



## INKSTER CITY COUNCIL

June 17, 2019

26215 Trowbridge, Inkster, MI 48141  
(313) 563-4232 [www.cityofinkster.com](http://www.cityofinkster.com)

Mayor – Byron Nolen  
Mayor Pro Tem – Timothy Williams, District I

### **Council Members:**

Clarence Oden, Jr., District II  
Sandra K. Watley., District III  
Steven Chisholm, District IV  
Kim Howard, District V  
Connie R. Mitchell, District VI

FELICIA RUTLEDGE  
CITY CLERK

BYRON NOLEN  
MAYOR

TREASURER  
DARIN CARRINGTON

DAVID JONES  
CITY ATTORNEY

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

## **Council Orientation Agenda – 6:00 PM**

1. Call to Order
2. Discussion

- A. Agenda Discussion
- B. Inkster Housing Property - Detroit HUD Field Office

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

June 17, 2019

## 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. Tribute to the Inkster 50th Anniversary Memorial Day Parade committee
- B. Certificates to Memorial Day Parade Sponsors & Participants – Councilwoman, Sandra Watley
- C. Camp Inspire – Jean Overman

4. Public Hearing

5. Consent Agenda

- A. June 3, 2019 Regular City Council Meeting Minutes.

**Pg. 1**

6. Boards and Commissions

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

Pg. 5

7. Previous Business

8. Ordinance(s)

- A. First Reading(s)

- B. Second Reading(s)

9. New Business

- A. Discussion/Action: (Felicia Rutledge) Consideration and approval for a street closure request of Lehigh Street between Meadowdale/Bayham Streets on June 22, 2019 for Fizer Block Party from 10:00 a.m. until 8:00 p.m. (applicant: Elijah Fizer)

Pg. 12

B. Discussion/Action: (Felicia Rutledge) Consideration and approval for a street closure of Notre Dame Street between Sylvia/Wellington Streets on June 29, 2019 for a Block Party from 12:00 p.m. until 9:00 p.m. (applicant: Peggy Moton) Pg. 17

C. Discussion/Action: (Felicia Rutledge) Consideration and approval for a street closure of Pine, Burton and Pierce Streets between Kenwood/Pierce Streets on July 4, 2019 for a Block Party from 1:00 p.m. until 9:00 p.m. (applicant: Mellon Baity)

Pg. 22

D. Discussion/Action: (Felicia Rutledge) Consideration and approval for a street closure of Stollman Street between John Daly/Shadowlawn Streets on July 20, 2019 for a Block Party from 1:00 p.m. until 10:00 p.m. (applicant: Jessica McGrath) Pg. 27

E. Discussion/Action: (Sharde Fleming) Consider approval of offer to purchase (Case # LD 19-11) fifty one (51) vacant Residential lots which are located on the south side of Andover Ave between Williams Ave. and Spruce Ave. and are legally described AS LOTS 254 ABD 255, ALSO LOTS 286 AND 287, ALSO ADJACENT VACATED ALLEY, 18 FEET WIDE, BURNS-VAN ALSTINE SUBDIVISION, TOWN 2 SOUTH, RANGE 93, AS RECORDED IN LOBER 60, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS (Property I.D. 44 014 02 0254 300) and LOTS 241 TO 253, INCLUSIVE, ALSO LOTS 288 TO 300, INCLUSIVE ALSO LOTS 311 TO 334, INCLUSIVE ALSO VACATED ALLEY ADJACENT TO LOTS 241 TO 253 INCLUSIVE ALSO VACATED STREET ADJACENT TO LOTS 311 TO 325 INCLUSIVE, BURNS-VAN ALSTINE SUBDIVISION, TOWN 2 SOUTH, RANGE 93, AS RECORDED IN LIBER 60, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS. (PROPERTY I.D. 44 014 02 0241 300) in the amount of \$1.00 to Unity Centers of Hope (Bishop Haddon). Pg. 32

F. Discussion/Action: Consider approval of offer to purchase (Case # LD 19-9) one (1) vacant commercial lot which is located on the west side of Inkster rd. between Avondale Ave. and Somersert Ave. and are legally described as 24C17A 18A W 153FT LOTS 17 AND 18 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property I.D. 44 003 03 0017 001), in the amount of \$2,500.00 to John Clark.

Pg. 70

G. Discussion/Action: (Sharde Fleming) Consider accepting quotation from Macson Electric LLC. to install a generator at City Hall for emergency backup uses, for \$9,750.00. Funds from the Financially Distressed Cities, Villages, and Townships Grant. Pg. 80

H. Discussion/Action: Council to offer a first reading of a map amendment (Z 19-03) to the City's Zoning Map to rezone 1 parcel, Lots 767 to 770 (APN 44-022-01-0767-000), along Princeton and Princess streets from R-1C, One-Family Residential zoning to M-1, Light Industrial zoning. Pg. 87

I. Discussion/Action: (Darin Carrington) Consideration and approval of FY 2019 Budget Amendment #2 for General Fund, Major Street, Local Street and Water & Sewer Funds.

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

June 3, 2019

**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, June 3, 2019.

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

**A. Agenda Discussion**

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Watley** to go into Executive Session 6:42 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 Chisholm**, adjourn the closed Executive Session at 7:15 p.m. Motion carried unanimously.

**Call Meeting to Order**

Mayor Nolen called the meeting to order at 7:24 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 Bishop Starghill

**Roll Call**

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

**Approval of Agenda**

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve the agenda with added item "B" under New Business.**  
**6-19-95R - Motion carried.**

**Presentations/Discussion**

- A. Presentation on the Rouge Valley Sewage Disposal System – Wayne County DPS
- ~~B. Presentation to the City of Inkster – Senator, Betty Jean Alexander~~
- C. Presentation for the 1<sup>st</sup> Place winners of the Inkster 50<sup>th</sup> Memorial Day Parade – Mayor, Byron Nolen

**Public Hearings**

### Consent Agenda

- A. May 20, 2019 Regular City Council Meeting Minutes.
- B. Allen Brother's and Attorney's PLLC Invoice \$29,615.14

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve the Consent Agenda.**  
**Resolution 6-19-96R – Motion carried.**

### Boards and Commission

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

### Previous Business

### Ordinance(s)

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

### New Business

- A. Discussion/Action: (Jerome Bivins) Consideration and approval for City Council to adopt these attached resolutions on behalf of the City of Inkster from Wayne County Department of Public Services to allow them to make improvement to the Rouge Valley Sewage Disposal System (Project Plan).

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard to approve for City Council to adopt these attached resolutions on behalf of the City of Inkster from Wayne County Department of Public Services to allow them to make improvement to the Rouge Valley Sewage Disposal System (Project Plan).**  
**Resolution 6-19-97R– Motion carried.**

- B. Discussion/Action: (City Council) Consideration and approval for City Council to vote in accordance with the vote in closed session (Gardner).

**Moved by Councilmember Howard, Seconded by Mayor Pro-Tem Williams to approve for City Council to vote in accordance with the vote in closed session (Gardner).**  
**Resolution 6-19-98R– Motion carried.**

### Public Participation

- **Mary McClendon** – Stated that Wayne County parks would be celebrating their 100<sup>th</sup> Birthday.
- **Brandon Young** – Announced that he is the new Outreach Director for OakStreet Health.
- **Samuel Ward Bey** – Announced the Juneteenth celebration on June 15, 2019 at the Tyrone Wheatley Park. He further announced the fundraiser at Applebee's for the Juneteenth celebration on June 8, 2019 from 8:00 a.m. until 10:00 a.m.
- **George Williams** – Stated that participants should not have to pay to participate in the Memorial Day parade.

- **Officer Lebo** - Announced the Mental Health panel at the Booker Dozier, Coffee with a Cop at Applewood Coney Island on June 19, Movie Night on June 28, 2019 and National Night Out at the Police Department on August 6, 2019.
- **Jason Turner** – Stated that the Summer program would begin. He stated that the group would be taking trips every other Friday but that he found free places for them to go every Friday. He said he just needed transportation.
- **Jean Overman** – Announced Camp Inspire.
- **Judy Neal** – Announced the Mayoral Forum on June 20, 2019 at the Booker Dozier Recreation Complex at 6:00 p.m.
- **Crystal Linton** – Announced the Track and Field Camps at Romulus High School.
- **Dennard Shaw** – Asked about the water meters and the water fund to help assist with the cleanup of Harrison park.
- **William Miller** – Thanked DPS for the road repairs. He announced the track camp opening day.

#### City Clerk

- Announced that AV applications have been mailed and the Clerk's office is starting to receive. She stated that the ballots are due in the Clerk's office by June 22, 2019. She further asked if any person was interested in becoming an election inspector, to please contact the Clerk's office at 313-563-9770.

#### City Treasurer

#### Mayor and Council

- **Councilwoman Watley** – Thanked everyone that participated in the Memorial Day Parade. She further thanked the Auxiliary officers for being pleasant. She stated that she does not like division amongst city residents and she is about Inkster. She further stated she does not use a dime of city funds to put on the Memorial Day parade.
- **Councilwoman Mitchell** – Announced the Juneteenth celebration on June 15, 2019 at Wheatley Park. She asked residents to wear white. She stated that rose petals would be thrown in the water at the ceremony on June 19, 2019
- **Councilwoman Howard** – Asked about the upcoming 2020 Census.
- **Councilman Chisholm** – Stated that Ink Town Pedal Push would begin on June 12<sup>th</sup>.
- **Mayor Pro-Tem** – Asked DPS would trees be trimmed on York Street. He stated that some fire hydrants do not have caps. He stated that 3103 and 3105 Harrison grass needs to be cut. He lastly asked if more notice could be provided for street sweeping.
- **Mayor Nolen** – Stated he attended the Mackinac Policy conference. He stated that the Governor passed the Auto Insurance Reform bill. He stated that the City of Inkster has received the land from Taylor school District. He announced the Inkster Summerfest July 5-7<sup>th</sup>, 2019 and encouraged everyone to attend.

