a two-room unit.

(4) ***TWO-BEDROOM UNIT.*** A dwelling unit containing a minimum floor area of at least 750 square feet per unit, consisting of not more than three rooms in addition to kitchen, dining and necessary sanitary facilities, and for the purpose of computing density shall be considered as a three-room unit.

(5) ***THREE OR MORE BEDROOM UNIT.*** A dwelling unit containing wherein for each room, in addition to the three rooms permitted in a two-bedroom unit, there shall be provided for the first additional room, an additional area of 150 square feet and 200 Square feet for the second or more additional rooms to the minimum area of 750 square feet. For the purpose of computing density, said three-bedroom unit shall be considered a four-room unit, and each increase in a bedroom over three shall be an increase in the room count by one over the four.

ARCADE. A place, premises or establishment or room set aside in a retail or commercial establishment in which three or more coin-operated amusement devises are located, defined herein as a machine or devise operated by means of the insertion of a coin, token or similar object, for the purpose of amusement or skill and for the playing of which a fee is charged.

ARENA. An enclosed structure with tiers of seats rising around a sports field, playing court or public exhibition area.

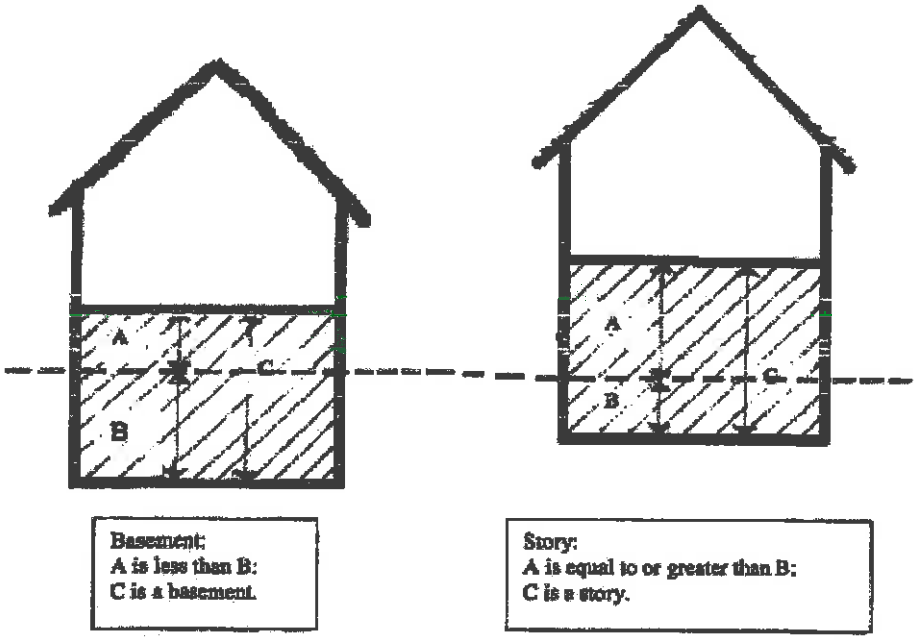
ASSEMBLY HALL. An enclosed space of assembly for the exclusive use of the owners of the facility or by the members of the association controlling the premises.

ASSISTED LIVING FACILITY. A facility providing responsible adult supervision of or assistance with routine living functions of an individual in an instance where the individual's condition necessitates that supervision or assistance. Permitted services include but are not limited to staff-supervised meals, housekeeping and personal care, medication supervision and social activities. Facilities providing regular care under supervision of physicians are not considered assisted living facilities.

AUTOMOBILE. All passenger cars, as well as light duty trucks, vans and sport utility vehicles.

AUTOMOBILE SERVICE STATION. A place where gasoline (stored only in underground tanks), kerosene or motor oil and lubricants or grease (for operation of automobiles) are retailed directly to public on premises, including sale of minor accessories and minor services for automobiles.

BASEMENT. That portion of a building, which is partly or wholly below grade, but so located that, the vertical distance from the average grade to the floor below is greater than the average grade to the ceiling. A basement shall not be counted as a story.



Basement:
A is less than B:
C is a basement.

Story:
A is equal to or greater than B:
C is a story.

BED AND BREAK FAST INN. A single-family residential structure that meets the following criteria:

(1) Has eight or fewer sleeping rooms, including sleeping rooms occupied by the innkeeper, one or more of which are available for rent to transient tenants.

(2) Serves breakfast at no extra cost to its transient tenants.

(3) Has a smoke detector in proper working order in every sleeping room and a fire extinguisher in proper working order on every floor.

BLOCK. The property abutting one side of a street and lying between the two nearest intersecting streets (crossing or terminating) or between the nearest such street and railroad right-of-way unsubdivided acreage, river or live stream, or between the foregoing and any other barrier to development, or corporate boundary lines of the city.

BLOCK FACE. All lots abutting both sides of a street between two intersecting points.

BOARD. The Zoning Board of Appeals.

BOARDING HOUSE OR ROOMING HOUSE. A building other than a hotel where for compensation and by pre-arrangement for definite periods, meals or lodging and meals are provided for three or more persons, but not exceeding ten sleeping rooms. A rooming house or a furnished room house shall be deemed a ***BOARDING HOUSE*** for the purposes of this chapter.

BREWPUB. A facility licensed by the Michigan Liquor Control Commission, in conjunction with a Class "C" tavern, Class "A" hotel, or Class "B" hotel, that annually manufactures and sells not more than 2,000 barrels of beer only for consumption therein.

BUFFER ZONES. A strip of land reserved for plant material, berms, walls, or fencing to serve as a visual and/or sound barrier between properties, often between abutting properties and properties in different zoning districts. Landscaping berms, fencing or open space can also be used to buffer noise, light and related impacts from abutting properties.

BUILDING. Any structure, either temporary or permanent, having a roof and used or built for the shelter or enclosure of persons, animals, chattels or property of any kind. This shall include

tents, awnings or vehicles situated on private property and used for purposes of a building. The word ***BUILDING*** includes the word structure, and dwelling includes residence. A ***BUILDING*** or structure includes any part thereof.

BUILDING HEIGHT. The vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.

BUILDING LINE. A line formed by the face of the building, and for the purposes of this chapter a minimum ***BUILDING LINE*** is the same as a front setback line.

BUILDING, MAIN OR PRINCIPAL. A building in which is conducted the principal use of the lot which it is situated.

BUILDING OFFICIAL. An individual established by the city to administer and enforce the provisions of all building codes as adopted and amended.

CARPORT. A partially open structure, intended to shelter one or more vehicles. Such structures shall comply with all yard requirements applicable to garages.

CHANGE OF OCCUPANCY. A discontinuance of an existing use and the substitution or the addition thereto of a use of a different kind or class.

CHARITABLE GAMING ROOM. A building or space within a building used, owned, rented, or leased by non-profit qualified organizations for gaming activities permitted pursuant to Michigan Public Act 382 of 1972, as amended.

Religious Institution A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a religious body organized to sustain public worship, together with all accessory buildings and uses customarily associated with such primary purpose. Includes churches, synagogue, temple, mosque, or other such place for worship and religious activities.

CLINIC. An establishment where human patients, who are not lodged overnight, are admitted for examination and treatment by a group of physicians, dentists or similar professions.

CLUB. An organization of persons for special purposes or for the promulgation of sports, arts, sciences, literature, politics or the like, but not operated for profit.

COMMERCIAL VEHICLE. All motor vehicles used for the transportation of passengers for hire, or constructed or used for the transportation of goods, wares or merchandise or all motor vehicles designed and used for drawing other vehicles.

COMMISSION. The Planning Commission of the City of Inkster.

COMMON AREA, GENERAL. That portion of a site condominium project designed and intended for joint ownership and maintenance by the condominium association as described in the condominium master deed.

COMMON AREA, LIMITED. That portion of a site condominium project designed and intended for separate ownership, but outside the building setbacks for the zoning district the property is located in as described in the condominium master deed.

COMMUNITY DEVELOPMENT DEPARTMENT. Includes the Community Development Director, the City Planner, and other City Official(s) authorized to administer the Zoning Regulations on a day-to-day basis, including but not limited to processing applications, granting ministerial approvals, maintaining the records of Planning Commission actions, ending notices of public hearings, and similar work.

CONDOMINIUM. Ownership in common with others of a parcel of land and certain parts of

a building thereon which would normally be used by all of the occupants, such as yards, foundations, basements, floors, walls, hallways, stairways, elevators and all other related common elements, together with individual ownership in fee of a particular dwelling unit in such building. Condominiums shall be subject to the regulations set forth in Michigan Public Act 59 of 1978, as amended.

CONDOMINIUM MASTER DEED. The document recorded as part of a condominium subdivision to which are attached as exhibits and incorporated by reference the approved bylaws for the condominium subdivision and the condominium subdivision plan.

CONDOMINIUM SUBDIVISION. A division of land on the basis of condominium ownership, pursuant to the Condominium Act and which is not subject to the provisions of the Land Division Act, Public Act 288 of 1967, as amended. Also known as a site condominium.

CONDOMINIUM SUBDIVISION PLAN. The drawings attached to the master deed for a condominium subdivision project which describe the size, location, area, horizontal and vertical boundaries and volume of each condominium unit contained in the condominium subdivision project, as well as the nature, location and size of common elements.

CONDOMINIUM UNIT. That portion of a condominium project or condominium subdivision project which is designed and intended for separate ownership and use, as described in the master deed, regardless of whether it is intended for residential, office, industrial, business, recreational use as a time-share unit, or any other type of use. A ***CONDOMINIUM UNIT*** may consist of either vacant land or space which either encloses or is enclosed by a building structure. Any ***CONDOMINIUM UNIT*** consisting of vacant land shall be equivalent to the term "lot" for the purposes of determining compliance of a condominium subdivision project with the provisions of this chapter pertaining to minimum lot size, minimum lot width, maximum lot coverage and maximum floor area ratio.

CONVALESCENT AND NURSING HOME. An installation other than a hospital or private home where two or more persons afflicted with illness, injury or an infirmity are housed or lodged, and furnished with 24 hour nursing care. Restorative therapies may be provided as an accessory use and clearly incidental to the facility's primary function.

CONVENIENCE RETAIL STORE. A one story, retail store that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). ***CONVENIENCE RETAIL STORES*** are designed to attract a large volume of stop-and-go traffic.

COUNCIL. The City Council of the City of Inkster.

COURT. An open, unoccupied space, other than a yard, and bounded on at least two sides by a building. A court extending to the front yard or front lot line or to the rear yard or rear lot line is outer court. Any other court is an inner court.

CUL-DE-SAC. A street ending in a turn-around designed and intended as a permanent or temporary terminus.

DAY CARE.

(1) ***CHILD DAY CARE (HOME).*** A private home in which more than 6 but not more than 12 minor children are given care and supervision for periods of less than 24 hours unattended by a parent or legal guardian, except children related to an adult member of the family by blood, marriage or adoption. The state shall license these facilities.

(2) ***CHILD DAY CARE.*** A facility other than a private residence, receiving one or more minor children for care periods of less than 24 hours a day, and where the parents or guardians are not immediately available to the child. The facility is generally described as child care

center, day care center, day nursery, nursery school, parent cooperative preschool, play group, or drop-in center. Childcare center or day care center does not include a Sunday school conducted by a religious organization where children are cared for during short periods of time while persons responsible for such services are attending religious activities. The state shall license these facilities.

(3) ***ADULT DAY CARE.*** A facility, whether in a private home or institutional setting, providing temporary care and supervision for persons 18 years of age or older. Care is provided for periods of less than 24 hours a day. The state shall license these facilities.

(4) ***GROUP DAY CARE HOME. GROUP DAY CARE HOME*** is a licensed day care center in a private home as an accessory use in which more than 6 but less than 12 minor children are given care and supervision for periods of less than 24 hours per day and for more than four weeks during a calendar year.

DENSITY. The number of dwelling units situated on or to be developed on a net acre (or smaller unit) of land, which shall be calculated by taking the total gross acreage and subtracting surface water, undevelopable lands (e.g., wetlands) and the area in rights-of-way for streets and roads.

DEVELOPMENT. The construction of a new building or other structures on a zoning lot, the relocation of an existing building on another zoning lot, or the use of open land for a new use. Development also means any man-made change to improved or unimproved real estate, including but not limited to parking, fences, pools, signs, temporary uses, clearing of land, mining, dredging, filling, grading, paving, excavation, or drilling operations.

DISTRICT. A portion of the incorporated area of the city within which certain regulations and requirements or various combinations thereof apply under the provisions of this chapter.

DRIVE-IN. A business establishment so developed that its retail or service character is primarily dependent on providing a driveway approach or parking spaces for motor vehicles so as to serve patrons while in the motor vehicle rather than within a building or structure.

DRIVE-THROUGH. A business establishment, or portion thereof, developed to serve patrons in motor vehicles from a designated lane providing access to a service window.