#### Adjournment

There being no further business to come before Council, on a motion duly made  
By Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm and carried,  
the Regular Council meeting of June 3, 2019 was adjourned at 8:50 p.m.



Felicia Rutledge, City Clerk  
City of Inkster

## AGING COMMISSION

Exp. 08/20/20

## Exp. 02/04/20

**Vacant**

June 17, 2019

**BUILDING AUTHORITY COMMISSION - Inactive**

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

Nathaniel Elcock  
Hersey Bryant, (C)  
Horace Wells

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

**CABLE TELEVISION COMMISSION**

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

3 Year Term

9 Members

Ordinances 593 and 609

**Vacant**

Troy Seaton Dist. 1  
~~Leon Houston~~ Dist. 2  
**Vacant** Dist. 3  
Octavia Smith Dist. 4  
Theima Jean Overman Dist. 5  
Connie R. Mitchell Dist. 6  
Sandra Watley **Mayoral**  
Steven Chisholm At-Large

**Ex. Officio**

Exp. 01/17/20  
~~Exp. Served Notice; Returned~~  
**Exp.**  
Exp. 07/03/20  
Exp. 02/06/20  
Exp. 02/04/22  
Exp. 01/03/20  
Exp. 01/17/20

**CIVIL SERVICE COMMISSION AND BOARD OF ETHICS**

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

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

Exp. 6/18/15  
**Exp. 12/04/11**

**CONDEMNATION BOARD**

[MEETINGS: AS NEEDED]

5 Members

Ordinance 150.140 thru 150.145

Mark Minch (Building Contractor)  
Deborah Owens (General Member)  
Guy Borrusch General Member)  
Dorsey Williams (Contractor)  
James Garrett (Engineer)  
Charles Rizzon (Alternate)

Exp. 9/19 (1 Year Term)  
Exp. 9/19 (2 Year Term)  
Exp. 9/19 (2 Year Term)  
Exp. 9/20 (3 Year Term)  
Exp. 9/20 (3 Year Term)  
Exp. 12/19

**CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD**

[MEETINGS: As required]

|                      |           |            |
|----------------------|-----------|------------|
| 3 Year Term          | 3 Members | Ordinance  |
| Shirley Hankerson    |           | Exp. 12/21 |
| Yvette Brock         |           | Exp. 12/21 |
| Charles Rizzo        |           | Exp. 12/21 |
| Rebecca Daniels      |           | Exp. 02/22 |
| Tom Michelini        |           | Exp. 04/19 |
| – Building Inspector |           |            |

**DOWNTOWN DEVELOPMENT AUTHORITY**

[MEETINGS: Third Tuesday of each month, 6:00 p.m. City Hall Council Chambers]

|                              |            |                                      |
|------------------------------|------------|--------------------------------------|
| 4 Year Term                  | 12 Members | State Law and Ordinances 687 and 741 |
| Connie R. Mitchell           |            | Tenure                               |
| Martha Theis                 |            | Exp. 12/17/22                        |
| Angela Dodson                |            | Exp. 02/19/22                        |
| Cynthia Adams (Secretary)    |            | Exp. 12/17/22                        |
| Brittini 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

City Clerk

Catherine Morris (Mayor and Council appointee)

LaGina Washington (Mayor and Council appointee)

Tenure

Tenure

12/20

12/22

### **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

Mable Stroman

Ellis Clifton

DaSalla Scott

George Williams

Exp. 03/24

Exp. 3/22

Exp. 3/19

Exp. 9/20 (Resident Housing)

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

Neil Harrison

Dist. 1

Exp. 3/21/18

Curtistine Barge

Dist. 2

Exp. 1/20/18

Brittni Abiolu

Dist. 3

Exp. 3/7/18

Olubisi B. Ajetunmobi

Dist. 4

Exp. 1/20/18

Vacant

Dist. 5

Barbara Cooper

Dist. 6

Exp. 5/2/18

Marie Jenkins

Mayoral

Exp. 1/20/18



Fire Rep  
City Council Rep      Exp. 12/18  
Board of Trustee Rep

June 17, 2019

Mary Weislow (Treasurer)  
Winnie Nwankwo  
Akindele Akinyemi

Exp. 06/06/22  
Exp. 05/18/21  
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 |
| Vacant                                        | Exp. 11/6/20  |

**NOTES:**

       Vacancies and/or Expired terms

\*Has not taken the oath

## REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: June 10, 2019

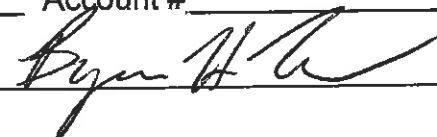
From: Felicia Rutledge, City Clerk      Date for Council Consideration: June 17, 2019

**ACTION REQUESTED:** Consider approving the request for street closures of Lehigh Street between Meadowdale/Bayham streets June 22, 2019 for Fizer Block Party from 10:00 a.m. until 8:00 p.m. The applicant is Elijah Fizer.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



### BACKGROUND INFORMATION

The request is to seek permission to close Lehigh Street between Meadowdale/Bayham Streets on June 22, 2019 from 10:00 a.m. until 8:00 p.m. A signed petition by neighbors has been included. All appropriate sign offs from the city have been obtained.

### SCOPE OF SERVICES

N/A

### JUSTIFICATION

N/A

### PROJECT OR IMPROVEMENT TASKS

N/A

### COSTS

N/A

### PROJECT TIME TABLE

June 22, 2019 from 8:00 a.m. until 8:00 p.m.

### RESOLUTION

Authorization is hereby given for a Street closure on Lehigh between Meadowdale/Bayham Streets on June 22, 2018 from 10:00 a.m. until 8:00 p.m. for a Fizer Block Party (applicant; Elijah Fizer)

Resolved by \_\_\_\_\_

Seconded by \_\_\_\_\_

Yes:

No:

Absent:



**Felicia Rutledge, City Clerk**  
 City of Inkster  
 26215 Trowbridge  
 Inkster, MI 48141

www.cityofinkster.com  
 Phone: 313.563.9770

frutledge@cityofinkster.com

### STREET CLOSURE/BLOCK PARTY REQUEST

**APPLICANT:**

Eliah Fizer

Name

313-277-3455

Phone Number

26233-Lehigh St

Applicant Address

Email (Optional)

**REQUEST:**

Street To Be Closed: Lehigh

Cross Streets: Phy Hwy, Med

Date(s) To Be Closed: JUNE 22-2019 SAT

Event Hours: 10 am/pm To 8 PM am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Fizer BLOCK PARTY

Please read this Waiver carefully before signing - The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St, between the hours of 10:00 a.m. and 3:00 p.m. You must call to make arrangements: 313-563-9774.

Applicant Signature: [Signature]

Date: 5-20-19

**OFFICIAL USE ONLY  
 REQUIRED APPROVALS:**

Police [Signature] Fire \_\_\_\_\_ DPS \_\_\_\_\_ BLDG \_\_\_\_\_

[Signature]  
[Signature]

**REQUIRED EQUIPMENT:**

Barricades X Cones \_\_\_\_\_ Other \_\_\_\_\_

CITY COUNCIL APPROVAL: Date Approved: \_\_\_\_\_ Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Felicia Rutledge, City Clerk**  
 City of Inkster  
 26215 Trowbridge  
 Inkster, MI 48141

www.cityofinkster.com  
 Phone: 313.563.9770

frutledge@cityofinkster.com

### STREET CLOSURE/BLOCK PARTY REQUEST

**APPLICANT:**

ELIJAH FIZER  
 Name

313-277-3455

Phone Number

26233-Lehigh st  
 Applicant Address

Email (Optional)

**REQUEST:**

Street To Be Closed: Lehigh Cross Streets: Phy Han, Med

Date(s) To Be Closed: JUNE 22-2019 SAT

Event Hours: 10 am/pm To 8 PM am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: FIZER BLOCK PARTY

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

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The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. You must call to make arrangements: 313-563-9774.

Applicant Signature: [Signature]

Date: 5-20-19

**OFFICIAL USE ONLY  
 REQUIRED APPROVALS:**

Police \_\_\_\_\_ Fire ☒ DPS \_\_\_\_\_ BLDG \_\_\_\_\_

**REQUIRED EQUIPMENT:**

Barricades ☒ Cones \_\_\_\_\_ Other \_\_\_\_\_

CITY COUNCIL APPROVAL: Date Approved: \_\_\_\_\_ Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Felicia Rutledge, City Clerk  
City of Inkster  
26215 Trowbridge  
Inkster, MI 48141

www.cityofinkster.com  
Phone: 313.563.9770

frutledge@cityofinkster.com

### STREET CLOSURE/BLOCK PARTY REQUEST

**APPLICANT:**

ELIJAH FIZER  
Name  
26233-Lehigh St  
Applicant Address

313-277-3455  
Phone Number  
\_\_\_\_\_  
Email (Optional)

**REQUEST:**

Street To Be Closed: Lehigh Cross Streets: Rty Hwy, Med  
Date(s) To Be Closed: JUNE 22-2019 SAT  
Event Hours: 10 am/pm To 8 PM am/pm (EVENTS MUST CONCLUDE BY 10PM)  
Type Of Event: FIZER BLOCK PARTY

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following this event.

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The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. You must call to make arrangements: 313-563-9774.

Applicant Signature: [Signature] Date: 5-20-19

**OFFICIAL USE ONLY  
REQUIRED APPROVALS:**

Police \_\_\_\_\_ Fire \_\_\_\_\_ DPS JB BLDG \_\_\_\_\_

**REQUIRED EQUIPMENT:**

Barricades X Cones X Other \_\_\_\_\_

CITY COUNCIL APPROVAL: Date Approved: \_\_\_\_\_ Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Donae Hubbard

---

**From:** Building Department  
**Sent:** Thursday, June 06, 2019 3:07 PM  
**To:** Donae Hubbard  
**Subject:** RE: Unanswered Street Closure Requests

Approved any street closures for parties from Building Department.  
Regards,

Curt Kropp, Department Administrator  
Inkster Building Department  
[building@cityofinkster.com](mailto:building@cityofinkster.com)  
Bus: (313) 563-7716  
Fax: (313) 563-6521

**From:** Donae Hubbard  
**Sent:** Thursday, June 6, 2019 2:53 PM  
**To:** Building Department  
**Cc:** Yolanda Holmes  
**Subject:** FW: Unanswered Street Closure Requests

I sent it to the wrong email, my apologies!

**From:** Donae Hubbard  
**Sent:** Wednesday, June 05, 2019 3:50 PM  
**To:** Building Dept <[buildingdept@cityofinkster.com](mailto:buildingdept@cityofinkster.com)>; Bud Avery <[bavery@cityofinkster.com](mailto:bavery@cityofinkster.com)>  
**Cc:** Maya Roots <[mroots@cityofinkster.com](mailto:mroots@cityofinkster.com)>; Yolanda Holmes <[yholmes@cityofinkster.com](mailto:yholmes@cityofinkster.com)>; Felicia Rutledge <[frutledge@cityofinkster.com](mailto:frutledge@cityofinkster.com)>  
**Subject:** Unanswered Street Closure Requests

Good afternoon!

I sent two street closure applications two weeks ago for Elijah Fizer and Peggy Moton and I still haven't got a response from both Building and DPS. I also haven't received a response from Building for Jessica McGrath and Mellon Baity. If you could approve them as soon as possible that would be great. Thank you! ☺

Donae Hubbard  
Election/Administrative Support  
City of Inkster  
26215 Trowbridge St.  
Inkster, MI 48141  
313.563.9770

## REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: June 10, 2019

From: Felicia Rutledge, City Clerk      Date for Council Consideration: June 17, 2019

**ACTION REQUESTED:** Consider approving the request for street closures of Notre Dame Street between Sylvia/Wellington streets June 29, 2019 for a Block Party from 12:00 p.m. until 9:00 p.m. The applicant is Peggy Moton.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval Byron H Nolen

### BACKGROUND INFORMATION

The request is to seek permission to close Notre Dame Street between Sylvia/Wellington Streets on June 29, 2019 from 12:00 p.m. until 9:00 p.m. A signed petition by neighbors has been included. All appropriate sign offs from the city have been obtained.

### SCOPE OF SERVICES

N/A  
JUSTIFICATION

N/A

### PROJECT OR IMPROVEMENT TASKS

N/A

### COSTS

N/A

### PROJECT TIME TABLE

June 29, 2019 from 12:00 p.m. until 9:00 p.m.

### RESOLUTION

Authorization is hereby given for a Street closure on Notre Dame between Sylvia/Wellington Streets on June 29, 2019 from 12:00 p.m. until 9:00 p.m. for a Block party the applicant is Peggy Moton.

Resolved by \_\_\_\_\_ Seconded by \_\_\_\_\_

Yes:

No:

Absent:



Felicia Rutledge, City Clerk  
City of Inkster  
26215 Trowbridge  
Inkster, MI 48141

www.cityofinkster.com  
Phone: 313.563.9770

fratledge@cityofinkster.com

### STREET CLOSURE/BLOCK PARTY REQUEST

#### APPLICANT:

Name Peggy Molon  
Applicant Address 27024 Notre Dame

Phone Number 313-728-0451

Email (Optional) \_\_\_\_\_

#### REQUEST:

Street To Be Closed: Notre Dame Cross Streets: Sylvia, Wellington  
Date(s) To Be Closed: JUNE 29, 2019  
Event Hours: 12 am/pm To 9:30 am/pm (EVENTS MUST CONCLUDE BY 10PM)  
Type Of Event: BLOCK PARTY

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. You must call to make arrangements: 313-563-9774.

Applicant Signature: Peggy Molon

Date: 6-29-19

#### OFFICIAL USE ONLY REQUIRED APPROVALS:

Police P Fire \_\_\_\_\_ DPS \_\_\_\_\_ BLDG \_\_\_\_\_

Ch. L. L. L.  
Barricades

#### REQUIRED EQUIPMENT:

Barricades P Cones \_\_\_\_\_ Other \_\_\_\_\_

CITY COUNCIL APPROVAL: Date Approved: \_\_\_\_\_ Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Felicia Rutledge, City Clerk**  
 City of Inkster  
 26215 Trowbridge  
 Inkster, MI 48141

www.cityofinkster.com  
 Phone: 313.563.9770  
 frutledge@cityofinkster.com

### STREET CLOSURE/BLOCK PARTY REQUEST

**APPLICANT:**

Peggy Molon  
 Name  
27024 Notre Dame  
 Applicant Address

313-728-0451  
 Phone Number  
 \_\_\_\_\_  
 Email (Optional)

**REQUEST:**

Street To Be Closed: Notre Dame Cross Streets: Sylvia, Wellington  
 Date(s) To Be Closed: JUNE 29, 2019  
 Event Hours: 12 am/pm To 9:00 am/pm (EVENTS MUST CONCLUDE BY 10PM)  
 Type Of Event: BLOCK PARTY

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Applicant Signature: Peggy Molon Date: JUN 29 5:20-19

**OFFICIAL USE ONLY  
 REQUIRED APPROVALS:**

Police \_\_\_\_\_ Fire ☒ DPS \_\_\_\_\_ BLDG \_\_\_\_\_

**REQUIRED EQUIPMENT:**

Barricades \_\_\_\_\_ Cones \_\_\_\_\_ Other \_\_\_\_\_

CITY COUNCIL APPROVAL: Date Approved: \_\_\_\_\_ Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Felicia Rutledge, City Clerk  
City of Inkster  
26215 Trowbridge  
Inkster, MI 48141

www.cityofinkster.com  
Phone: 313.563.9770

frutledge@cityofinkster.com

### STREET CLOSURE/BLOCK PARTY REQUEST

**APPLICANT:**

Name: Peggy Molon  
Address: 27024 Notre Dame  
Applicant Address

Phone Number: 313-728-0451

Email (Optional): \_\_\_\_\_

**REQUEST:**

Street To Be Closed: Notre Dame Cross Streets: Sylvia, Wellington

Date(s) To Be Closed: JUNE 29, 2019

Event Hours: 12 am/pm To 9:30 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: BLOCK PARTY

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Applicant Signature: Peggy Molon

Date: 6-20-19

**OFFICIAL USE ONLY  
REQUIRED APPROVALS:**

Police \_\_\_\_\_ Fire \_\_\_\_\_ 2B DPS \_\_\_\_\_ BLDG \_\_\_\_\_

**REQUIRED EQUIPMENT:**

Barricades ✓ Cones ✓ Other \_\_\_\_\_

CITY COUNCIL APPROVAL: Date Approved: \_\_\_\_\_ Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Donae Hubbard

---

**From:** Building Department  
**Sent:** Thursday, June 06, 2019 3:07 PM  
**To:** Donae Hubbard  
**Subject:** RE: Unanswered Street Closure Requests

Approved any street closures for parties from Building Department.  
Regards,

Curt Kropp, Department Administrator  
Inkster Building Department  
[building@cityofinkster.com](mailto:building@cityofinkster.com)  
Bus: (313) 563-7716  
Fax: (313) 563-6521

**From:** Donae Hubbard  
**Sent:** Thursday, June 6, 2019 2:53 PM  
**To:** Building Department  
**Cc:** Yolanda Holmes  
**Subject:** FW: Unanswered Street Closure Requests

I sent it to the wrong email, my apologies!

**From:** Donae Hubbard  
**Sent:** Wednesday, June 05, 2019 3:50 PM  
**To:** Building Dept <[buildingdept@cityofinkster.com](mailto:buildingdept@cityofinkster.com)>; Bud Avery <[bavery@cityofinkster.com](mailto:bavery@cityofinkster.com)>  
**Cc:** Maya Roots <[mroots@cityofinkster.com](mailto:mroots@cityofinkster.com)>; Yolanda Holmes <[yholmes@cityofinkster.com](mailto:yholmes@cityofinkster.com)>; Felicia Rutledge <[frutledge@cityofinkster.com](mailto:frutledge@cityofinkster.com)>  
**Subject:** Unanswered Street Closure Requests

Good afternoon!

I sent two street closure applications two weeks ago for Elijah Fizer and Peggy Moton and I still haven't got a response from both Building and DPS. I also haven't received a response from Building for Jessica McGrath and Mellon Baity. If you could approve them as soon as possible that would be great. Thank you! ☺

Donae Hubbard  
Election/Administrative Support  
City of Inkster  
26215 Trowbridge St.  
Inkster, MI 48141  
313.563.9770

## REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: June 10, 2019

From: Felicia Rutledge, City Clerk

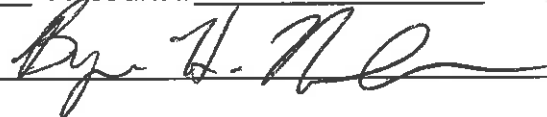
Date for Council Consideration: June 17, 2019

**ACTION REQUESTED:** Consider approving the request for street closures of Pine, Burton and Pierce Streets between Kenwood/Pierce streets July 4, 2019 for a Block Party from 1:00 p.m. until 9:00 p.m. The applicant is Mellon Baity.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



### BACKGROUND INFORMATION

The request is to seek permission to close Pine, Burton and Pierce Streets between Kennwood/Pierce Streets on July 4, 2019 from 1:00 p.m. until 9:00 p.m. A signed petition by neighbors has been included. All appropriate sign offs from the city have been obtained.