DRIVEWAY. A means of access for vehicles from a street or approved alley across a lot or parcel to a parking or loading area, garage, dwelling or other structure or area on the same lot, that is located and constructed in accordance with the requirements of this chapter and any requirements of the city or state.

DRY CLEANING PLANT. A building, portion of a building, or premises used or intended to be used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in volatile solvents including, but not by way of limitation, solvents of the petroleum distillate type, and/or the chlorinated hydrocarbon type, and the processes incidental thereto.

DWELLING, MULTIPLE-FAMILY. A building or portion thereof designed for occupancy by three or more families living independently of each other.

DWELLING, ONE-FAMILY. A building designed exclusively for occupancy by one family.

DWELLING, TWO-FAMILY. A building designed exclusively for occupancy by two families, independent of each other, such as a duplex dwelling unit.

DWELLING UNIT. A building, or a portion thereof, designed for occupancy by one family for residential purposes and having cooking and sanitary facilities.

EASEMENT. A right, distinct from the ownership of the land, to cross property with facilities such as, but not limited to, driveways, roads, utility corridors, sewer lines, water lines, and

transmission lines, or the right, distinct from the ownership of the land, to reserve and hold an area for open space, recreation, drainage or access purposes.

EMERGENCY SHELTER. A facility providing congregate style temporary lodging with or without meals and ancillary services to primarily the homeless for more than four weeks in any calendar year. An emergency shelter does not provide lodging to any individual who is required because of age, mental disability or other reason to reside in a private or public institution or to any individual who is imprisoned or otherwise detained pursuant to federal or state law. An ***EMERGENCY SHELTER*** shall be considered a different land use than an adult foster care facility or nursing homes.

ENCLOSED. Surrounded on all sides.

ERECTED. Built, constructed, altered, reconstructed, moved upon or any physical operations on the premises which are required for the construction. Excavation, fill, drainage and the like shall be considered a part of erection.

ESSENTIAL SERVICES. The erection, construction, alteration or maintenance by public utilities or municipal departments or commissions of underground, surface or overhead gas, electrical, steam, fuel or water transmission or distribution systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, poles and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public utilities or municipal departments or commissions for the public health, safety or general welfare, but not including buildings other than such primary enclosures or shelters for the above essential service equipment.

EXCAVATION. Any breaking of ground, except common household gardening and ground care.

FAMILY. One or two persons or parents, with their direct lineal descendants and adopted children (and including the domestic employees thereof) together with not more than two persons not so related, living together in the whole or part of a dwelling comprising a single housekeeping unit. Every additional group of two or less persons living in such housekeeping unit shall be considered a separate ***FAMILY*** for the purpose of this chapter.

FILLING. The depositing or dumping of any matter onto or into the ground, except common household gardening and ground care.

FIREARMS SALES ESTABLISHMENT. A place of business of a firearms dealer. A firearms dealer is any person engaged in the wholesale or retail sale of firearms, the repair of firearms, or the creation or fitting of special barrels, stocks, or trigger mechanisms for firearms. A ***FIREARMS SALES ESTABLISHMENT*** shall be defined as only those establishments principally engaged in the display or sale of firearms or ammunition. A ***FIREARMS SALES ESTABLISHMENT*** is not a store of a generally recognized retail nature, which may include firearms or ammunition as an incidental and accessory use.

FLOODPLAIN. See § 155.142, National Flood Insurance Program, for specific definitions.

FLOOR AREA, GROSS. The sum total of all floors of a building as measured from the interior faces of the exterior walls. Stairwells and elevator shafts are excluded from this definition for the purpose of area calculations.

FLOOR AREA, RESIDENTIAL. For the purposes of computing the minimum allowable ***FLOOR AREA*** in a residential dwelling unit, the sum of the horizontal areas of each story of the building measured from the interior faces of the exterior walls. The ***FLOOR AREA***

measurement is exclusive of areas of basements, unfinished attics, attached garages, breezeways, and enclosed and unenclosed porches.

FOOD TRUCK. A self-contained, motorized vehicle, identified generically as a "mobile food vending unit," which is used for the preparation and distribution or sale of food.

FOSTER CARE FACILITIES.

(1) ***ADULT FOSTER FAMILY HOME.*** An establishment that provides supervision, assistance, protection or personal care, in addition to room and board, to seven or more adults. An adult foster care facility is other than a home for the aged or a nursing home or a mental hospital for mental patients or a pre-release adjustment center. The state shall license these facilities.

(2) ***FOSTER FAMILY GROUP HOME.*** A private home in which more than four but fewer than seven minor children, who are not related to an adult member of the household by blood, marriage, guardianship or adoption, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.

(3) ***FOSTER FAMILY HOME.*** A private home in which one but not more than four minor children, who are not related to an adult member of the household by blood, marriage, guardianship or adoption, are given care and supervision for 24 hours a day, or four or more days a week, of two or more consecutive weeks, unattended by a parent or legal guardian.

GARAGE, PRIVATE. An accessory building for parking or storage of not more than that number of vehicles as may be required in connection with the permitted use of the principal building. In residential areas the storage of not more than one commercial vehicle of a rated capacity not exceeding three-fourths ton is permitted.

GARAGE, PUBLIC. Any garage other than a private garage available to the public, operated for gain, and used for storage, repair, rental, greasing, washing, sales, servicing, adjusting or equipping of automobiles or other motor vehicles.

GRADE. A ground elevation established for the purpose of regulating the number of stories and the height of the building. The building ***GRADE*** shall be the level of the ground adjacent to the walls of the building if the finished grade is level. If the ground is not entirely level, the ***GRADE*** shall be determined by averaging the elevation of the ground for each face of the building.

GROSS LEASABLE AREA. The gross floor area minus deductions for public lobbies, common mall areas, atriums, courtyards, and permanently designated corridors which are not subject to relocation by specific lease requirements. (Attributed to interior mall parking calculations. May not be needed in Inkster).

HAZARDOUS SUBSTANCE. A chemical or other material which is or may become injurious to the public health, safety or welfare or to the environment.

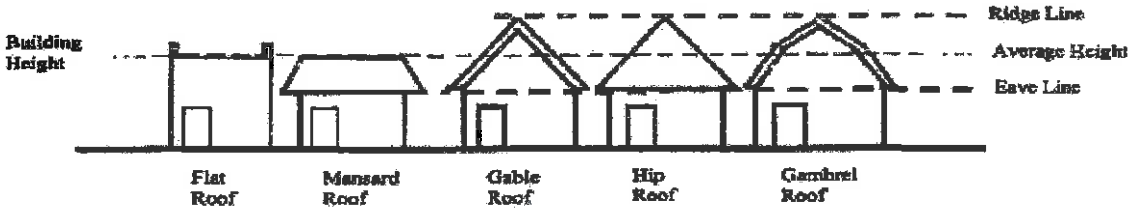
HAZARDOUS WASTE. Waste or a combination of waste and other discarded material including solid, liquid, semi-solid or contained gaseous material that because of its quantity, quality, concentration or physical, chemical or infectious characteristics may cause or significantly contribute to an increase in mortality, serious irreversible illness, serious incapacitating but reversible illness or pose a substantial present or potential hazard to human health or the environment if properly treated, stored, transported, disposed of, or otherwise managed.

HAZARDOUS WASTE FACILITY. A facility or part of a facility that is used for the treatment, storage or disposal of hazardous waste.

HEALTH CLUB. Gymnasiums (except public), private athletic, health or recreational clubs,

reducing salons and weight control establishments, but excluding "adult personal service establishments".

HEIGHT. The vertical distance measured from the established grade at the front of the building to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average ***HEIGHT*** between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall. The ***HEIGHT*** of an accessory building or structure shall be determined as the vertical distance from the average finished grade to the highest point of the roof surface.



Building Height

HOME OCCUPATION. An occupation or profession carried on by an occupant of a dwelling unit as a secondary use, which is clearly subservient to the use of the dwelling for residential purposes. Any such use shall not be visible or noticeable in any manner or form from outside the walls of the dwelling.

HOSPITAL. A building, structure or installation in which mentally ill, or sick or injured persons are given medical or surgical treatment and operating under license by the Health Department and the state, including such related facilities as laboratories, out-patient departments, central service facilities, and staff offices.

HOTEL. A building, part of a building or group of buildings containing rooming or dwelling units, with a common entrance and lobby, accessed from the interior, used for transient occupancy by the public traveling in a motor vehicle, offered to the public for compensation and in which one or more of the following services are offered:

(1) Maid service.
(2) Furnishing of linen.
(3) Telephone, secretarial or desk service.
(4) Room service.

Units shall not be re-rented, sub-rented or rented again within a 24-hour period following a room rental. A ***HOTEL*** may include a restaurant or cocktail lounge, public banquet halls, ballrooms, or meeting rooms. A ***HOTEL*** shall not be considered or construed to be a multiple family dwelling, transient housing for persons transitioning from emergency shelters or an emergency shelter.

HOUSING FOR THE ELDERLY. A building or group of buildings containing dwellings intended to be occupied by, elderly persons as defined by the Federal Fair Housing Act, as amended. ***HOUSING FOR THE ELDERLY*** may include independent and/or assisted living arrangements but shall not include convalescent or home for the aged facilities regulated by the state. Independent and assisted living ***HOUSING FOR THE ELDERLY*** are defined as follows:

(1) ***INDEPENDENT LIVING FOR THE ELDERLY.*** Housing that is designed and

operated for elderly people in good health who desire and are capable of maintaining independent households. Such housing may provide certain services such as meals, linkages to health care, transportation, security, housekeeping and recreational and social activities.

(2) ***ASSISTED LIVING FACILITY.*** A facility providing responsible adult supervision of or assistance with routine living functions of an individual in an instance where the individual's condition necessitates that supervision or assistance. Permitted services include but are not limited to staff-supervised meals, housekeeping and personal care, medication supervision and social activities. Facilities providing regular care under supervision of physicians are not considered ***ASSISTED LIVING FACILITIES***.

INGRESS AND EGRESS. As used in this chapter, ***INGRESS AND EGRESS*** generally is used in reference to a driveway which allows vehicles to enter or leave a parcel of property, or to a sidewalk which allows pedestrians to enter or leave a property, a building, or another location.

JUNK. Any motor vehicles, machinery, appliances, products, or merchandise with parts missing or scrap metals or other trash, solid waste, refuse or scrap materials that are damaged or deteriorated, except if in a completely enclosed building. It includes any inoperable or abandoned motor vehicle which is not licensed for use upon the highways of the state for a period in excess of 48 hours and shall also include whether so licensed or not, any motor vehicle which is inoperative for any reason for a period in excess of 48 hours and which is not in a completely enclosed building.

JUNK YARD. An open area where waste, used or secondhand materials are bought and sold, exchanged, stored, baled, packed, disassembled or handled, including but not limited to: scrap iron and other metals, paper, rags, rubber tires, and bottles. A ***JUNK YARD*** includes automobile wrecking yards and includes any area of more than 200 square feet for storage, keeping or abandonment of junk, but does not include uses established entirely within enclosed buildings.

KENNEL, COMMERCIAL. Any lot or premises on which more than three dogs or cats or other household pets are either permanently or temporarily boarded. ***KENNEL*** shall also include any lot or premises where household pets are bred and/or sold.

LANDSCAPING. The treatment of the ground surface with live plant materials such as, but not limited to grass, ground cover, trees, shrubs, vines, and other man-made material. In addition, a landscape design may include other decorative man-made materials, such as woodchips, crushed stone, boulders, or mulch. Structural features such as fountains, pools, statues, and benches shall also be considered a part of ***LANDSCAPING***, but only if provided in combination with live plant material. Artificial plant materials shall not be counted toward meeting requirements for ***LANDSCAPING***. Various ***LANDSCAPING***-related terms are defined as follows:

(1) ***BERM.*** A continuous, raised earthen mound with a flattened top and sloped sides, capable of supporting live ***LANDSCAPING*** materials, and with a height and width that complies with the requirements of this chapter.

(2) ***GRASS.*** Any of a family of plants with narrow leaves normally grown as permanent lawns. Also referred to as "turf".

(3) ***GREENBELTS.*** A strip of land of definite width and location reserved for the planting of a combination of shrubs, trees, and ground cover to serve as an obscuring screen or buffer for noise or visual enhancement, in accordance with the requirements of this chapter.

(4) ***GROUND COVER.*** Low-growing plants that form a dense, extensive growth after one complete growing season, and tend to prevent weeds and soil erosion.

(5) ***HEDGE.*** A row of closely planted shrubs or low-growing trees which commonly form

a continuous visual screen, boundary or fence.

(6) ***INTERIOR LANDSCAPING AREA.*** A landscaped area located in the interior of a parking lot in such a manner as to improve the safety of pedestrian and vehicular traffic, guide traffic movement, and improve the appearance of the parking area.

(7) ***NURSE GRASS.*** Any of a variety of rapidly-growing annual or perennial rye grasses used to quickly established ground cover to prevent dust or soil erosion.