### SCOPE OF SERVICES

N/A

### JUSTIFICATION

N/A

### PROJECT OR IMPROVEMENT TASKS

N/A

### COSTS

N/A

### PROJECT TIME TABLE

July 4, 2019 from 1:00 p.m. until 9:00 p.m.

### RESOLUTION

Authorization is hereby given for a Street closure on Pine, Burton and Pierce Streets between Kenwood/Pierce Streets on July 4, 2019 from 1:00 p.m. until 9:00 p.m. for a Block party the applicant is Mellon Baity.

Resolved by \_\_\_\_\_

Seconded by \_\_\_\_\_

Yes:

No:

Absent:

Felicia Rutledge, City Clerk  
City of Inkster  
26215 Trowbridge  
Inkster, MI 48141



www.cityofinkster.com  
Phone: 313.563.9770  
frutledge@cityofinkster.com

**STREET CLOSURE/BLOCK PARTY REQUEST**

**APPLICANT:**

Mellon Barty  
Name

30111 Pine St  
Applicant Address

313-690 3050  
Phone Number

Lillioe L @ yahoo. com  
Email (Optional)

**REQUEST:**

Street To Be Closed: Pine + Burton  
~~Wacker + Pierce~~

Cross Streets: Kenwood + Prece

Date(s) To Be Closed: July 4th

Event Hours: 1pm To 9pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party, Family

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

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The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: Mellon Barty

Date: 5/29/19

**OFFICIAL USE ONLY  
REQUIRED APPROVALS:**

Police ☒ Fire ☐ DPS ☐ BLDG ☐

**REQUIRED EQUIPMENT:**

Barricades 0 Cones ☐ Other ☐

CITY COUNCIL APPROVAL: Date Approved: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**STREET CLOSURE/BLOCK PARTY REQUEST**

**APPLICANT:**

Mellon Barty  
Name

30111 Pine St  
Applicant Address

313-690 3050  
Phone Number

LilLique1@yahoo.com  
Email (Optional)

**REQUEST:**

Street To Be Closed: Pine + Burton  
Wacker + Pierce

Cross Streets: Kenwood + Pierce

Date(s) To Be Closed: July 4th

Event Hours: 1pm To 9pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party, Demos

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

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Applicant Signature: Mellon Barty

Date: 5/29/19

**OFFICIAL USE ONLY  
REQUIRED APPROVALS:**

Police \_\_\_\_\_ Fire ☒ DPS \_\_\_\_\_ BLDG \_\_\_\_\_

**REQUIRED EQUIPMENT:**

Barricades \_\_\_\_\_ Cones \_\_\_\_\_ Other \_\_\_\_\_

CITY COUNCIL APPROVAL: Date Approved: \_\_\_\_\_ Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## Donae Hubbard

---

**From:** Bud Avery  
**Sent:** Monday, June 03, 2019 6:53 AM  
**To:** Donae Hubbard  
**Subject:** RE: Street Closure/ Block Party- Mellon Baity

DPS has no issue with the clousure

**From:** Donae Hubbard  
**Sent:** Friday, May 31, 2019 11:33 AM  
**To:** Jason Kaye; Jeffrey Twardzik; Building Dept; Bud Avery  
**Cc:** Felicia Rutledge  
**Subject:** Street Closure/ Block Party- Mellon Baity

Good morning,  
Please find attached the street closure/block party application for Mellon Baity.

Donae Hubbard  
Election/Administrative Support  
City of Inkster  
26215 Trowbridge St.  
Inkster, MI 48141  
313.563.9770

## Donae Hubbard

---

**From:** Building Department  
**Sent:** Thursday, June 06, 2019 3:07 PM  
**To:** Donae Hubbard  
**Subject:** RE: Unanswered Street Closure Requests

Approved any street closures for parties from Building Department.  
Regards,

Curt Kropp, Department Administrator  
Inkster Building Department  
[building@cityofinkster.com](mailto:building@cityofinkster.com)  
Bus: (313) 563-7716  
Fax: (313) 563-6521

**From:** Donae Hubbard  
**Sent:** Thursday, June 6, 2019 2:53 PM  
**To:** Building Department  
**Cc:** Yolanda Holmes  
**Subject:** FW: Unanswered Street Closure Requests

I sent it to the wrong email, my apologies!

**From:** Donae Hubbard  
**Sent:** Wednesday, June 05, 2019 3:50 PM  
**To:** Building Dept <[buildingdept@cityofinkster.com](mailto:buildingdept@cityofinkster.com)>; Bud Avery <[bavery@cityofinkster.com](mailto:bavery@cityofinkster.com)>  
**Cc:** Maya Roots <[mroots@cityofinkster.com](mailto:mroots@cityofinkster.com)>; Yolanda Holmes <[yholmes@cityofinkster.com](mailto:yholmes@cityofinkster.com)>; Felicia Rutledge <[frutledge@cityofinkster.com](mailto:frutledge@cityofinkster.com)>  
**Subject:** Unanswered Street Closure Requests

Good afternoon!

I sent two street closure applications two weeks ago for Elijah Fizer and Peggy Moton and I still haven't got a response from both Building and DPS. I also haven't received a response from Building for Jessica McGrath and Mellon Baity. If you could approve them as soon as possible that would be great. Thank you! ☺

Donae Hubbard  
Election/Administrative Support  
City of Inkster  
26215 Trowbridge St.  
Inkster, MI 48141  
313.563.9770

## REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: June 10, 2019

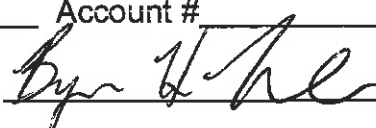
From: Felicia Rutledge, City Clerk

Date for Council Consideration: June 17, 2019

**ACTION REQUESTED:** Consider approving the request for street closures of Stollman Street between John Daly/Shadowlawn streets July 20, 2019 for a Block Party from 1:00 p.m. until 10:00 p.m. The applicant is Jessica McGrath.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

### BACKGROUND INFORMATION

The request is to seek permission to close Stollman Street between John Daly/Shadowlawn Streets on July 20, 2019 from 1:00 p.m. until 10:00 p.m. A signed petition by neighbors has been included. All appropriate sign offs from the city have been obtained.

### SCOPE OF SERVICES

N/A

### JUSTIFICATION

N/A

### PROJECT OR IMPROVEMENT TASKS

N/A

### COSTS

N/A

### PROJECT TIME TABLE

July 20, 2019 from 1:00 p.m. until 10:00 p.m.

### RESOLUTION

Authorization is hereby given for a Street closure on Stollman between John Daly/Shadowlawn Streets on July 20, 2019 from 1:00 p.m. until 10:00 p.m. for a Block party the applicant is Jessica McGrath.

Resolved by \_\_\_\_\_

Seconded by \_\_\_\_\_

Yes:

No:

Absent:



**www.cityofinkster.com**  
**Phone: 313.563.9770**  
**frutledge@cityofinkster.com**

## STREET CLOSURE/BLOCK PARTY REQUEST

**APPLICANT:**

Name Jessica McGrath

26462 Stollman  
Applicant Address

734-756-4658  
Phone Number

mcgathkessica25@gmail  
Email (Optional) L On

**REQUEST:**

Street To Be Closed: Stollman

Cross Streets: John Daly Shadowlawn

Date(s) To Be Closed: July 20<sup>th</sup>

Event Hours: 1 <sup>am</sup>/<sub>pm</sub> To 10<sup>30</sup> <sup>am</sup>/<sub>pm</sub> (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party

Please read this Waiver carefully before signing - The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

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**Applicant Signature:** JOHN A. LYNN

**Date:** \_\_\_\_\_

**OFFICIAL USE ONLY**  
**REQUIRED APPROVALS:**

Police 2 Fire        DPS        BLDG       

**REQUIRED EQUIPMENT:**

Barricades ☒ Cones ☐ Other ☐

**CITY COUNCIL APPROVAL:** Date Approved: \_\_\_\_\_ Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**STREET CLOSURE/BLOCK PARTY REQUEST**

**APPLICANT:**

Jessica McGrath  
Name

734-756 4658  
Phone Number

26462 Stollman  
Applicant Address

mcgrathjessica25@gmail.com  
Email (Optional)

**REQUEST:**

Street To Be Closed: Stollman

Cross Streets: John Daly / Shadowlawn

Date(s) To Be Closed: July 20<sup>th</sup>

Event Hours: 1 am/pm To 10 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party

Please read this Waiver carefully before signing – The undersigned hereby verifies that he/she agrees to indemnify defend and save harmless the City of Inkster, its officers, agents and employees from and against all loss and expense be reason of liability imposed by law of bodily injury, including death at any time resulting there from, sustained loss of use thereof, arising out of or in consequence of performance of this agreement, whether such injuries to person or damage to property is due or claimed to be due to the negligence of the contractor, the City of Inkster, its officers, agents and employees, excepting only such injury or damage as shall have been occasioned by the sole negligence of the City of Inkster, its officers, agents and employees. The undersigned further understands that failure to comply with all arrangements herein stated or falsification of any information called for in this application will be grounds for denial of this or any future request.

Applicant assumes all responsibility for the return of all required barricades/cones used for this event. The barricades/cones are to be returned in the same condition as received on the business day following the event.

Furthermore, the undersigned will be liable for the replacement costs of the barricades/cones in the event of loss or damage. The replacement cost is \$20.00 (Twenty Dollars) per item. If the matter is adjudicated in court, attorney fees and court costs will be assessed.