(8) ***SCREEN OR SCREENING.*** A wall, wood fencing, or combination of plantings of sufficient height, length, and opacity to form a visual barrier. If the ***SCREEN*** is composed of nonliving material, such materials shall be compatible with materials used in the construction of the main building, but in no case shall include wire fencing.

(9) ***SHRUB.*** A self-supporting, deciduous or evergreen woody plant normally branched near the base, bushy and less than 15 feet in height.

(10) ***SOD.*** An area of grass-covered surface soil held together by matted roots.

(11) ***TREE.*** A self-supporting, woody deciduous or evergreen plant with a well-defined central stem which normally grows to a mature height of 15 feet or more in Wayne County, Michigan. Types of ***TREES*** are defined as follows:

(a) ***DECIDUOUS TREE.*** A variety of ***TREE*** that has foliage that is shed at the end of the growing season.

(b) ***EVERGREEN TREE.*** A variety of ***TREE*** that has foliage that persists and remains green throughout the year.

(c) ***ORNAMENTAL TREE.*** A deciduous tree which is typically grown because of its shape, flowering characteristics, or other attractive features, and which grows to a mature height of about 25 feet or less.

(d) ***SHADE TREE.*** For the purposes of this chapter, a ***SHADE TREE*** is a deciduous tree which has a mature crown spread of 15 feet or greater in Wayne County, Michigan, and having a trunk with at least 5 feet of clear stem at maturity.

(e) ***VINE.*** A plant with a flexible stem supported by climbing, twining, or creeping along the surface, and which may require physical support to reach maturity.

LOADING SPACE. An off-street space on the same lot with a building or group of buildings, for temporary parking of a commercial vehicle while loading and unloading merchandise or materials.

LOT. A parcel of land occupied, or intended to be occupied, by a main building or group of such buildings and accessory buildings, or utilized for the principal use and uses accessory thereto, together with such open spaces as are required under the provisions of this chapter.

LOT AREA. The total horizontal area within the lot lines of a lot.

LOT, CORNER. A lot where the interior angle or two adjacent sides at the intersection of two streets is less than 135°. A lot abutting upon a curved street or streets shall be considered a ***CORNER LOT*** for the purposes or this chapter if the area is of less radius than 150 feet and the tangents to the curve, at the two points where the lot lines meet the curve or at the straight street line extended, form an interior angle of less than 135°.

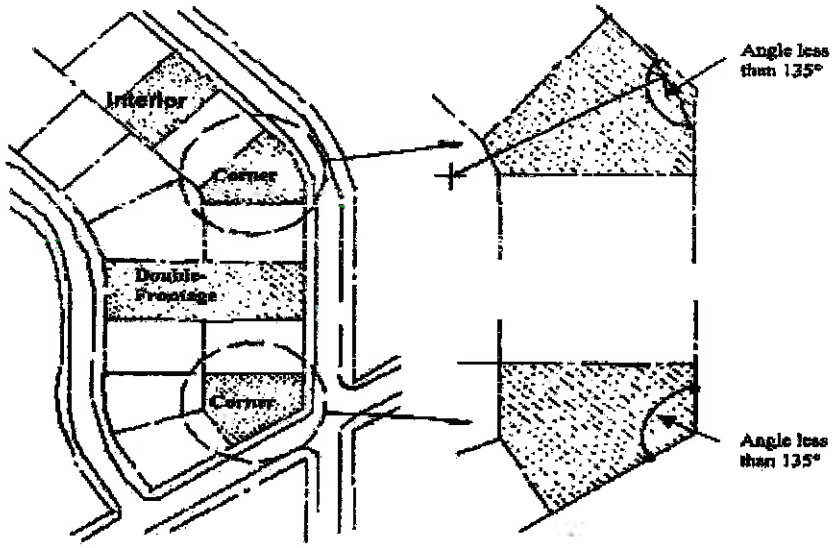
LOT COVERAGE. That part or percent of the lot occupied by buildings, including accessory buildings.

LOT DEPTH. The horizontal distance between the front and rear lot lines, measured along the median between the side lot lines.

LOT, DOUBLE FRONTAGE. Any interior lot having frontages on two more or less parallel streets as distinguished from a corner lot. In the case of a row of ***DOUBLE FRONTAGE LOTS***,

all sides of said lots adjacent to streets shall be considered frontage, and front yards shall be provided as required.

LOT INTERIOR. Any lot other than a corner lot.



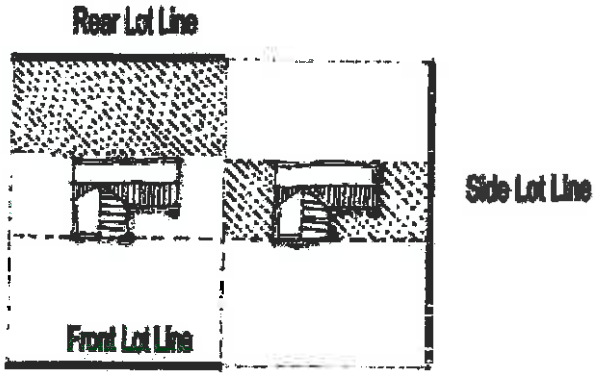
Lot Types

LOT LINES. The lines bounding a lot as defined herein:

(1) ***FRONT LOT LINE.*** In the case of an interior lot, that line separating said lot from the street. In the case of a corner lot or double frontage lot, ***FRONT LOT LINE*** shall mean that line separating said lot from that street which is designated as the front street in the plat and in the application for a zoning compliance permit. In the case of a cul-de-sac, the front setback line shall be determined by drawing a straight line from points established at the front setback depth along the side property lines.

(2) ***REAR LOT LINE.*** That lot line opposite the front lot line. In the case of a lot pointed at the rear, the ***REAR LOT LINE*** shall be an imaginary line parallel to the front lot line, not less than ten feet long lying farthest from the front lot line and wholly within the lot.

(3) ***SIDE LOT LINE.*** Any lot line other than the front lot line or rear lot line. A ***SIDE LOT LINE*** separating a lot from a street is a side street lot line. A ***SIDE LOT LINE*** separating a lot from another lot or lots is an interior side lot line.



LOT OF RECORD. A parcel of land, the dimensions of which are shown on a recorded plat on file with the County Register of Deeds, at the time of inception of this chapter, or in common use by city or county officials, and which actually exists as so shown, or any part of such parcel held in recognizing ownership separate from that of the remainder thereof.

LOT WIDTH. The straight line distance between the side lot lines, measured at the two points where the minimum building line or setback intersects the side lot lines.

LOT, ZONING. A single tract of land located within a single block, which at the time of filing for a building permit is designated by its owner or developer as a tract to be used, developed or built upon as a unit under single ownership or control. A ***ZONING LOT*** shall satisfy this chapter with respect to area, size, dimensions and frontage as required in the district in which the zoning lot is located. A ***ZONING LOT***, therefore, may not coincide with a lot of record as filed with the County Register of Deeds.

MAIN BUILDING. A building in which is conducted the principal use of the lot upon which it is situated.

MAIN USE. The principal use to which the premises are devoted and the principal purpose for which the premises exist.

MAJOR THOROUGHFARE. An arterial street which is intended to serve as a large volume traffic- way for both the immediate area and the region beyond, and may be designated as a ***MAJOR THOROUGHFARE***, parkway or equivalent term to identify those streets comprising the basic structure of the street plan. Any street with a width, existing or proposed, of 120 feet or greater shall be considered a ***MAJOR THOROUGHFARE***.

MANUFACTURED HOUSING COMMUNITY. A parcel or tract of land upon which three or more mobile homes are located on a continual, nontransient basis together with any building, structure, enclosure, street, equipment, or facility used or intended for use incident to the occupancy of a mobile home.

MANUFACTURED HOUSING UNIT. A transportable, factory-built structure that is manufactured in accordance with the federal Manufactured Housing Construction and Safety Standards Act of 1974. Such structure is designed to be used as a single-family dwelling unit.

MARGINAL ACCESS DRIVE. A service roadway parallel to a major thoroughfare intended to provide access to abutting properties and protection from through traffic.

MASSAGE ESTABLISHMENT. An establishment in which a licensed or certified massage therapist provides such services in compliance with provisions of this chapter. This does not include establishments which routinely provide services performed by a licensed physician, chiropractor, osteopath, nurse, or other medical professional. This also does not include

establishments in which the martial arts or organized athletic activities take place, hospitals, nursing homes, medical clinics or offices, barbershops or beauty parlors which offer massages to the scalp, face, neck or shoulders only, or those in which a licensed operator performs electrolysis.

MASTER PLAN. The Comprehensive Plan including graphic and written proposals indicating the general location for streets, parks, schools, public buildings and all physical development of the city, and includes any unit or part of such plan, and any amendment to such plan or parts thereof.

MECHANICAL AMUSEMENT DEVICE. Any machine containing no automatic payoff device which may, on the insertion of a coin or slug, operate or be operated or used as a game, contest or amusement of any sort or description and which may or may not consist of electronic play appearing on a video screen and which is so constructed that it may not be converted into an automatic payoff device for the return or discharge of money, tokens, coins, checks or merchandise, or which provides no such payoff by any means whatsoever, provided that the term shall not include any coin-operated device used solely for the playing of music and provided further that the term shall include mechanical, electrical and electronic video games.

MEDICAL MARIJUANA CULTIVATION FACILITY. A licensed commercial grower that cultivates, dries, trims, cures, and packages marijuana for sale to a processor or provisioning center, as defined by Public Act 281 of 2016, the Medical Marijuana Facilities Licensing Act, as amended.

MEDICAL MARIJUANA PROVISIONING CENTERS. Medical Marijuana Provisioning Center means a commercial entity that acquires, possesses, delivers, transfers, or transports medical marijuana and sells, supplies, or provides to registered qualifying patients, directly or through the patients' registered primary caregiver, to the extent that is authorized by State of Michigan regulations. Provisioning center includes any commercial property where medical marijuana is sold to registered qualifying patients or registered primary caregivers. A noncommercial location used by a primary caregiver to assist a qualifying patient connected to the caregiver in accordance with State of Michigan regulations is excluded from this definition.

MEDICAL MARIJUANA PROCESSING FACILITY. A licensed commercial processing facility that purchases marijuana from a grower and extracts resin from the marijuana or creates a marijuana-infused usable product for sale and transfer in packaged form to a provisioning center, as defined by Public Act 281 of 2016, the Medical Marijuana Facilities Licensing Act, as amended.

MEDICAL MARIJUANA TESTING FACILITY. A licensed commercial safety compliance facility that receives marijuana from a marijuana facility or registered primary caregiver, tests it for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marijuana to the marijuana facility, as defined by Public Act 281 of 2016, the Medical Marijuana Facilities Licensing Act, as amended.

MEDICAL MARIJUANA TRANSPORTATION FACILITY. A licensed commercial entity that stores and/or transports marijuana between marijuana facilities for a fee, defined by Public Act 281 of 2016, the Medical Marijuana Facilities Licensing Act, as amended.

MEZZANINE. An intermediate or fractional story between the floor and ceiling or main story occupying not more than one-third of the floor area of such main story. See graphic for "story."

MICRO BREWERY. A facility licensed by the Michigan Liquor Control Commission that annually produces less than 20,000 barrels of beer.

MOBILE FOOD COURT/PARK. A permanent land use subject to site plan approval where two or more mobile food vendors congregate to offer edible goods for sale to the public and amenities are provided for all vendors' customers.

MOBILE FOOD VENDING UNIT. Any motorized or non-motorized vehicle, trailer, food truck, or other device designed to be portable and not permanently attached to the ground from which food is vended, served, or offered for sale.

MOBILE HOME. A structure, transportable in one or more sections, which is built on a chassis and designed to be used as a dwelling with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained in the structure. The term ***MOBILE HOME*** shall not include pick-up campers, travel trailers, motor homes, modular homes, recreational vehicles, converted buses, tent trailers, or other transportable structures designed for temporary use.

MOBILE HOME PARK. Same as "Manufactured Housing Community."

MODULAR HOUSING UNIT. A dwelling unit constructed solely within a factory, as a single unit, or in various sized modules or components, which are then transported to a site where they are assembled on a permanent foundation to form a dwelling unit, and meeting all codes and regulations applicable to conventional single-family home construction.

MOTEL. A building, part of a building or group of buildings containing 10 or more rooming or dwelling units with 25% or more of the units having individual exterior room entrances, primarily used for transient occupancy by the public traveling in a motor vehicle, offered to the public for compensation and in which one or more of the following services are offered:

(1) Maid service.
(2) Furnishing of linen.
(3) Telephone, secretarial or desk service.
(4) Room service.

Units shall not be re-rented, sub-rented or rented again within a 24-hour period following a room rental. The term ***MOTEL*** shall include buildings designated as auto courts, tourist courts, motor courts, motor hotel, and similar titles which are designed as integrated units of individual rooms under common ownership. A ***MOTEL*** shall not be considered or construed to be a multiple-family dwelling, transient housing for persons transitioning from an emergency shelter or a rooming house.