The barricades/cones may be obtained at the Department of Public Service, 26900 Princeton St., between the hours of 10:00 a.m. and 3:00 p.m. Call to make arrangements: 313-563-9773

Applicant Signature: Jessica McGrath

Date: 5-24-19

**OFFICIAL USE ONLY  
REQUIRED APPROVALS:**

Police \_\_\_\_\_ Fire ☒ DPS \_\_\_\_\_ BLDG \_\_\_\_\_

**REQUIRED EQUIPMENT:**

Barricades \_\_\_\_\_ Cones \_\_\_\_\_ Other \_\_\_\_\_

CITY COUNCIL APPROVAL: Date Approved: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

City Clerk Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## Donae Hubbard

---

**From:** Bud Avery  
**Sent:** Monday, June 03, 2019 6:57 AM  
**To:** Jerome Bivins; Donae Hubbard  
**Subject:** RE: RE: Street Closure/Block Party Request 5-28-19

DPS has no issue with the clousure

**From:** Jerome Bivins  
**Sent:** Tuesday, May 28, 2019 3:52 PM  
**To:** Bud Avery  
**Subject:** Fwd: RE: Street Closure/Block Party Request 5-28-19

---  
Sent from [Workspace ONE Boxer](#)

----- Forwarded message -----

**From:** Donae Hubbard <[dhubbard@cityofinkster.com](mailto:dhubbard@cityofinkster.com)>  
**Date:** May 28, 2019 at 3:51:26 PM EDT  
**Subject:** RE: Street Closure/Block Party Request 5-28-19  
**To:** Jeffrey Twardzik <[jtwardzik@cityofinkster.com](mailto:jtwardzik@cityofinkster.com)>, Jason Kaye <[jkaye@cityofinkster.com](mailto:jkaye@cityofinkster.com)>, Jerome Bivins <[jbivins@cityofinkster.com](mailto:jbivins@cityofinkster.com)>, Building Dept <[buildingdept@cityofinkster.com](mailto:buildingdept@cityofinkster.com)>  
**Cc:** Felicia Rutledge <[frutledge@cityofinkster.com](mailto:frutledge@cityofinkster.com)>, Yolanda Holmes <[yholmes@cityofinkster.com](mailto:yholmes@cityofinkster.com)>

I'm sorry, please find attached the full block party application for Jessica McGrath. I was missing a page on the first email.

**From:** Donae Hubbard  
**Sent:** Tuesday, May 28, 2019 3:19 PM  
**To:** Jeffrey Twardzik <[jtwardzik@cityofinkster.com](mailto:jtwardzik@cityofinkster.com)>; Jason Kaye <[jkaye@cityofinkster.com](mailto:jkaye@cityofinkster.com)>; Jerome Bivins <[jbivins@cityofinkster.com](mailto:jbivins@cityofinkster.com)>; Building Dept <[buildingdept@cityofinkster.com](mailto:buildingdept@cityofinkster.com)>  
**Cc:** Felicia Rutledge <[frutledge@cityofinkster.com](mailto:frutledge@cityofinkster.com)>; Yolanda Holmes <[yholmes@cityofinkster.com](mailto:yholmes@cityofinkster.com)>  
**Subject:** Street Closure/Block Party Request 5-28-19

Good afternoon,  
Please find attached the street closure request for Jessica McGrath.

Thank you,

Donae Hubbard  
Election/Administrative Support  
City of Inkster

## Donae Hubbard

---

**From:** Building Department  
**Sent:** Thursday, June 06, 2019 3:07 PM  
**To:** Donae Hubbard  
**Subject:** RE: Unanswered Street Closure Requests

Approved any street closures for parties from Building Department.  
Regards,

Curt Kropp, Department Administrator  
Inkster Building Department  
[building@cityofinkster.com](mailto:building@cityofinkster.com)  
Bus: (313) 563-7716  
Fax: (313) 563-6521

**From:** Donae Hubbard  
**Sent:** Thursday, June 6, 2019 2:53 PM  
**To:** Building Department  
**Cc:** Yolanda Holmes  
**Subject:** FW: Unanswered Street Closure Requests

I sent it to the wrong email, my apologies!

**From:** Donae Hubbard  
**Sent:** Wednesday, June 05, 2019 3:50 PM  
**To:** Building Dept <[buildingdept@cityofinkster.com](mailto:buildingdept@cityofinkster.com)>; Bud Avery <[bavery@cityofinkster.com](mailto:bavery@cityofinkster.com)>  
**Cc:** Maya Roots <[mroots@cityofinkster.com](mailto:mroots@cityofinkster.com)>; Yolanda Holmes <[yholmes@cityofinkster.com](mailto:yholmes@cityofinkster.com)>; Felicia Rutledge <[frutledge@cityofinkster.com](mailto:frutledge@cityofinkster.com)>  
**Subject:** Unanswered Street Closure Requests

Good afternoon!

I sent two street closure applications two weeks ago for Elijah Fizer and Peggy Moton and I still haven't got a response from both Building and DPS. I also haven't received a response from Building for Jessica McGrath and Mellon Baity. If you could approve them as soon as possible that would be great. Thank you! ☺

Donae Hubbard  
Election/Administrative Support  
City of Inkster  
26215 Trowbridge St.  
Inkster, MI 48141  
313.563.9770

## REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: June 12, 2019

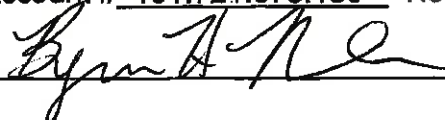
From: Sharde Fleming  
Special Projects, Director

Date for Council Consideration: June 17, 2019

**ACTION REQUESTED:** Consider approval of offer to purchase (Case # LD 19-11) fifty one (51) vacant Residential lots which are located on the south side of Andover Ave between Williams Ave. and Spruce Ave. and are legally described AS LOTS 254 AND 255, ALSO LOTS 286 AND 287, ALSO ADJACENT VACATED ALLEY, 18 FEET WIDE, BURNS-VAN ALSTINE SUBDIVISION, TOWN 2 SOUTH, RANGE 93, AS RECORDED IN LOBER 60, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS (Property I.D. 44 014 02 0254 300) and LOTS 241 TO 253, INCLUSIVE, ALSO LOTS 288 TO 300, INCLUSIVE ALSO LOTS 311 TO 334, INCLUSIVE ALSO VACATED ALLEY ADJACENT TO LOTS 241 TO 253 INCLUSIVE ALSO VACATED STREET ADJACENT TO LOTS 311 TO 325 INCLUSIVE, BURNS-VAN ALSTINE SUBDIVISION, TOWN 2 SOUTH, RANGE 93, AS RECORDED IN LIBER 60, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS. (PROPERTY I.D. 44 014 02 0241 300) in the amount of \$1.00 to Unity Centers of Hope (Bishop Haddon).

Current Action   X   Emergency        Future       

Funds Budgeted: If Yes   X   Account # 101.721.673.130 No        N/A       

Mayor's Approval 

### **BACKGROUND INFORMATION**

Unity Centers of Hope (Bishop Haddon) has made the application to purchase fifty one (51) vacant Residential lots which are located on the south side of Andover Ave between Williams Ave. and Spruce Ave. and are legally described AS LOTS 254 AND 255, ALSO LOTS 286 AND 287, ALSO ADJACENT VACATED ALLEY, 18 FEET WIDE, BURNS-VAN ALSTINE SUBDIVISION, TOWN 2 SOUTH, RANGE 93, AS RECORDED IN LOBER 60, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS (Property I.D. 44 014 02 0254 300) and LOTS 241 TO 253, INCLUSIVE, ALSO LOTS 288 TO 300, INCLUSIVE ALSO LOTS 311 TO 334, INCLUSIVE ALSO VACATED ALLEY ADJACENT TO LOTS 241 TO 253 INCLUSIVE ALSO VACATED STREET ADJACENT TO LOTS 311 TO 325 INCLUSIVE, BURNS-VAN ALSTINE SUBDIVISION, TOWN 2 SOUTH, RANGE 93, AS RECORDED IN LIBER 60, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS. (PROPERTY I.D. 44 014 02 0241 300) for Haddon Estates, a housing development. In 2008 a PUD agreement was made between the City and Bishop Haddon to develop a single family residential project (Haddon Estates) of 32 homes. The development fell through and the land went back to the City. Unity Centers of Hope has come forward to request another agreement with the City, while seeking funding from Wayne County to move forward with the development.

### **SCOPE OF SERVICES**

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

### **JUSTIFICATION**

The parcels are located in the R1-B zoning district and single family housing is encouraged. There will be a reversion clause within the deed to ensure development begins promptly.

### **PROJECT OR IMPROVEMENT TASK**

1. Develop a plan to address the City's current debt and legacy costs.
2. Improve and promote the image of Inkster.

### **COST**

The applicant will purchase the lots for \$1.00.

### **RESOLUTION**

Authorization is hereby given for the sale of fifty one (51) vacant Residential lots which are located on the south side of Andover Ave between Williams Ave. and Spruce Ave. and are legally described AS LOTS 254 ABD 255, ALSO LOTS 286 AND 287, ALSO ADJACENT VACATED ALLEY, 18 FEET WIDE, BURNS-VAN ALSTINE SUBDIVISION, TOWN 2 SOUTH, RANGE 93, AS RECORDED IN LOBER 60, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS (Property I.D. 44 014 02 0254 300) and LOTS 241 TO 253, INCLUSIVE, ALSO LOTS 288 TO 300, INCLUSIVE ALSO LOTS 311 TO 334, INCLUSIVE ALSO VACATED ALLEY ADJACENT TO LOTS 241 TO 253 INCLUSIVE ALSO VACATED STREET ADJACENT TO LOTS 311 TO 325 INCLUSIVE, BURNS-VAN ALSTINE SUBDIVISION, TOWN 2 SOUTH, RANGE 93, AS RECORDED IN LIBER 60, PAGE 70 OF PLATS, WAYNE COUNTY RECORDS. (PROPERTY I.D. 44 014 02 0241 300) in the amount of \$1.00 to Unity Centers of Hope subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$1.00), paying the cost of recording the deed (\$36.00), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by \_\_\_\_\_

Seconded by \_\_\_\_\_

Yes:

No:

Absent:

**PLANNING and ECONOMIC DEVELOPMENT  
MEMORANDUM**

**TO:** Velida Guierrez-smith, City Clerk  
**FROM:**  Patrick Depa, Director of Planning & Economic Development  
**DATE:** December 12, 2008  
**SUBJECT:** Haddon Estates  
Executed PUD Agreement

Attached is the official City copy of the above referenced subject.

PD:sj



17 OCT 2008 12:13  
-CL/3/10/08-13

November 12, 2008

Mr. Patrick Depa  
Planning Director  
City of Inkster  
26215 Trowbridge Road  
Inkster, MI 48141

**RE: PUD Agreement –  
City of Inkster/Haddon Estates**

Dear Mr. Depa:

Enclosed please find the execution copy of the above-referenced Agreement. Also attached are the building elevations and bond in the amount of \$50,000 to the City of Inkster to cover the completion of the work as set forth in the Agreement. Please have the Mayor sign same, and return a fully executed copy to us for our files. Thank you for your continuing cooperation.

Very truly yours,



Mark D. Cohn

MDL:dj

enclosure

cc: Bishop Haddon (with encl)  
Mark Cohn, Esq. (w/o encl)  
Milton Spokojny, Esq. (w/o encl)  
Richard Kaplan (w/o encl)

30500 Northwestern Highway, Suite 525 | Farmington Hills, MI 48334

phone 248.785.0805 | fax 248.785.0825 | Toll Free 1.866.802.6465

**Planned Unit Development Agreement  
Between Haddon Estates LLC and City of Inkster**

THIS AGREEMENT, made this 2 day of December, 2008, by and between the CITY OF INKSTER, a Michigan municipal corporation, located at 26215 Trowbridge, Inkster, Michigan 48141 hereinafter called "City," and Haddon Estates LLC, a Michigan limited liability company, having a principal address of 30500 Northwestern Hwy., Suite 525, Farmington Hills, Michigan 48334, hereinafter called "Developer".

**RECITALS UNDERLYING THIS AGREEMENT.**

Recital A. The Developer has asked the City to approve a Planned Unit Development as a single family residential project ("Project") to be known as "Haddon Estates" for the construction of 32 single family residences to be located within the former Douglas School Parcel, which is located within the "Burns & Van Alstine Subdivision".

Recital B. Article 7, Section 155.152 of the City of Inkster Zoning Ordinance, dated November 19, 2001, (herein referred to as the "Zoning Ordinance") provides for Planned Unit Developments as an optional method of development for allowing "various types of land uses planned in manner which shall foster the use and design of land in accordance with the scale and character of the contextual housing."

Recital C. The City believes that it is in the best interests of its citizens to allow development of Haddon Estates as a Planned Unit Development.

Recital D. The City hereby grants approval of the final Planned Unit Development subject to Developer's compliance with the terms and conditions of this Agreement, the approved PUD site plan, and applicable local, county, state, and federal laws and regulations.

Recital E. The City desires to insure that all of the real property which is the subject to this agreement is used and developed in accordance with the approved PUD site plan, and applicable local, county, state and federal laws and regulations.

**NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:**

1. The real property that is the subject of this Agreement (the "Property") is described in Exhibit A attached hereto and made a part hereof.
2. The Property shall be developed only in accordance with this Agreement as a Planned Unit Development ("PUD") as approved by the Planning Commission on June 30, 2008, and the City Council on August 13, 2008, as embodied herein, and the PUD Plans referenced in Paragraph 3 below, and the final engineering plans conforming to the PUD Plans.

3. The site plan and related plans which are identified on Exhibit B, attached hereto and made part hereof (hereinafter referred to as the "PUD Plans"), were submitted to the City of Inkster, reviewed by the Planning Commission and the City Council, and approved by the City Council on August 13, 2008, following a recommendation from the Planning Commission on June 30, 2008, pursuant to the Zoning Ordinance including all necessary modifications therefrom, and subject to the Developer entering into this Agreement setting forth the conditions upon which such approval is based. The PUD Plans identified on Exhibit B contain all modifications which have been requested by the Planning Commission, City Council and the City's consultants and are deemed approved.
4. The components of the PUD are as follows:
  - a. The land is located in the R-1B Zoning District. The land comprises approximately 5.52 acres.
  - b. The Project has been identified by the City as an area targeted for development in an effort to revitalize economically distressed areas. It is anticipated that the revitalization of the subject area will spur the revitalization of the surrounding areas, and therefore be of benefit to the City and its residents.
  - c. The Project shall include 32 new single-family residential homes.
  - d. The Project shall contain a bio swale storm water drainage and detention system, as shown on the Storm Water Management Plan that is part of the approved PUD Plans identified on Exhibit B to this Agreement. The storm water system will consist of a 30 foot wide drainage swale with catch basins and 4 inch under drains, located along the rear boundaries of the lots. The storm water drainage system, including the bio swale, will be installed by Developer as part of the infrastructure of the Project, in accordance with the Storm Water Management Plan which is part of the PUD Plans and the final engineering plans for the Project which are approved by the City's consulting engineer.

The bio swale system will be contained within a 30 foot wide easement (the "Storm Drainage Easement") that will be established by Developer for the benefit of all lot owners pursuant to a Declaration of Covenants, Conditions and Restrictions that will be recorded by Developer and binding on all lots within the Project. The Storm Drainage Easement is shown in the PUD Plans.
  - e. The Project will contain the following amenities: (i) entranceway signage and related landscaping within the lot located on the

southwest corner of Henry Street and Andover Street; (ii) 2.5 foot to 3 foot high landscaped berms located within the lots that are adjacent to Pine Street and Andover Street, which berms shall be located within 20 foot wide landscape easements within such lots; and (iii) the bio swale storm drainage system located within the Storm Drainage Easement referenced in Paragraph 4d. above. The entranceway sign will be installed as part of the infrastructure of the Project. The landscape buffer easements shall be graded and seeded as part of the infrastructure for the Project. Each landscape buffer easement will be landscaped at the time a home is completed on the lot which contains such landscape easement or as soon thereafter as weather permits if the home completion occurs within the winter or during any other period where weather conditions do not allow the planting of such landscaping.

- f. Developer shall record a Declaration of Covenants, Conditions and Restrictions that will be binding on all lots and lot owners within the Project (the "Declaration"). The Declaration will establish easements for the amenities which are identified in Paragraph 4e. above. In addition, the Declaration will contain provisions relating to the following:
  - i. Developer will be required to form a non-profit corporation for the Project (the "Association"). Every owner of a lot will be a member of the Association.
  - ii. The Association will be responsible for the maintenance of the entranceway signage for the Project, the trees and shrubs planted in the bermed landscape easements and the storm drainage facilities located within the Storm Drainage Easement. However, until the Association is formed and assumes the responsibility for maintenance, Developer shall be responsible for the maintenance of the foregoing areas and improvements. Upon the Association's assumption of Developer's maintenance obligations, Developer shall have no further obligation or liability with respect thereto, provided that Developer shall continue to be responsible for compliance with the soil erosion permit issued for the Project by Wayne County. Developer shall not assign its maintenance obligations regarding the Storm Drainage Easement to the Association unless and until the City has inspected and approved the storm drainage improvements which have been installed by Developer within the Storm Drainage Easement.
  - iii. The owner of a lot shall be required to mow all lawn areas within such owner's lot, including any portion of the landscaped berm and Storm Drainage Easement which are located in such owner's lot.

- iv. The following restrictions and maintenance responsibilities shall be contained in the Declaration and shall apply to the bio swale storm drainage system within the Project:
- A. The Association shall be responsible for the maintenance and repair of all storm drainage improvements located within the Storm Drainage Easement. Until such time as the Association is formed and assumes the responsibility for maintenance, Developer shall be responsible for maintaining all storm drainage improvements located within the Storm Drainage Easement. Upon the Association's assumption of Developer's maintenance obligations, Developer shall have no further obligation or liability with respect thereto.
  - B. Lot owners will be required to mow the sodded bio swale areas which are located within their lots.
  - C. The Declaration shall include a long term maintenance plan for the bio-swale system, which shall be submitted to the City's consulting engineer for its review and approval within thirty (30) days from the date of this Agreement.
  - D. Lot owners will be prohibited from altering the finish grade of their lots or altering any catch basins or other drainage improvements located within the Storm Drainage Easement. In addition, lot owners shall be prohibited from installing any improvements or structures within the Storm Drainage Easement. However, lot owners will be permitted to install cyclone perimeter fencing on the property lines of their lots. If a lot owner installs a cyclone perimeter fence, the Association shall have the right to enter such owner's lot in order to have access to and to perform any necessary maintenance or repairs to the Storm Drainage Easement. The installation of any other types of fences or other structures within the Storm Drainage Easement shall be prohibited, and no improvements or structures located within the rear yards of lots, including decks and patios may encroach upon the Storm Drainage Easement.
  - E. If Developer or the Association fail to maintain the Storm Drainage Easement, and Developer or the Association do not commence and diligently pursue the cure of such failure within 30 days from Developer's or the Association's receipt of written notice from the City which identifies the maintenance deficiencies, the City shall have the right to perform such maintenance and to obtain reimbursement of the costs incurred by the City, which costs may be assessed equally against the lots and collected in the

same manner as general property taxes. The Declaration shall also grant the City an easement to inspect the Storm Drainage Easement and to perform such maintenance responsibilities.