MULTIPLE-FAMILY DWELLING. A structure, located on a single lot, containing three or more dwelling units, which is designed for or occupied by one family only, with housekeeping and cooking facilities for each.

NIGHTCLUB. An establishment, excluding an "adult business activity," where live entertainment is provided, presented, permitted or performed, including, but not limited to, a dance, comic, theatrical, or musical performance and alcoholic beverages are consumed on premises.

NONCONFORMING BUILDING. A building or portion thereof, existing at the effective date of this chapter or amendments thereto, and that does not conform to the provisions of this chapter relative to height, bulk, area or yards for the district in which it is located.

NONCONFORMING LOT. A lot which was lawfully in existence at the effective date of this chapter, or amendments thereto, and which does not now conform to the lot size, lot width, or other regulations pertaining to lots in the zoning district in which it is located.

NONCONFORMING USE. A use which lawfully occupied a building or land at the effective date of this chapter or amendments thereto, and that does not conform to the use regulations of

the district in which it is located.

NON-PROFIT. An organization recognized by the United States Internal Revenue Service as holding a ***NON-PROFIT*** tax-exempt status.

NON-PROFIT QUALIFIED ORGANIZATION. A bona fide religious, educational, service, senior citizens, fraternal, or veterans' organization that operates without profit to its members and that either has been in existence continuously as an organization for a period of five years or is exempt from taxation pursuant to Michigan Public Act 382 of 1972, as amended.

NUISANCE. This term shall be held to embrace public ***NUISANCE*** as known at common law or in equity jurisprudence; and whatever is dangerous to human life or detrimental to health; whatever dwelling is overcrowded with occupants or is not provided with adequate ingress and egress to or from the same, or is not sufficiently supported, ventilated, sewered, drained, cleaned or lighted; whatever is unwholesome; whatever renders or makes an unusual noise, sound, racket or vibration sufficient to annoy and destroy the usual peace and quiet of any persons of the city; whatever pollutes the air to create an ill-smelling condition so offensive as to annoy the public; whatever is conducive to the harboring of insects, vermin, rats or rodents; all ponds of stagnant water, any yard or area housing old and useless or nearly useless automobiles or parts thereof, or other waste, machinery, logs, old lumber, rubbish or construction rubbish, so that the same is offensive to the general public.

NURSERY, PLANT MATERIAL. A space, building or structure, or combination thereof, for the storage of live trees, shrubs or plants offered for wholesale or retail sale on the premises, including products used for gardening or landscaping. The definition of ***NURSERY*** within the meaning of this chapter does not include any space, building or structure used for the sale of fruits, vegetables or Christmas trees.

NURSING HOME. Same as "Convalescent and Nursing Home".

OFF-STREET PARKING LOT. A facility other than for single-family dwellings providing vehicular parking spaces along with adequate drives and aisles, for maneuvering, so as to provide access for entrance and exit for the parking of more than three vehicles.

OPEN FRONT STORE. A business establishment so developed that service to the patron may be extended beyond the walls of the structure onto a dedicated outdoor seating area and not requiring the patron to enter the structure. The term ***OPEN FRONT STORE*** shall not include automobile repair stations or automobile service stations.

OPEN SPACE. The part of the zoning lot, including courts and/or yards. Which is open and unobstructed from its lowest level to the sky, and is accessible to all residents upon the zoning lot.

OUTDOOR RECREATION FACILITY. The use of land for the purposes of a golf course, skating rink, park, playfield, playground, swimming pool, tennis court and similar recreation uses.

OWNER. The owner of the premises or lesser estate in the premises, a mortgagee or vendee in possession, an assignee of rents, receiver, executor, trustee, leasee, or any other person, sole proprietorship, partnership, association, or corporation directly or indirectly in control of a building, structure, or real property, or his or her duly authorized agent.

PARK. A parcel of land, building or structure used for recreational purposes including but not limited to playgrounds, sport fields, game courts, beaches, trails, picnicking areas, and leisure time activities.

PARKING. The temporary placement of operable motor vehicles having valid and current license plate or registration sticker as required by the Secretary of State.

PARKING SPACE. An area exclusive of drives, aisles or entrances giving access thereto and shall be fully accessible for the storage or parking of permitted vehicles. Such space shall meet the requirements of this chapter.

PAWNSHOP. A shop that lends money in exchange for valuable personal property as security. This definition includes the sale of such securities after repossession and the sale of new merchandise generally found in retail stores.

PERSON. An individual a corporation, a partnership, an incorporated association or any other similar entity.

PIERCING PARLOR. A personal service establishment at which body piercing is provided. For purposes of this chapter, jewelry stores, other retail stores or clinics that provide this service as an incidental and accessory use shall be classified as ***PIERCING PARLORS***.

PLANNED UNIT DEVELOPMENT. A tract of land or lot, developed under single ownership or management as a separate neighborhood or community unit. The development shall be based on an approved site plan which allows flexibility of design not available under normal zoning district requirements. The plan may contain a mixture of housing types, commercial and industrial uses, common open space and other land uses as provided in this chapter.

Planner, City. The person or firm designated by the City Council and Planning Commission to advise the City Council, City Manager, City Planning Commission, and city staff on planning, zoning, land use, housing, and other related planning and development issues. The CITY PLANNER may be a consultant or an employee of the city.

PLANNING COMMISSION. The ***PLANNING COMMISSION*** of the city.

PORCH. A covered or uncovered entrance to a building or a roofed structure projecting from the exterior wall or walls of a principal structure and supported by piers, posts or columns and commonly open to the weather.

PRINCIPAL BUILDING. The main building on a lot in which the principal use exists or is served by.

PRINCIPAL USE. The main use to which the premises are devoted and the main purpose for which the premises exist.

PRIVATE CLUB. An association, incorporated or unincorporated, organized for a common purpose, goals, interest or activities, but not commercial or business. A ***PRIVATE CLUB*** is characterized by membership qualifications, payment of fees and dues, regular meetings, a constitution and bylaws.

PUBLIC UTILITY. Any person, firm or corporation, municipal department, board or commission duly authorized to furnish and furnishing under federal, state or municipal regulations to the public: gas, steam, electricity, sewage disposal, communication, telegraph, transportation or water.

RECREATION EQUIPMENT. Includes equipment such as boats and boat trailers, snowmobiles, horse trailer, dune buggies, "pickup campers", trailer coach, folding tent trailer and other similar items.

RECREATION, INDOOR COMMERCIAL. Includes indoor commercial uses such as bowling centers, basketball courts, archery ranges, golf domes and ranges, tennis facilities and skating rinks. For the purposes of this chapter, firearms target practice ranges shall not be included.

RECREATION VEHICLE. A vehicle intended for temporary human habitation, sleeping and/or eating, mounted upon a chassis with wheels, and self-propelled or capable of being pulled by another vehicle.

REGULATED USE. A classification of uses, as specified in this ordinance, that is considered nuisances and negatively impact public health, safety and welfare when located in close proximity to one another.

RELIGIOUS INSTITUTIONS. See "Church."

RESTAURANT.

(1) ***BAR LOUNGE.*** An establishment operated primarily for the dispensing of alcoholic beverages, although the sale of prepared food or snacks may also be permitted. If a bar or lounge is part of a larger banquet facility, it shall be defined as that part of the structure so designated or operated.

(2) ***CARRY-OUT RESTAURANT.*** Any establishment whose principal business is the sale of foods, frozen desserts or beverage to the customer in a ready-to-consume state, and whose design, or method of operation includes both of the following characteristics:

(a) Foods, frozen desserts or beverages are usually served in edible containers or in paper, plastic or other disposable containers.

(b) The consumption of foods, frozen desserts or beverages within the restaurant building is secondary to food consumed off premises.

(3) ***DRIVE-IN RESTAURANT.*** Any establishment whose principal business is the sale of foods, frozen dessert or beverages to the customer in a ready-to-consume state, and whose design or method of operation, includes one or both of the following characteristics:

(a) Foods, frozen desserts or beverages are served directly to the customer in a motor vehicle, either by a carhop, or by other means which eliminate the need for the customer to exit the motor vehicle.

(b) The consumption of foods, frozen desserts or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building is permitted.

(4) ***DRIVE-THRU RESTAURANT.*** A business establishment serving food and/or beverages to patrons in a motor vehicle for consumption off the premises.

(5) ***FAST FOOD RESTAURANT.*** Any establishment whose principal business is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state for consumption either within the restaurant whose design or principal method of operation includes both of the following characteristics:

(a) Foods, frozen desserts or beverages are usually served in edible containers or in paper, plastic, or other disposable containers.

(b) The consumption of foods, frozen desserts or beverages within a motor vehicle parked upon the premises is posted as being prohibited and the restaurateur strictly enforces such prohibition.

(6) ***STANDARD RESTAURANT.*** An establishment whose principal business is the sale of foods, frozen desserts, beverages to a customer in a ready-to-consume state, and whose design or principal method of operation includes one or both of the following characteristics:

(a) Customers, normally provided with an individual menu, are served their foods, frozen desserts or beverages by a restaurant employee at the same table or counter at which said items are consumed.

(b) A cafeteria type of operation where foods, frozen desserts, beverages generally are consumed within the restaurant building.

RIGHT-OF-WAY. A street, alley, or other thoroughfare or easement permanently established for passage of persons, vehicles, or the location of utilities. The ***RIGHT-OF-WAY*** is delineated

by legally established lines or boundaries.

ROOMING, LODGING AND BOARDING HOUSE. A dwelling having one kitchen and used for the purpose of providing meals and/or lodging for pay or compensation of any kind, computed by day, week, or month to persons other than members of the family occupying such dwellings.

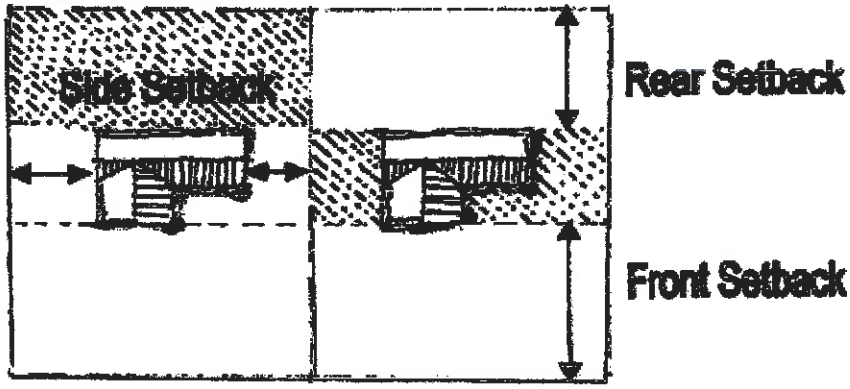
SCREENING. A method of reducing the impact of noise and/or unsightly visual intrusions with less offensive and more harmonious elements such as plants, trees, berms, fences, walls or any appropriate combination.

SECONDHAND STORE. A building, structure, or premises used solely or partially for the sale of secondhand clothing, furniture, books, jewelry, household goods or appliances.

SELF-STORAGE FACILITY. A building or groups of buildings divided into separate units or compartments used to meet the temporary storage needs of businesses, apartment dwellers and other individuals or firms, and is also known as a miniwarehouse.

SENIOR HOUSING. See "Assisted Living," and "Housing for the Elderly."

SETBACK. The required minimum horizontal distance between the nearest part of a building line or structure and the related front, side or rear yard lot lines. ***SETBACK*** are open from ground to the sky, except as otherwise allowed by this chapter.



SIGN. See §§ 155.231 through 155.252 for specific definitions.

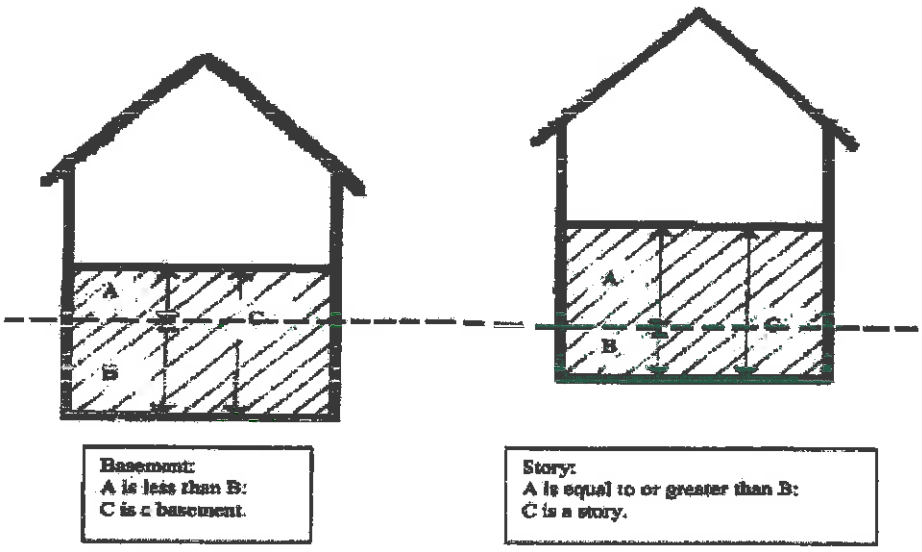
SINGLE-FAMILY DWELLING. A detached dwelling unit located on a single-lot with no other dwelling units designed or occupied by one family.