- v. The Association shall establish and levy assessments against the lots to fund the Association's maintenance responsibilities with respect to the Project.
- g. The PUD Plans identified on Exhibit B include a Landscape Plan for the Project which has been approved by the City.
- h. The Project currently consists of platted lots within the Burns & Van Alstine Subdivision. The 32 lots within the Project will be created by the combination and division of the existing platted lots, in accordance with the lot split/combination survey plan which is prepared by Developer and submitted to the City assessor. The Project was designed and presented to conform to the existing Burns & Van Alstine Subdivision layout to maximize the potential for redevelopment. As a result, some requirements of the Zoning Ordinance in the R-1B district cannot be met. Therefore, this PUD Agreement serves as the written document to grant the following modifications from the Zoning Ordinance:
  - i. The right-of-way (ROW) is to be maintained as 60 feet wide. The required pavement has been designed to meet the Wayne County public road width requirement of 27 feet "back of curb to back of curb". Following the completion of Henry Street within the Project, and the City's inspection and approval of the road, the City agrees to accept the dedication of such road as a public road. In addition, upon the completion of the water and sanitary sewer system within the Project, and the storm water quality structure to be installed in the public right-of-way and the City's inspection and approval of such improvements, the City agrees to accept the dedication of the water and sanitary sewer system and storm water quality structure as public improvements.
  - ii. The minimum lot width throughout Haddon Estates shall be 55 feet and the minimum lot depth throughout shall be 108 feet.
  - iii. The minimum lot size is 6050 square feet.
  - iv. The minimum required yards will be:
    - A. Front Yard Setback: 25 feet deep to the front of the home, excluding the front porch which may extend no more than 8 feet into the front yard.

- B. Rear Yard Setback: 30 feet deep; with the exception of the rear yard setbacks for lots containing homes constructed based on the "Huron" floor plan, which setbacks may be reduced to 23 feet.
  - C. Side Yard Setback: 5 feet on one side and 14 feet total for both yards; with the exception of the side yards for lots containing homes constructed based on the "Erie" floor plan, which may be reduced to 5 feet on one side and 10 feet total for both yards.
- v. With regard to corner units, such units shall have one front yard and two side yard setbacks in footage as stated in iv.
  - vi. The maximum percentage of lot area covered by all buildings will not exceed the 30% maximum allowed within the Zoning Ordinance.
  - vii. The minimum square footage (floor area) for the new residential homes shall be 1,200 square feet.
  - viii. Open space has been provided and is incorporated as storm water management areas within the site.
  - ix. Sidewalks will be provided on all lots within the Project subject to adjustment to meet the ROW and utility placement design as engineering plans are developed and approved by the City's consulting engineer. A sidewalk will be installed within a lot following the completion of the home on such lot or as soon thereafter as weather permits if the home completion occurs within the winter or during any other period where weather conditions do not allow the installation of sidewalks, and in such circumstances certificates of occupancy will not be withheld due to the lot not containing a sidewalk at the time of the home's completion, provided that Developer has posted the bond referenced in Paragraph 4 h. xiv below. Developer shall install the sidewalk as soon thereafter as weather permits.
  - x. Home Requirements:
    - A. Each home shall have a front porch with a foundation under the entire front porch.
    - B. The course of block from grade to the finished floor will be one course of 8 inch split face block.

- C. Each home shall have a minimum of four (4) shrubs on each lot which will be installed upon the completion of the home on such lot or as soon thereafter as weather permits if the home is completed in winter or during any other period where weather conditions do not allow the planting of shrubs, and in such circumstances certificates of occupancy will not be withheld due to the lot not containing such shrubs at the time of the home's completion; provided that Developer delivers to the City a bond, letter of credit or other performance guaranty reasonably acceptable to the City equal to the cost of installing such shrubs, which performance guaranty shall immediately be returned to Developer upon the installation of such shrubs.
- D. Each home shall have a basement.
- E. Each home shall have a garage. Homes containing a one car garage will have a minimum 9 foot concrete driveway flared to 12 feet in the public right of way and homes containing a two car garage will have a 16 foot wide concrete approach and driveway. The driveway and walkway within a lot will be installed upon the completion of the home on such lot, or as soon thereafter as weather permits if the home completion occurs in the winter or during any other period where weather conditions do not allow the installation of concrete, and in such circumstances certificates of occupancy will not be withheld due to the lot not containing a permanent driveway or walkway at the time of the home's completion; provided that Developer delivers to the City a bond, letter of credit or other performance guaranty reasonably acceptable to the City equal to the cost of installing such concrete, which performance guaranty shall immediately be returned to Developer upon the installation of such concrete. In such instances, Developer will install a temporary driveway and walkway for use until Developer installs the permanent driveway and walkway.
- F. The City has reviewed and approved Developer's proposed plans and elevations for the homes to be constructed within the Project, which plans and elevations are attached hereto as Exhibit C. Developer shall have the right to offer other plans and elevations or to modify the approved plans and elevations, provided that such additional or modified plans and elevations are approved by the City's Director of Planning, which approval shall not be unreasonably withheld if they are consistent with and of the same quality as the approved plans and elevations.

- xi. The Declaration for the Project shall be submitted to the City attorney for review and approval within thirty (30) days from the date of this Agreement and shall be recorded prior to the sale of homes within the Project.
- xii. The Developer shall demolish the Douglas School, at its cost, within sixty (60) days from the date Developer receives Brownfield Plan approval from the City and all other applicable governmental agencies. Developer shall demolish the Douglas School Site prior to the installation of any infrastructure.
- xiii. Developer is required by Wayne County to pre-sell twelve (12) homes before it can commence the development of the Project. Upon meeting its pre-sale requirements with respect to twelve (12) homes (or such lesser number of homes approved by Wayne County), Developer will promptly commence the installation of all infrastructure, including hydrants, pursuant to the PUD Plans and the final engineering plans for the Project which are approved by the City's consulting engineer, and Developer will complete such infrastructure within six (6) months from commencement, subject to delays caused by unforeseen weather conditions or other causes beyond Developer's reasonable control. The parties acknowledge that the light poles in the Project will be installed by DTE. Developer shall pay to the City the deposit required by DTE for the installation of the light poles concurrent with Developer's installation of the Project infrastructure.
- xiv. Each new home will receive one street tree with a diameter of not less than two and one-half to three (2 and 1/2" to 3") inches installed by the Developer at the time of completion of the home or as soon thereafter as weather permits if the home is completed in winter or during any other period where weather conditions do not allow the planting of trees, and in such circumstances certificates of occupancy will not be withheld due to the lot not containing a street tree at the time of the home's completion; provided that Developer has delivered to the City the bond, required under Paragraph 4 h. xiv below. The homeowner will maintain the street tree after closing and receiving ownership of the home.
- xv. The Developer shall install sod to stabilize each lot before closing with the homeowner, or as soon thereafter as weather permits if the home closing occurs within the winter or during any other period where weather conditions do not allow the planting of sod, and in such circumstances, certificates of occupancy will not be withheld due to the lot not containing sod at the time of the home's completion; provided that

Developer delivers to the City a bond, letter of credit or other performance guaranty reasonably acceptable to the City equal to the cost of installing such sod, which performance guaranty shall immediately be returned to Developer upon the installation of such sod. Other than the planting materials identified in the approved PUD Landscaping Plan, any additional landscaping improvements shall be the responsibility of the homeowner and installed and maintained at their cost.

- xvi. With regard to landscaping for each individual unit, irrigation may be installed by the homeowner as deemed necessary by each individual homeowner.
- xvii. The Developer shall install mountable curbs in lieu of straight curbs.
- xviii. All homes within the Project shall meet "Michigan Green Built" standards. Developer will provide the City with written evidence that a completed home has been inspected and approved by a Green Built Michigan Rater prior to its occupancy.
- xix. The Developer shall obtain approval of its final engineering drawings from the City's consulting engineer.
- xx. The Landscape Plan which is identified on Exhibit B contains the details for landscape screening around surface mounted transformers.
- xxi. The Developer shall keep all public roads adjacent to and used as access to the development site clean and free from dirt and debris at all times during development and construction. Developer shall also comply with all site maintenance and clean up requirements imposed by Wayne County in the soil erosion permit that is issued for the Project. Following the installation of the project infrastructure and during the construction of homes, Developer shall maintain the lots in a clean and orderly condition, and shall keep the lots free of construction and related debris. In addition, Developer shall not stockpile dirt within the Project, other than the temporary stockpiling of dirt related to grading the Project and constructing homes.
- xxii. Prior to commencing the installation of the infrastructure for the Project, Developer shall provide to the City's Director of Planning evidence that Developer has secured the necessary financing to complete such infrastructure. The Developer agrees that the City may withhold the issuance of building

permits until all of the proposed infrastructure including hydrants, but excluding light poles, landscaped berms and sidewalks have been installed. All deposits required by DTE for the installation of light poles shall be paid to the City prior to Developer obtaining a building permit from the City. Sidewalks and landscaping within the berms will be installed on a lot by lot basis as homes are completed on the lots. If Developer pays to the City the deposits required by DTE, building permits will not be withheld if light poles have not been installed at the time of Developer's completion of the infrastructure for the Project.