SPECIAL LAND USE. A use of land, permitted within certain zoning districts, whose characteristics may create nuisance-like impacts on adjoining lands unless carefully sited according to standards established in this chapter. Approval for establishing a special land use is indicated by issuance of a special use permit.

SPECIALLY DESIGNATED DISTRIBUTOR (SDD). A retail establishment licensed by the State Liquor Control Commission to distribute alcoholic liquor in the original package for consumption off the premises.

SPECIALLY DESIGNATED MERCHANT (SDM). A retail establishment license d by the State Liquor Control Commission to sell beer and/or wine for consumption off premises.

STORY. That part of a building, except a mezzanine as defined in this section, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. A ***STORY*** thus defined shall not be counted as a ***STORY*** when more than 50%, by cubic content is below the height level of the adjoining ground.



STORY, HALF. An uppermost story lying under a sloping roof, the usable floor area of which, at height of 4 feet above the floor, does not exceed 2/3 of the floor area in the ***STORY*** direct below, and the height above at least 200 square feet of floor space is 7 feet, 6 inches.

STREET. A public thoroughfare which affords the principal means of access to abutting property.

STRUCTURAL ALTERATIONS. Any change in the supporting members of a building, such as bearing walls, columns, beams or girders, or any substantial change in the roof or in exterior walls.

STRUCTURE. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

TATTOO PARLOR. An establishment offering tattoo services including the creation of marks or figures upon the human body, by insertion of pigment under the skin or by the production of scars or otherwise.

TEMPORARY USE. A use or building permitted by the Zoning Board of Appeals to exist during periods of construction of the main building or use, or for special events.

TOWNHOME. A type of multiple-family dwelling exhibiting two or more stories, primary and secondary entrances per each unit at grade level and wholly enclosed in vertical arrangement of floors. These units are attached to other similar units in a side-by-side arrangement and separated by common party walls rated for appropriate fire protection by city's codes.

TRANSIENT HOUSING. Rental housing for persons whose most recent address has been a homeless shelter.

TWO-FAMILY DWELLING. A structure located on one lot containing two dwelling units each of which is designed for or occupied by one family with separate housekeeping and cooking facilities.

USE. The purpose for which land or a building is arranged, designed or intended, or for which land or a building is or may be occupied.

USE FOR. Includes "Arranged For"," Designed For", "Intended For", "Maintained For", or "Occupied For".

UTILITIES, BASIC. Infrastructure services that need to be located near the area where the

service is provided. ***BASIC UTILITY*** uses generally do not have on site employees. Examples include electric transformer stations, gas regulator stations and telephone exchanges.

UTILITIES, MAJOR. Area-wide infrastructure services that typically have employees on site. Examples include water works, reservoir, pumping station or filtration plants; power or heating plants; or, steam generating plants.

UTILITY, PUBLIC. A private enterprise regulated by the State Public Service Commission with an exclusive franchise for providing an essential public service such as Detroit Edison, Ameritech and Michigan Consolidated Gas. Wireless telecommunications carriers are not ***PUBLIC UTILITIES***.

VARIANCE. A modification of the literal provisions of this chapter granted when strict enforcement this chapter would cause undue hardship owing to circumstances unique to the individual property on which the ***VARIANCE*** is granted. Such hardship shall not be specifically interpreted as meaning economic hardship. The crucial elements of a ***VARIANCE*** are: undue hardship, unique circumstances, and applying to the subject property. A ***VARIANCE*** is not justified unless all three elements are present in the case.

VEHICLE REPAIR FACILITY, MAJOR. A place defines as a business offering repair and replacement services including, but not limited to, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glass work, and such other activities whose external effects shall adversely extend beyond the property line, but not including the sale of gasoline.

VEHICLE REPAIR FACILITY, MINOR. A place defined as a business offering maintenance and repair services, the sale of oil and minor accessories, where no repair work is done other than incidental service, but not including the sale of gasoline, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glass work, and such other activities whose external effects could adversely extend beyond the property line. Such repairs shall be limited to passenger automobiles or light trucks.

VEHICLE SALES AREA/DEALERSHIP. An open area other than a street used for the display, sale, or rental of new or used automobiles or other motor vehicles.

VEHICLE WASH ESTABLISHMENT. A building or portion thereof where vehicles are washed. Such facilities shall include:

(1) ***AUTOMATIC WASH.*** Any facility, its structures, accessory uses, or paved area used wholly or partly to wash, clean and dry the exterior of automobiles, using conveyors to move the vehicle, or equipment that moves over or around the vehicle, or other automated equipment intended to mechanically wash such vehicles.

(2) ***SELF-SERVICE WASH.*** Any facility, its structures, accessory uses or paved area used wholly or partly to wash, clean and dry the exterior of automobiles using hand-held equipment.

WAREHOUSE. A building used for short and/or long term storage in connection with production and marketing or in connection with manufacturing, freight handling, and retailing.

WHOLESALE ESTABLISHMENT. A building used for the sale of goods in large amounts to retailers, or where merchandise is purchased in bulk amounts by consumers who must enroll in a membership at said establishment.

WIRELESS COMMUNICATION FACILITIES. See §§ 155.211 through 155.217 for specific definitions.

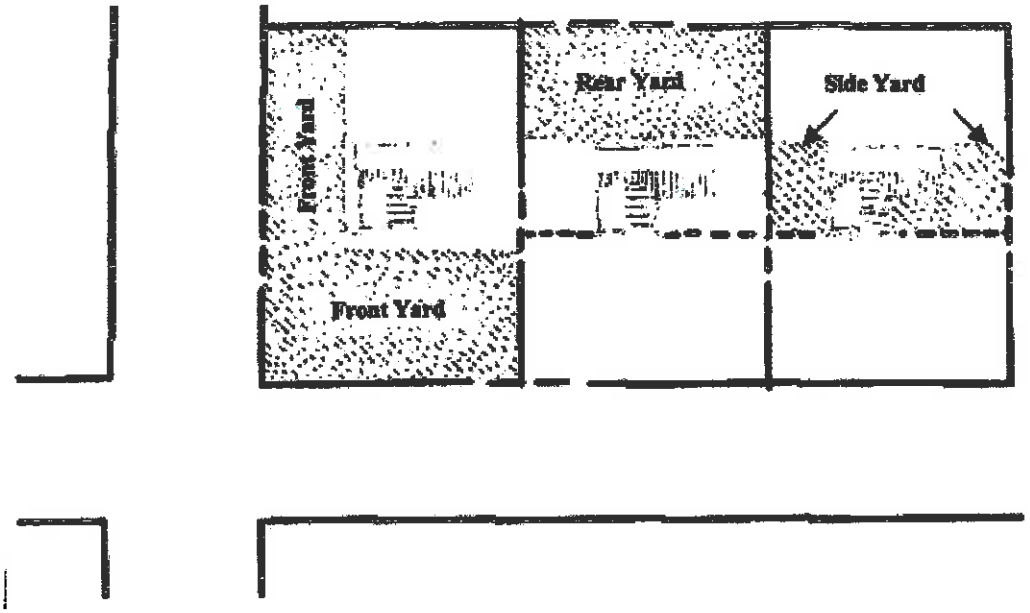
(1) ***COLLATION.*** The use of a wireless telecommunication support facility by more than one wireless telecommunication provider.

YARD. The open spaces on the same lot with a main building unoccupied and unobstructed from the ground upward except as otherwise provided in this chapter and as defined herein:

(1) ***FRONT YARD.*** An open space extending the full width of the lot, the depth of which is the minimum required horizontal distance between the front lot line and the nearest line of a main building.

(2) ***REAR YARD.*** An open space extending the full width of the lot, the depth of which is the minim um required horizontal distance between the rear lot line and the nearest line of a main building.

(3) ***SIDE YARD.*** An open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the minimum required horizontal distance from the nearest point of the side lot line to the nearest point of the main building.



(Ord. 792, passed 12-3-01; Am. Ord. 836, passed 2-21-11; Am. Ord. 852, passed 3-16-15)

§ 155.036 SCHEDULE OF LAND USES.

Table 2-1. Schedule of Land Uses displays specific land uses in reference to their respective zoning districts. The schedule is general and intended to provide initial guidance for users. A complete list with land use conditions is set forth in §§ 155.041 through 155.049. Regulations in §§ 155.041 through 155.049 take precedent over Table 2-1 below.

Table 2-1 Schedule of Land Uses by Zoning District									
	Zoning Districts								
	R-1 A, B, C	RM	RM-1	O-1	B-1	B-2	B-3	M-1	TCD
Residential Land Use Types									
One-Family Detached Dwelling	P	P	P						P
Two-Family Dwellings/Duplexes		P	P						
Townhomes (2 story max.)		P	P			P			
Townhomes (3 story max.)		SLU							
Multiple-Family Dwellings (2 story max.)		P	P						P
Multiple-Family Dwellings (3 story max.)		SLU	P			P			P
Multiple-Family Dwellings (4+ stories)			SLU						P
Mixed-Use Residential and Business (Lofts)					SLU	SLU			SLU
Manufactured Housing Community							SLU	SLU	
Public/Quasi-Public Land Use Types									
Charitable Gaming Room						SLU	SLU	SLU	P
Child/Adult Foster Care (6 or less persons)	P	P	P						P
Child/Adult Foster Care (7, but fewer than twelve persons)	SLU	SLU	SLU						
Assisted Living Facilities/Elderly Housing		SLU	SLU			SLU	SLU		
Nursing and Convalescent Homes		SLU	SLU	SLU		SLU			
Transient Residential and Rooming Houses						SLU	SLU		

Publicly Owned Libraries	P	P	P	P					P
Publicly Owned Parks and Parkways	P	P	P	P					P
Publicly Owned Recreation Facilities	P	P	P	P					P
Post Offices and Similar Government Offices				P		P	P		P
Utility and Public Owned Buildings w/o storage yards	SLU	SLU	SLU	SLU	SLU	P/SLU	P	P	P
General Hospitals			SLU				SLU		
Religious institutions and Incidental Facilities	SLU	SLU	SLU		SLU	SLU	SLU		SLU
Cemeteries	P	P	P						
Private Noncommercial Recreational Areas	SLU	SLU	SLU						
Institutional or Community Recreation Centers	SLU	SLU	SLU						P
Golf Courses	SLU								
Non-Profit Public, Parochial and Private Elementary, Intermediate or High Schools	SLU	SLU	SLU			SLU	SLU		
Colleges, Universities and Institutions of Higher Learning, Public and Private	SLU	SLU	SLU				SLU		
Business Schools and Colleges							SLU		
Vocational Training Centers and Schools						SLU	SLU		
Private For-Profit Schools, Business Schools and Colleges						SLU	SLU		
Theaters						SLU	SLU		P
Assembly Halls						SLU	SLU		P

Concert Halls						SLU	SLU		P
Private Clubs						P	P	**P/SLU**	
Fraternal Organizations						P	P	**P/SLU**	
Lodge Halls						P	P	**P/SLU**	
Business and Office Land Use Types									
Adult Businesses and Uses							SLU		
Arcades							SLU		
Art, Photographic and Design Studios						P	P		P
Automobile Repair (Minor)							SLU	SLU	
Automobile Service Centers (as part of planned shopping center)						SLU	SLU		
Automobile Service Stations							***SLU***	SLU	
Banks and Similar Financial Institutions						P	P		P
Bar or Lounge						SLU	SLU		SLU
Bus Passenger Stations						P	P	P	P
Cabaret							SLU		
Carry-out Restaurants						SLU	SLU		P
Crafts and Fine Arts (Instruction in)	P	P	P			P	P		P
Computer Centers							P	P	
Dance, Music and Voice Schools						P	P		
Drive-in Restaurants						SLU	SLU		
Drive-Through Facilities						SLU	SLU		
Drive-Through Restaurants						SLU	SLU		
Dry Cleaners					P	P	P		P
Electronic Data Processing Centers							P	P	
Fast Food Restaurants w/o drive- through						SLU	SLU	SLU	

Firearms sales establishments							SLU		
Hotels (Full Service)							SLU		P
Indoor Commercial Recreation						SLU	SLU/*P*		P
Kennel, Commercial							SLU		P
Liquor, Beer and Wine Sales							SLU		
Massage Businesses							SLU/*P*		
Medical and Dental Laboratories						P	P		
Medical and Dental Offices and Clinics				P	P	P	P		
Mobile Food Court / Park						P	P		SLU
Mobile Food Vending Unit						P	P	P	P
Mortuaries						P	P		
Motels							SLU		
New and Used Vehicle Sales (Indoor)							SLU		
New and Used Vehicle Sales (Outdoor)							SLU		
Nursery Schools, Day Nurseries and Child/Adult Care Centers	SLU	SLU	SLU	SLU	SLU	SLU	P		P
Office Equipment - Sales and Service						P	P		
Open Air Businesses						SLU	SLU		
Pawnshops							SLU		
Personal Service Establishments					P	P	P		P
Professional and Financial Services						P	P		P
Professional Offices				P		P	P		P
Public Utility Offices w/o storage yards				P		P	P	P	
Retail Reproduction Services						P	P	P	P

Retail Businesses (Convenience)					P	P	P	SLU	P
Retail (within enclosed building)						P	P		P
Secondhand Stores						SLU	SLU		
Showrooms and Workshops						P	P	P	
Specially designated distributor (SDD)							SLU		
Specially designated merchant (SDM).							SLU		
Standard Restaurants						P	P	SLU	P
Substance Abuse Rehabilitation Clinics							SLU		
Tattoo Establishments						SLU	SLU		
Temporary Pop-Up Retail Commercial Use						P	P		P
Vehicle Wash Establishments							SLU		
Veterinary Hospitals and Clinics						P	P		
Industrial Land Use Types									
Automobile or other machinery assembly plants								SLU	
Automobile and Vehicle Repair (Major), including Collision, Transmission and Undercoating Shops								SLU	
Canning Factories								SLU	
Central Dry Cleaning Plants (no retail permitted)								P	
Greenhouse and Similar Uses								SLU	
Laboratories								P	
Lumber and Planing Mills								SLU	

Manufacturing and Assembly Operations (enclosed; not including large stampings)								P	
Metal Plating and Similar Uses								SLU	
Metal Stamping and Similar Uses								SLU	
Painting and Varnishing Shops								SLU	
Reproduction Plants								P	
Research and Development Facilities							SLU	P	
Self-Service Storage Facilities							SLU	P	
Sign Repair/Manufacturing								P	
Storage Yards for Public Utilities								P	
Storage Facilities for Building Materials, Contractor's Equipment, Open Storage and Junk Yards								SLU	
Trade or Industrial Schools								P	
Truck and Terminal Facilities								P	
Utility and Public Service Buildings w/o storage yards		SLU	SLU	P	SLU	P	P	P	
Vehicle and Machinery Assembly Plants								SLU	
Warehouse and Wholesale Businesses								P	
Miscellaneous Land Use Types									
Accessory Buildings and Structures	P	P	P	P	P	P	P	P	
Accessory Businesses				P	P	P	P	P	P

Accessory Uses				P	P	P	P	P	
Agricultural (5+ acres)	P	P	P						
Amateur Radio Antenna	SLU	SLU	SLU	SLU	SLU	SLU	SLU	SLU	
Automobile Parking	P	P	P	P	P	P	P	P	P
Electric Transformer Stations w/o storage yards						SLU	P	P	
Gas Regulator Stations w/o storage yards						SLU	P	P	
Medical Marijuana Cultivation Facility								SLU	
Medical Marijuana Provisioning Center					SLU	SLU	SLU		SLU
Medical Marijuana Processing Facility								SLU	
Medical Marijuana Testing Facility								SLU	
Medical Marijuana Transportation Facility								SLU	
Telephone Exchanges w/o storage yards						SLU	P	P	
Temporary Buildings for Construction	P	P	P						
Water and Sewage Pumping Stations w/o storage yards						SLU	P	P	
Wireless Towers and Antennas							SLU	SLU	
Notes: P = Permitted Use, SLU = Special Land Use									

§ 155.046 B-2 THOROUGHFARE MIXED-USE DISTRICT.

(A) Intent. 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, but not large scale vehicle dominated establishments as found in the B-3 General Business District. Because of the variety of business types and residential dwellings

permitted, critical attention must be focused on site layout, building design, vehicular circulation, and coordination of site features between adjoining sites. Development should be:
(1) Designed as part of a planned shopping center or in coordination with development on adjoining commercial sites.
(2) Larger than in B-1 Districts.
(3) Located away from sensitive residential areas.
(4) Contributing to the development of a unified district in scale and character.
(5) Served by and connected to a major thoroughfare.
(B) Principal uses permitted. The following regulations shall apply in all B-2 Districts and no building, structure or premises, except as otherwise provided in this chapter, shall be erected, altered or used except for one or more of the following specified uses:
(1) Any retail business or service establishment permitted in B-1 Districts as principally permitted.
(2) All retail business, service establishments or processing uses as follows:
(a) Any retail business whose principal activity is the sale of merchandise in an enclosed building.
(b) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.
(3) Private clubs, fraternal organizations and lodge halls, subject to the requirements of § 155.218.
(4) Standard restaurants.
(5) Business establishments that perform services on the premises, such as but not limited to banks, loan companies, insurance offices, and real estate offices.
(6) Professional services, including the following: medical clinics (outpatient only), and offices of doctors, dentists, osteopaths, and similar or allied professions.
(7) Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
(8) Office buildings for any of the following occupations: executive, administrative and professional, writing, clerical, stenographic, drafting and sales, subject to the limitations contained below in division (C) of this section.
(9) Medical and dental offices, including clinics and laboratories, but excluding substance abuse centers.
(10) Publicly owned buildings, exchanges and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations, subject to the limitations contained below in division (D) of this section.
(11) Veterinary hospitals and clinics.
(12) Dance schools, music and voice schools, and art studios.
(13) Art shops, photographic studios design studios and other similar uses.
(14) Office equipment and sales.
(15) Reproduction services where the primary use is serving walk-in customers with small volume copying or word processing services, not including blueprinting and similar industrial type operations.
(16) Personal service establishments, including barber shops, beauty shops, health salons and similar uses.

(17) Town homes (three stories or less).
(18) Multiple-family dwellings (three stories or less).
(19) Other uses similar to the above uses.
(20) Accessory structures and uses customarily incident to the above permitted uses provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.
(21) Mortuaries.
(22) Automobile parking space to be provided as required in §§ 155.071 through 155.081.
(23) Temporary Pop-Up Commercial Use.
(24) Passenger Bus Stations
(25) Mobile Food Vending Unit
(26) Mobile Food Court/Park
(C) Required conditions.
(1) All business establishments shall be retail or service establishments dealing directly with consumers. All goods provided on the premises shall be sold at retail on the premises where produced.
(2) All business, servicing or processing, except for off-street parking, loading and those open air uses indicated as being subject to Special Land Use in division (D) below, shall be conducted within completely enclosed buildings.
(3) Site plans shall be planned so as to recognize the front, rear, and side relationship of adjacent development. The Planning Commission and Council may recommend physical features to be provided which will insure harmony in these yard relationships.
(4) A restroom shall be provided for public use for all retail establishments in excess of 12,000 square feet of gross floor area.
(D) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.111 through 155.142, Special Conditions and Land Use Standards and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this chapter:
(1) Open air business uses when developed in planned relationship with permitted uses within the B-2 District.
(2) Bowling alley, billiard hall, indoor archery range, or indoor skating rink, or similar forms of indoor commercial recreation when located at least 100 feet from any front, rear or side yard of any residential lot in an adjacent residential district. Firearm ranges are expressly prohibited.
(3) Public utility buildings, telephone exchange buildings, electric transformer stations and substations, gas regulator stations with service yards but without storage yards, water and sewage pumping stations.
(4) Automobile service centers, when developed as part of a larger planned shopping center designed so as to integrate the automobile service center within the site plan and architecture of the total shopping center; and provided further that a building permit shall not be issued separately for the construction of any automobile service center within the B-2 District.
(5) Nursing and convalescent homes.
(6) Senior housing, assisted living and similar types of housing for the elderly not to exceed a height of three stories.
(7) Carry-out, fast food, drive-thru or drive-in restaurants.
(8) Mixed-use business and residential buildings.

(9) Business schools and colleges, or vocational training centers, such as trade schools.
(10) Nursery schools, day nurseries and child care centers.
(11) Theaters, assembly halls, concert halls or similar places of assembly when conducted within enclosed buildings, subject to the requirements of § 155.218.
(12) Private schools operated for profit.
(13) Amateur radio antenna, subject to regulations of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.
(14) Utility and public service buildings without storage yards.
(15) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.
(16) Tattoo parlors.
(17) Charitable gaming room subject to the regulations of § 155.145.
(18) Medical marijuana provisioning centers subject to the regulations of § 155.148
(19) Second Hand Stores
(20) Religious Institutions
(21) Bar or Lounge
(E) Area and bulk requirements. Requirements limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted, and minimum yard setbacks are set forth in § 155.061.
(Ord. 792, passed 12-3-01; Am. Ord. 830, passed 12-21-09; Am. Ord. 836, passed 2-21-11; Am. Ord. 838, passed 8-15-11)

§ 155.048 M-1 LIGHT INDUSTRIAL DISTRICT.

(A) Intent. 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. Accordingly, light industrial, research, and related office uses permitted in this district should be fully contained within well-designed buildings on amply landscaped sites, with adequate off-street parking and loading areas, and with no outside storage. Heavy industrial uses, such as those involving the processing of raw material for shipment in bulk form to be used at another location, shall not be permitted in this district.

(B) Principal uses permitted. The following regulations shall apply to M-1 Districts, and no building, structure or premises, except as otherwise provided in this chapter, shall be erected, altered or used except for one or more of the following uses:

(1) Any of the following uses when the manufacturing, compounding or processing is conducted wholly within a completely enclosed building. Open storage facilities for materials or equipment shall be located in rear or side yards and totally obscured by a masonry wall on those sides abutting R-1A through R-1C, RM, RM-1, O-1, B-1, B-2 and B-3 Districts, and from view of any public land or thoroughfare. In M-1 Districts the extent of such wall may be determined by the Planning Commission on the basis of usage. Such wall shall conform to the standards established in § 155.074, Walls, and shall meet the requirements of §§ 155.071 through 155.081, General Development Standards.

(a) The manufacture, compounding, processing, packaging or treatment of such products as: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, hardware and cutlery; and tool, die, gauge and machine shops.

(b) The manufacture, compounding, assembling or treatment of articles or merchandise

from the following previously prepared materials: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stones, sheet metal (excluding large stampings such as automobile fenders or bodies), shell, textiles, tobacco, wax, wire, wood (excluding saw and planing mills) and yams.

(c) The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.

(d) Manufacture of musical instruments, toys, novelties and metal or rubber stamps, or other small molded rubber products.

(e) Manufacture or assembly of electrical appliances, electronic instruments and devices radios, and phonographs.

(2) Laboratories, experimental, film or testing.

(3) Manufacture and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.

(4) Warehouse and wholesale establishments and truck terminal facilities.

(5) Self-service storage facilities.

(6) Reproduction plants, which may include accessory retail operations.

(7) Central dry cleaning plants or laundries, which shall not offer storefront service or in any other manner interact with the general public as a retail laundromat or dry cleaner service.

(8) All public utilities, including buildings, necessary structures, storage yards and other related uses.

(9) Trade or industrial schools.

(10) Private clubs, fraternal organizations and lodge halls, subject to the requirements of § 155.218.

(11) Electronic data processing or computer centers.

(12) Offices, showrooms or workshops of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction or similar use.

(13) Accessory structures and uses customarily incident to the above permitted uses, provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.

(14) Non-accessory freestanding signs, provided all signs meet the requirements of §§ 155.231 through 155.252.

(15) Other uses of a similar and no more objectionable character to those principal uses permitted.

(16) Utility and public service buildings without storage yards.

(17) Automobile parking space to be provided as required in §§ 155.071 through 155.081, General Development Standards.

(18) Trade schools.

(19) Truck or terminal facilities.

(20) Bus Passenger Station

(21) Mobile Food Vending Unit

(C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.111 through 155.142, Special Conditions and Land Use Standards and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this chapter:

(1) Convenience services which in the opinion of the Planning Commission intend to serve the daily needs of persons working in the M-1 District. Such uses include restaurants or other places serving food or beverage, except those having the character of drive-ins, automobile service stations, newsstands and tobacco shops.

(2) Major and minor vehicle repair centers, painting and varnishing shops, undercoating shops.

(3) Lumber and planing mills.

(4) Automobile or other machinery assembly plants.

(5) Canning factories (but not including slaughtering or rendering).

(6) Storage facilities for building materials, sand, gravel, stone, lumber, open storage or construction contractor's equipment and supplies, provided such is enclosed within a building or within an obscuring wall on those sides abutting R-1A through R-1 C, R-2, RM, RM-1, O-1, B-1, B-2, or B-3 Districts and on any front yard abutting public land or thoroughfare. In M-1 Districts the extent of such wall may be determined by the Planning Commission on the basis of usage. Such wall shall be not less than four and one-half feet in height and may, depending upon land usage, be required to be eight feet in height, and shall be subject further to the requirements of §§ 155.071 through 155.081. Junk yards, when permitted, shall be entirely enclosed within an obscuring masonry wall six feet in height on all sides of sufficient strength to serve as a retaining wall. All applications for junk yards must receive the approval of the Mayor and the City Council as prescribed in §§ 155.271 through 155.275, Powers and Duties of Boards, Commissions and Departments.

(7) Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.

(8) Metal working, stamping, punching or pressing machines, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.

(9) Greenhouse and florist operations involving the growing, wholesaling and/or retailing of plant materials.

(10) Other uses of a similar and no more objectionable character, and which will not be injurious or have an adverse effect on adjacent areas, and may therefore be permitted subject to such conditions, restrictions and safeguards as may be deemed necessary in the interest of public health, safety and welfare.

(11) Amateur radio antenna, subject to regulations of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.

(12) Wireless towers and antennas, subject to the requirements of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.

(13) Greenhouses.

(14) Manufactured housing communities, subject to requirements of § 155.140.

(15) Charitable gaming room customarily accessory to a use permitted (principal or subject to Special Land Use) in the M-1 District such as a fraternal organization or lodge hall subject to the regulations of § 155.145.

(16) Medical marijuana cultivation facilities subject to the regulations of § 155.021 (Conflict of laws and prohibited land uses).

(17) Medical marijuana processing facilities subject to the regulations of § 155.021 (Conflict of laws and prohibited land uses).

(18) Medical marijuana testing facilities subject to the regulations of § 155.021 (Conflict of laws and prohibited land uses).

(19) Medical marijuana transportation facilities subject to the regulations of § 155.021 (Conflict of laws and prohibited land uses).

(D) Area and bulk requirements. Requirements limiting the height and bulk of buildings, the minimum size of lot permitted by land use, maximum density permitted, and minimum yard setbacks are set forth in § 155.061.

(Ord. 792, passed 12-3-01; Am. Ord. 836, passed 2-21-11; Am. Ord. 838, passed 8-15-11; Am. Ord. 852, passed 3-16-15)

§ 155.049 TCD TOWN CENTER DISTRICT.

(A) Intent. The TCD Town Center District intends to provide a vibrant mixed-use civic center. Experience has shown that successful cities have a town center focal point that integrates civic, convenience and community retail businesses and residences in a coordinated and pedestrian-friendly land use strategy. To this end, this district intends to achieve integrated site planning of adjoining developments to achieve a pedestrian-friendly environment, compatibility of architectural scale and character, compatibility of land uses, higher-density residential developments, support retail and civic core. In keeping with the above intent, the TCD Town Center District is intended to serve the following specific goals:

(1) Meet the goals and intent of the master plan and provide for land uses and design that supports and furthers the concept and vision of the town center.

(2) Realize the full economic potential of this center through coordinated mixed-use and high-intensity planning concepts.

(3) Promote and enhance recreation opportunities through well-designed private parks in new residential communities and improved connections to the Rouge River.

(4) Promote coordination of private and public efforts in the planning and development of needed infrastructure improvements.

(5) Provide for orderly and integrated planning to avoid fragmentary or speculative development.

(6) Prevent long-term vacancy, blight, decay or abandonment.

(B) Principal uses permitted. In the TCD District, no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specific purposes. Review of site architectural and landscape plans is required for change in use of existing tenant space greater than 5,000 square feet and new construction to find proper relationships between architectural scale and character; vehicular and pedestrian traffic safety; interconnected open space and recreation areas; interconnected pedestrian and non-motorized walks and paths; and appropriate mixture of land uses. Change in use of existing tenant space 5,000 square feet and under may be approved administratively by the City Planner.

(1) Multiple-family residential buildings.

(2) Retail businesses that are consistent with the vision of the district.

(3) Personal service establishments.

(4) Hotels.

(5) Professional offices.

(6) Financial institutions.

(7) Restaurants (carry-out and standard); delivery services shall be accessory to the primary use only.

(8) Public parks and parkways.

(9) Public and civic buildings.

(10) Child and adult day care center as a limited accessory use.

(11) Uses similar to the above that are consistent with the vision of the district.
(12) Uses and structures accessory to the above.
(13) Theaters, assembly halls, and concert halls, subject to the requirements of § 155.218.
(14) Automobile parking space to be provided as required in §§ 155.071 through 155.081, General Development Standards.
(15) Charitable gaming room subject to the regulations of § 155.145.
(16) Religious Institutions
(17) Temporary Pop-Up Commercial Use.
(18) Bus Passenger Stations
(19) Mobile Food Vending Unit

(C) Special Land Uses. Planning Commission may approve uses listed in § 155.047, B-3, General Business District ~~(D)~~ that are consistent with the specific goals of the TCD, Town Center District § 155.049(A), subject to the conditions set forth in this subchapter, §§ 155.111 through 155.149, Special Land Use Standards, and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. Auto-oriented and adult business uses, including: vehicle sales, vehicle repair, vehicle wash establishments, automobile service stations, manufactured home communities, adult book stores, adult motion picture theaters, adult cabarets, and similar uses are strictly prohibited.
(D) Application procedure and submission requirements. When required, the Planning Commission shall recommend to City Council that the site plan and Special Land Use be approved, conditionally approved, or denied. Any proposed development within the boundaries zoned TCD Town Center District, including but not limited to exterior renovations, additions, new structures, new signs, and changes of uses, either existing at the time any parcel was zoned TCD Town Center District or commenced or erected thereafter, shall be subject to the provisions of this chapter. An owner or applicant shall submit a written application to the Commission describing proposed uses, design, extent, and development timetable and the legal interest of the applicant. In addition, the applicant shall provide the following requirements along with relevant supporting documentation:
(1) A recent "as built" survey, certified to the city and containing a metes and bounds legal description or plat description of the property exhibiting the location of all property improvements, total acreage, and site measurements.
(2) Copies of all instruments creating restrictions hindering development of the property.
(3) A site plan conforming to the requirements of § 155.286, Site plan review.
(4) Buildings and development elevations from four major directions, including exterior dimensions.
(5) Floor plans including overall floor plan, projected number of units and their projected area, and number of bedrooms per unit.
(6) Landscape plan and schedule depicting species location, size and quantity.
(7) Soil studies.
(8) Signage plans.
(9) Sight lines and public access connections to the river corridor, where applicable.
(10) Pedestrian connections to proposed buildings and land uses, to the public sidewalk system and to adjacent properties.
(11) Development timetable setting forth expected starting and completion dates for construction, and the date on which the project will begin operation. If the development is to be

constructed in phases, a timetable showing applicable starting and completion dates for each phase shall be submitted along with the part of the overall property allocated to each phase which shall be indicated on the site plan.
(12) A development and financial resume for the applicant and developer, other than the applicant, which demonstrates a past performance of proving a level of skill and organizational activity necessary for project completion. Significant financial documentation indicating finance capability and methods shall, in addition, be submitted.
(13) Traffic studies indicating daily peak traffic demands and direction of such traffic as expected to be generated by the project. All traffic shall be accommodated safely and efficiently on-site and by the abutting street system. If a deficiency will occur, the applicant shall submit plans to improve the street system along with a proposal to provide feasible financing methods. Development accessing Michigan Avenue shall meet all requirements of the Michigan Department of Transportation (MDOT).
(14) Parking spaces and data indicating the number of vehicle spaces and/or bicycle racks required for the proposed use.
The Planning Commission, upon recommendation of the City Planner may waive submissions requirements detailed in divisions (11) through (14) above, or portions thereof, if it has been determined that the information is not necessary for project evaluation or that sufficient documentation has been previously submitted. However, in all instances, the applicant shall submit at least one elevation and a site plan to scale, which shows the renovation or modification.
(E) Planning Commission review and approval. The Planning Commission shall review the project application with regard to specified standards and requirements of the TCD Town Center District and as set forth below:
(1) The review procedure shall be conducted in conformance to § 155.288, Procedures for special land use review, and § 155.289, Standards for special land use approval.
(2) The Planning Commission shall conduct its review of all new projects or changes in site or building conditions of existing developments in conformance with the notice and public hearing requirements for special land uses subject to discretionary decisions as specified in § 155.291, Public hearing notification requirements, and in Public Act 207 of 1921, as amended.
Following the review process, the Commission may approve or deny the application based on specified standards and requirements set forth in this section. Specific conditions applied to an approved plan shall be made part of the record of approval as set forth in the approval resolution. The specified conditions shall be modified only as provided for in this section.
(F) Standards and requirements for review and approval. The Planning Commission shall make conclusions for a proposed development application based on the following standards and requirements:
(1) All proposed uses shall comply with the Master Plan and be consistent with the spirit, specific intent, and purposes of the Town Center District.
(2) The application proposal shall set forth specific written descriptions of heights, setbacks, density, parking, vehicular and pedestrian circulation, landscaping, and other design elements which affect the impact of this project with adjacent properties, to other developments in the district, to the overall plans and goals of the district and to future users and inhabitants of the development. Standards of § 155.061 are not specifically required except as contained in the proposal approved by the Commission, or in any specified condition that has been made subject

in the Commission's resolution of approval. However, the requirements of §§ 155.071 through 155.076 and §§ 155.078 through 155.081, General Development Standards, must be adhered to.
(3) Planning Commission may, at the recommendation of the City Planner, modify the off-street parking requirements of § 155.077. The off-street parking space requirements established in § 155.077(B) shall be the maximum parking permitted in the TCD Town Center District. The minimum parking requirements in the TCD Town Center District shall be 100% of the off-street parking space requirements established in § 155.077(B). The off-street parking space requirements may be modified based on site uses, the provision of shared parking, and the provision of bicycle parking, and parking studies.
(4) Signs must meet the requirements of this chapter and shall be limited in size and numbers to avoid visual clutter associated with overall effect of multiple signs. Billboards are expressly prohibited.
(5) Proposed uses shall encourage pedestrian usage and encourage business patrons to remain in the district for an extended time period. Businesses that cater to transient vehicular traffic such as auto service stations or centers or similar uses are strictly prohibited.
(6) The proposed use(s) must not exceed the capacity of the existing and available public services, including utilities and public roads. However, the development proposal can contain adequate plans for providing needed services or evidence that such services will be available by the date the project is completed. This plan must meet Planning Commission's satisfaction.
(7) The project and its uses must be in compliance with all applicable federal, state and local laws and regulations.
(8) All project submission documents are subject to a review by a qualified professional city planner or other professional, who may be retained by the city for this purpose.
(G) Permit and certificate issuance.
(1) Subsequent to approval by the Commission, the Building Division shall not issue building permits or certificates of occupancy or certificates of re-occupancy until the plans and proposed uses comply with Planning Commission's resolution of approval.
(2) An applicant may file an appeal of an unfavorable determination by the City Planner or Planning Commission to the Zoning Board of Appeals. If the Board decides that the project complies with the approval resolution, then a permit or certificate shall be issued. Should the Zoning Board of Appeals sustain the determination of the City Planner of Planning Commission, the applicant may appeal their decision to the Circuit Court.
(H) Modification of approved plans.
(1) Approved development proposals may be modified by resolution of the Planning Commission after submission and review of an application in accordance with standards and requirements stated in this section.
(2) Approved development proposals may be administratively modified, upon discretion of the City Planner, provided the following conditions are met:
(a) Building or structure area or height is not increased.
(b) Dwelling unit density is not increased.
(c) Off-street parking requirements are not modified.
(d) The traffic pattern is not modified.
(e) Trip generation is not increased.
(I) Abandonment or expiration of time limits. Approval of a project and any building permit or certificate may become null and void if any of the following conditions arise:
(1) The approved project is abandoned.

(2) A project has not achieved its one year construction progress as set forth in the submitted development timetable upon expiration of one year after the effective date of issuance of the initial building permit.
(3) An approved project has not begun construction within six months.
(4) The approved project has not been completed six years after the effective date of issuance of the initial building permit.
Upon application, the Commission may approve extensions, provided that the application is received by the City Planner prior to the expiration date, on display of sound reasons which meet the satisfaction of the Commission. The applicant or designee of the applicant shall appear in person to apply for an extension.
(J) Prior consultation. All persons contemplating the development of any property located within the district are advised to contact and confer with the City Planner and staff prior to investing significant amounts of time, energy, and funds in preparing extensive plans, proposals, and submissions.
(Ord. 792, passed 12-3-01; Am. Ord. 827, passed 12-7-09; Am. Ord. 836, passed 2-21-11; Am. Ord. 838, passed 8-15-11; Am. Ord. 844, passed 9-17-12; Am. Ord. 849, passed 12-17-14

§ 155.149A STANDARDS FOR ALL MOBILE FOOD VENDING UNITS.

(A) Mobile food vendors shall only operate between the hours of 8:00 a.m. and 10:00 p.m. unless a waiver for extended hours of operation is approved by the Chief of Police.
(B) Vendors shall provide appropriate waste receptacles at the site of the unit and remove all litter, debris and other wastes attributable to the vendor and/or customers on a daily basis.
(C) No food shall be sold, prepared or displayed outside of the food truck or mobile food vending unit while on location.
(D) Vendors shall not use any flashing, blinking or strobe lights or similar effects to draw attention to the food truck or mobile food vending unit; all exterior lights over 60 watts shall contain opaque hood shields to direct the illumination downward.
(E) A mobile food vendor may have one portable sign that is no more than six square feet in area or a sandwich board sign with two faces that are no more than six square feet in area. The portable sign must be located within five feet of the unit. Under no circumstances shall such sign be placed upon the sidewalk or impede pedestrian and/or vehicle traffic and/or safety.
(F) Mobile food vendors shall not use any electricity or power without the prior written authorization of the power customer; no power cable or similar device shall be extended at or across any city street, alley, or sidewalk except in a safe manner.

§ 155.149B STANDARDS FOR ALL MOBILE FOOD COURTS/PARKS.

(A) All individual vendors must comply with § 155.149A, "Standards for All Mobile Food Vending Units".
(B) Tables, chairs, and canopies or enclosed seating areas for mobile food court customers are permitted.
(C) Mobile Food Courts/Parks must provide at least one handicap accessible bathroom facility with one hand-washing station for every five mobile food vendors.
(D) There must be access to potable water and sewage disposal facilities on-site.
(E) Applicants must submit a layout of the mobile vendor units.

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: September 26, 2018

From: Sharde Fleming
Special Projects, Director

Date for Council Consideration: October 1, 2018

ACTION REQUESTED: Consider implementation of an Inkster Nuisance Abatement Program (iNAP) that would expedite blight elimination through rehabilitation and demolition.

Current Action _____ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

The City of Inkster has suffered from a large volume structures that have been abandoned by owners, which has a posed a public health and safety issue. Many of these properties are owned by defunct LLCs and unresponsive individuals which makes it challenging for code enforcement officials to implement blight ordinances. This policy would expedite notice to owners and interested parties that their property is a gross code violation and is subject to legal action of property seizure if not expeditiously improved. Property seizure will result in Neighborhood Stabilization Program enrollment and offered to a vetted developer OR if property is beyond repair, the City will demolish it.

SCOPE OF SERVICES

A committee of City administrators will identify target areas for iNAP implementation; selected blighted structures within target areas will be postered for owners' response; depending on response or lack thereof, title search will be conducted for proper notice of violation and seizure OR a rehabilitation agreement will be entered into with owner; if no response is yielded, the City will seek default judgment and thus, own the property. The property will either be rehabbed by a developer or demolished depending on the physical state.

JUSTIFICATION

Blight spreads and is a direct correlation for stagnation and decline of property values. Current code enforcement procedure has not had wherewithal to garner positive outcomes from owners and occupants, with many of the blight tickets going ignored or reoccurring.

PROJECT OR IMPROVEMENT TASKS

1. Enhance Public Safety & Strengthen the Police Department
2. Develop a plan to Diversify the tax base to ensure a sustainable budget for Inkster
3. Improve and promote the image of Inkster

COSTS

The costs of this program implementation would vary based on legal and potential demolition costs.

PROJECT TIME TABLE

The implementation of this program would start immediately

RESOLUTION

Authorization is hereby given to implement an Inkster Nuisance Abatement Program (iNAP) that would expedite blight elimination through rehabilitation and demolition

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor
From: Sharde Fleming
Special Projects, Director

Date: September 26, 2018
Date for Council Consideration: October 1, 2018

ACTION REQUESTED: Consider approval of an offer (Case #17-57) to one (1) residential parcel located on the south side of Princeton Street and Sylvia St and Princess Ave. and is legally described as 30J771 LOT 771 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Parcel I.D. 44 022 01 0771 000) in the total amount of $300 to HennepinHouse LLC (Christine Master).

Current Action ___X____ Emergency _____ Future _____

Funds Budgeted: If Yes ____ Account # 101.721.673.130 No _____
N/A

Mayor's Approval _____

BACKGROUND INFORMATION

Christine Master has made application purchase one (1) residential parcel located on the south side of Princeton Street and Sylvia St and Princess Ave and is legally described as 30J771 LOT 771 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Parcel I.D. 44 022 01 0771 000) in the total amount of $300 to HennepinHouse LLC (Christine Master).

SCOPE OF SERVICES

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

JUSTIFICATION

This non-buildable vacant Oakwood St. parcel is located in the R-1A zoning district (One Family Residential). The intended use for these parcels are an authorized use. The applicant is offering to purchase the subject parcel for a total purchase price $300.00.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

The applicant has deposited $100.00 and is offering a total purchase of.

RESOLUTION

Authorization is hereby given to sale one residential parcel located on the south side of Princeton Street and Sylvia St and Princess Ave and is legally described as 30J771 LOT 771 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR (Parcel I.D. 44 022 01 0771 000) in the total amount of $300 to HennepinHouse LLC. (Christine Master):

Complete closing on the parcel within 30 days by paying the balance of the price of sale ($200.00), paying the cost of recording the deeds ($18.00), entering into a purchase agreement, and executing property transfer affidavit.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

Received From:

Date: 09/17/2018 Time: 10:25:13 AM
Receipt: 411216
Cashier: CWILSON
Workstation: CSHIER Drawer: 1

CHRISTINE MASTER

GL NUMBER	AMOUNT
101-721-673.130	$100.00
TOTAL	$100.00
CHECKS 25108247316	$100.00
Total Tendered:	$100.00
Change:	$0.00

No. 64648

ster
idge
141

Receipts

DATE 9/17/18

AMOUNT $ 100.00

ACCOUNT CLASSIFICATION

FUND Land Sale Revenue

A/C NO.	AMOUNT
101.721.673.130	
TOTAL $	100 00

BY

DO NOT WRITE IN THIS BOX

PAID
SEP 17 2018
BY

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

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name Christine Master

Applicant's Address 26855 Princeton, Inkster, MI 48141

Applicant's Phone Number: 734-751-7238

Proposed Owner's Name (as indicated on deed): HennepinHouse LLC

PROPERTY INFORMATION -- Purchase Offer $ 300.00

Property Location: on S side of Princeton
Street/Avenue

Between _____ Street/Avenue and _____ Street/Avenue

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

Lot 771 also ½ adj vac alley Westwood Sub of Van Alstine Farm T2S R10E L40 P29,30 WCR

44-022-01-0771-000

Parcel Size: 45 x 127 (Width) 45 X (Length) 127 Current Zoning _____

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

Summary of Proposed Use: I own the property next door

Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of $ 60.00 cr 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 8-2-18

Ernestine Williams
Broker's Name

LETTER OF GOOD STANDING

Date: 8-2-18

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, Christine Master/Hermajin Hansell (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I, _____ (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.

AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR
Vacant Princeton, INKSTER, MI
(property address)

I, Christine Master / Hennegin Haus LLC, have read the requirements for the purchase of the above-noted property and hereby agree to provide official documentation to the Planning Division of the Community Development Department in the form of a Certificate of Occupancy or a Vacant Property Registration (whichever is applicable) within forty-five (45) days of the purchase of any City-owned structure.

Sworn and subscribed before me this 2nd day of August, 2018, personally appeared before me Christine Master executed this document on his/her own free will.

Christine Master
Printed Name

Owner / Hennegin Haus LLC
Title

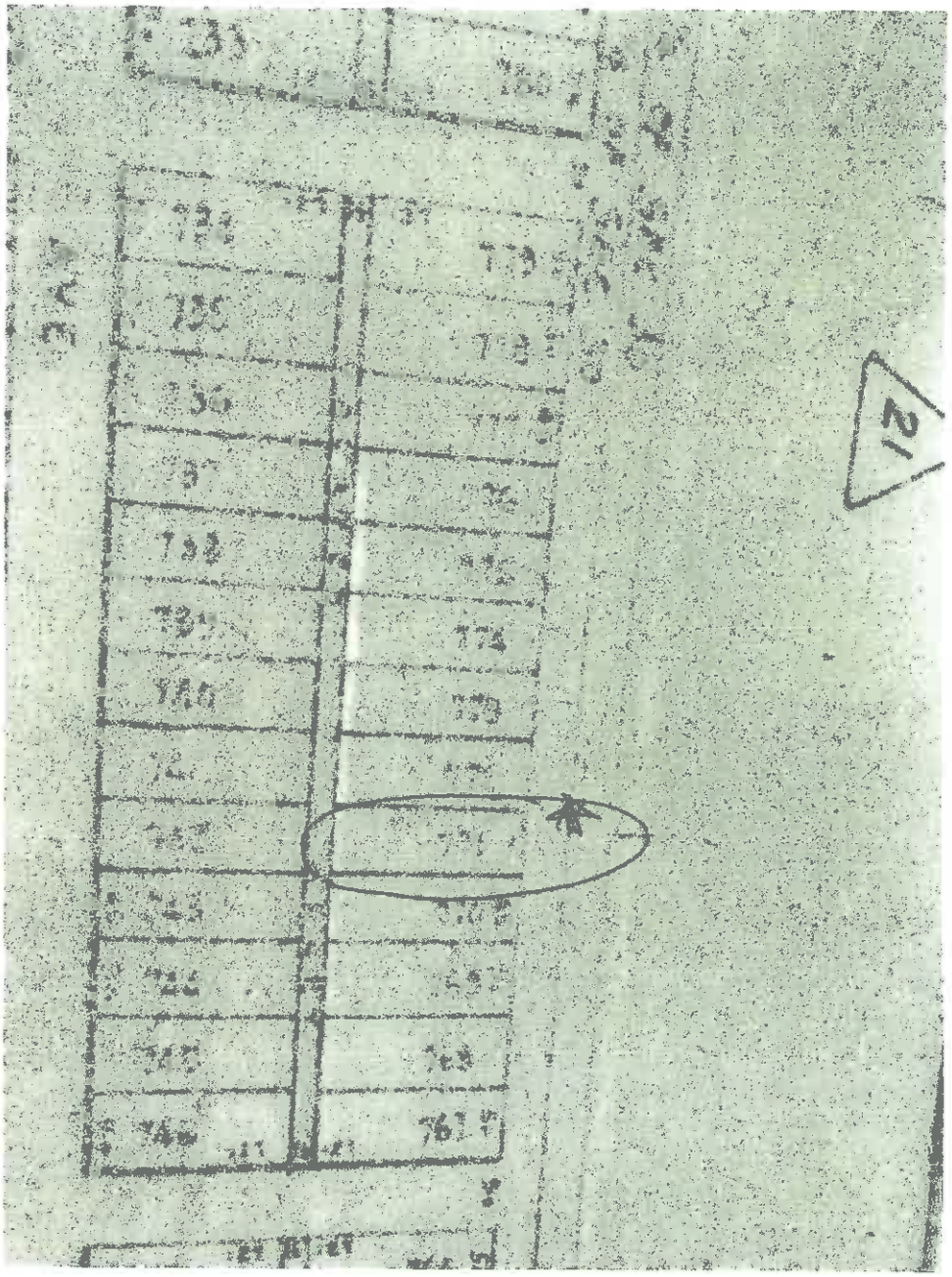
Signature

Notary Public Wayne County, MI

Commission Expires: _____

MISSOURI
NONDRIVER LICENSE
CCW Until
01-20-2015
Class
ND
License Number U137016017
MASTERS
CHRISTINE LYNETTE
5772 SIR EDWARD LN
FLORISSANT, MO 63033
Birthdate
05-24-1976
Expiration Date
01-20-2015
Brown Eyes
Endorsements

Google Maps 26855 Princeton St



Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	**Princeton**	Property ID:	**44022010771000**
City/State/Zip:	**Inkster, Michigan, 48141**		
Owner Name:	**City Of Inkster**	Lat/Long:	**0.000000 / 0.000000**
Taxpayer Address:	**26215 Trowbridge Street**	Census Tract:	
City/State/Zip:	**Inkster, Michigan, 48141-2479**	Block Group:	
City/Village/Town:	**Inkster**	School District:	**Westwood**
Subdivision:	**WESTWOOD SUB OF VAN ALSTINE FARM**	Property Category:	**Other**
MLS Area:	**05080 - Inkster**	Land Use:	**703 EXEMPT - COUNTY, CITY, TWP, VILLA**
Legal Description:	**30J771 LOT 771 ALSO N 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR**		

Taxes

Year	Season	Total Ad Val	Admin Fee	Asmnt	CVT	Ttl Seasonal
2017	W	$0.00	$0.00	$0.00	$0.00	$0.00
2017	S	$0.00	$0.00	$0.00	$0.00	$0.00
2016	W	$0.00	$0.00	$0.00	$0.00	$0.00
2016	S	$0.00	$0.00	$0.00	$0.00	$0.00
2015	W	$0.00	$0.00	$0.00	$0.00	$0.00
2015	S	$0.00	$0.00	$0.00	$0.00	$0.00
2014	W	$0.00	$0.00	$0.00	$0.00	$0.00
2014	S	$0.00	$0.00	$0.00	$0.00	$0.00
2013	W	$0.00	$0.00	$0.00	$0.00	$0.00
2013	S	$0.00	$0.00	$0.00	$0.00	$0.00

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes

Transfer Information

Grantor	Grantee	Sale Date	Deed Date	Sale Price	Deed Type	Liber/Page

Other Recordings

Obligee	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page

Characteristics

#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	**45.00X135.00**
Irregular:		Acres:	**0.14**

Search for MLS Listings