- xxiii. The Developer agrees that if the same model home is built or duplicated right next to one another, the homes will either be "flipped" so that garages are not on the same side of the homes or different exterior siding colors will be utilized.
  - xxiv. At the time Developer commences the installation of the project infrastructure, Developer shall deliver to the City a performance bond in the amount of fifty thousand dollars (\$50,000.00) from an insurance company licensed to do business in the State of Michigan to guaranty the completion of all sidewalks in the Project, the installation of all street trees and landscape buffer trees and the seeding of any lots that remain vacant if Developer fails to complete the Project. Developer shall renew the bond on an annual basis. Upon the installation of all sidewalks, street trees and landscape buffer trees and the seeding of any remaining vacant lots within the Project, as verified by the City, the performance bond shall be terminated.
- 5. In the event of any conflict between this Agreement, and any state law, Code of the City or any other matter relied upon by the City Council, City Planning Commission or the City Administration or its departments, this Agreement, including the PUD Plans, shall control.
  - 6. This Agreement shall be binding upon the parties, and their successors and assigns.
  - 7. This Agreement shall run with the Property and shall be recorded in the Wayne County Register of Deeds office.
  - 8. This Agreement sets forth the entire understanding and agreement between the parties with respect to the subject matter hereof and supersedes any and all other agreements, representations and warranties, either oral or in writing, of the parties hereto. No change or modification of this Agreement shall be valid unless the same be in writing and signed by all of the parties hereto.
  - 9. Any notice, demand, consent, authorization or other communication (collectively, a "Notice") which either party is required or may desire to

give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving such Notice (or such party's attorney), and delivered personally (upon an officer, general partner or officer of a general partner of the other party if such party is not an individual or to such individual as may be noted in the addresses stated below) to the other party (or the other party's attorney) or sent by facsimile transmission, express courier or delivery service or by registered or certified mail of the United States Postal Service, return receipt requested, and addressed to the other party as follows (or to such other address or person as either party or person entitled to notice may, by notice to the other specify):

**To City:**

City of Inkster  
City Manager  
26215 Trowbridge  
Inkster, MI 48141  
Fax: (313) 563-9844

**with a copy to:**

Milton Spokoyny  
Inkster City Attorney  
30500 Northwestern Hwy.  
Suite 500  
Farmington Hills, MI 48334  
Fax: (248) 851-9421

**To Developer:**

Haddon Estates LLC  
c/o Mark Lewis  
30500 Northwestern Hwy.  
Suite 525  
Farmington Hills, MI 48334  
Fax: 248-785-0821

**with a copy to:**

Mark S. Cohn, Esq.  
Seyburn, Kahn, Ginn, et al  
2000 Town Center  
Suite 1500  
Southfield, MI 48075  
Fax: 248-353-3727

10. Unless otherwise specified, Notices shall be deemed given when received, but if delivery is not accepted, on the earlier of the date delivery is refused or the third business day after the same is deposited with the United States Postal Service. Any notices given by or to a party to this Agreement may be provided by or to that party's attorney.
11. The parties agree that they will, at any time, duly execute and deliver to either party any additional documents and instruments that a party may reasonably determine to be necessary in connection with the transaction contemplated herein, provided that such document or instrument is not inconsistent with this Agreement or the PUD Plans, and the failure of a party to demand such documents or instruments on or before the date hereof shall not alleviate the obligation of any party to execute and deliver same at any time, upon the written demand of a party.
12. This Agreement is being executed and delivered in the State of Michigan, and shall be governed by and construed and enforced under the laws of the State of Michigan.

CITY OF INKSTER,  
a Michigan municipal corporation

By: Hilliard L. Hampton, Jr.  
Hilliard L. Hampton, Jr.

Its: Mayor

Dated: 12/2, 2008

STATE OF MICHIGAN )

COUNTY OF Wayne ) ss.

The foregoing Planned Unit Development Agreement was acknowledged before me this 2nd day of December, 2008, by Hilliard L. Hampton, Jr., the Mayor of the City of Inkster, a Michigan municipal corporation, on behalf of said corporation.

SADIA FAY JOHNSON  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF WAYNE  
MY COMMISSION EXPIRES May 22, 2011  
ACTIVELY RE-COMMISSIONED

Sadia Fay Johnson  
Notary Public

HADDON ESTATES LLC.,  
a Michigan Limited Liability Company

By: Community 1<sup>st</sup> Douglas, LLC,  
a Michigan limited liability company  
Its: Member

By: Mark D. Lewis  
Mark D. Lewis, Manager

Dated: 11/11/08, 2008

STATE OF MICHIGAN )

COUNTY OF Oakland ) ss.

The foregoing Planned Unit Development Agreement was acknowledged before me this 11 day of November, 2008, by Mark D. Lewis, Manager of Community 1<sup>st</sup> Douglas, LLC, a Michigan limited liability company, the Member of Haddon Estates LLC, a Michigan limited liability company, on behalf of said company.

Debra A. Jodway  
Notary Public

{00246834.DOC;6}

12

Debra A. Jodway, Notary Public  
State of Michigan, County of Oakland  
My Commission Expires 1/5/2011  
Acting in the County of Oakland

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Inkster, Wayne County, Michigan, described as follows:

**Lots 254 and 255, also Lots 286 and 287, also adjacent vacated alley, 18 feet wide, Burns-Van Alstine Subdivision, Town 2 South, Range 93, as recorded in Liber 60, Page 70 of Plats, Wayne County Records.**

**Parcel ID number: 44-014-02-0254-300**

**and**

**Lots 241 to 253, inclusive, also Lots 288 to 300, inclusive also Lots 311 to 334, inclusive also vacated alley adjacent to Lots 241 to 253 inclusive also vacated street adjacent to Lots 311 to 325 inclusive, Burns-Van Alstine Subdivision, Town 2 South, Range 93, as recorded in Liber 60, Page 70 of Plats, Wayne County Records.**

**Parcel ID Number: 44-014-02-0241-300**

## **EXHIBIT B**

### **APPROVED PUD PLANS**

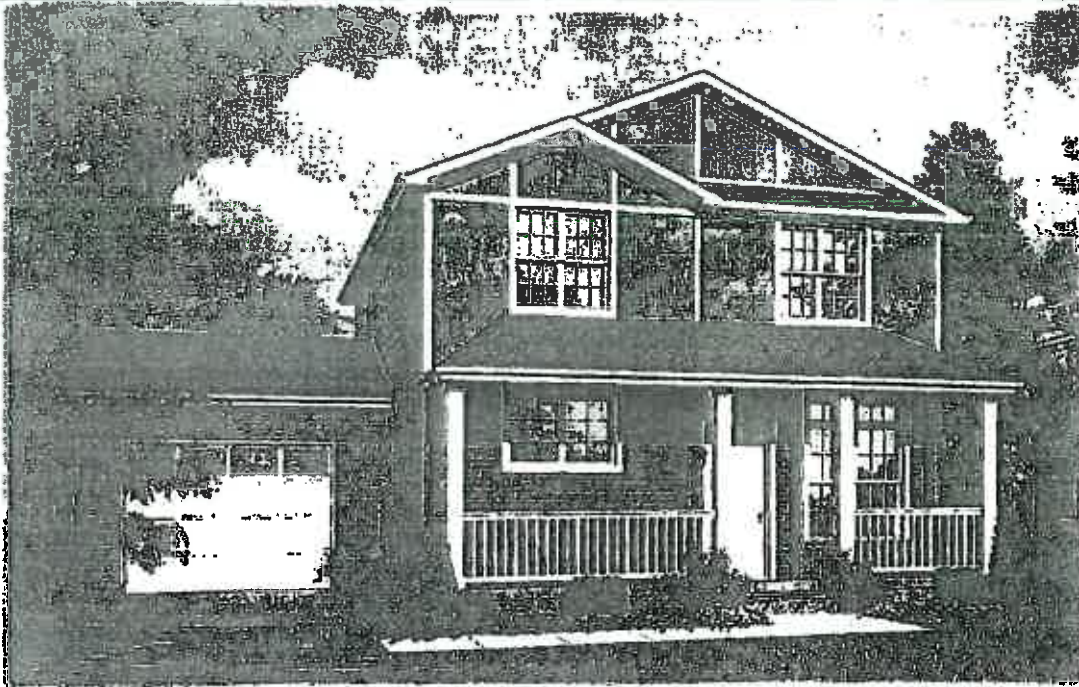
1. Final Site Plan cover sheet dated October 15, 2008, prepared by Diffin Development Consultants ("DDC"); Job No. 07045
2. Topographic Survey and Removal Plan, dated October 15, 2008, prepared by DDC; Job No. 07045
3. Site Plan dated October 15, 2008, prepared by DDC; Job No. 07045
4. Site Grading/Soil Erosion Control Plan, dated October 15, 2008, prepared by DDC; Job No. 07045
5. Storm Management Plan dated October 15, 2008, prepared by DDC; Job No. 07045
6. Road and Storm Sewer Plan dated October 15, 2008, prepared by DDC; Job No. 07045
7. Sanitary Sewer Plan and Profile dated October 15, 2008, prepared by DDC; Job No. 07045
8. Water Main Plan and Profiles dated October 15, 2008, prepared by DDC; Job No. 07045
9. Landscape Plan and Details dated October 15, 2008, prepared by DDC; Job No. 07045

EXHIBIT C

PLANS AND ELEVATIONS

SUPERIOR

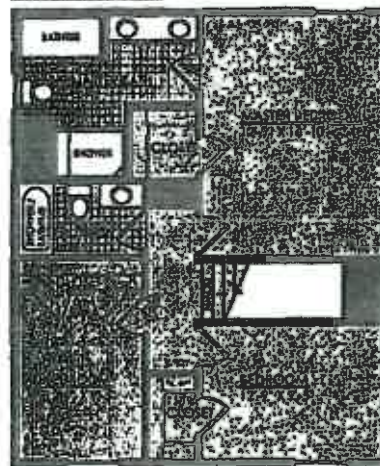
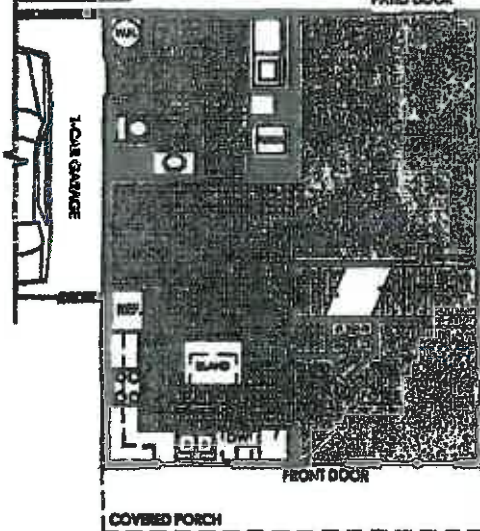
1,728 Square Feet Colonial  
3 Bedroom, 2-1/2 Bath



FIRST FLOOR

PATIO DOOR

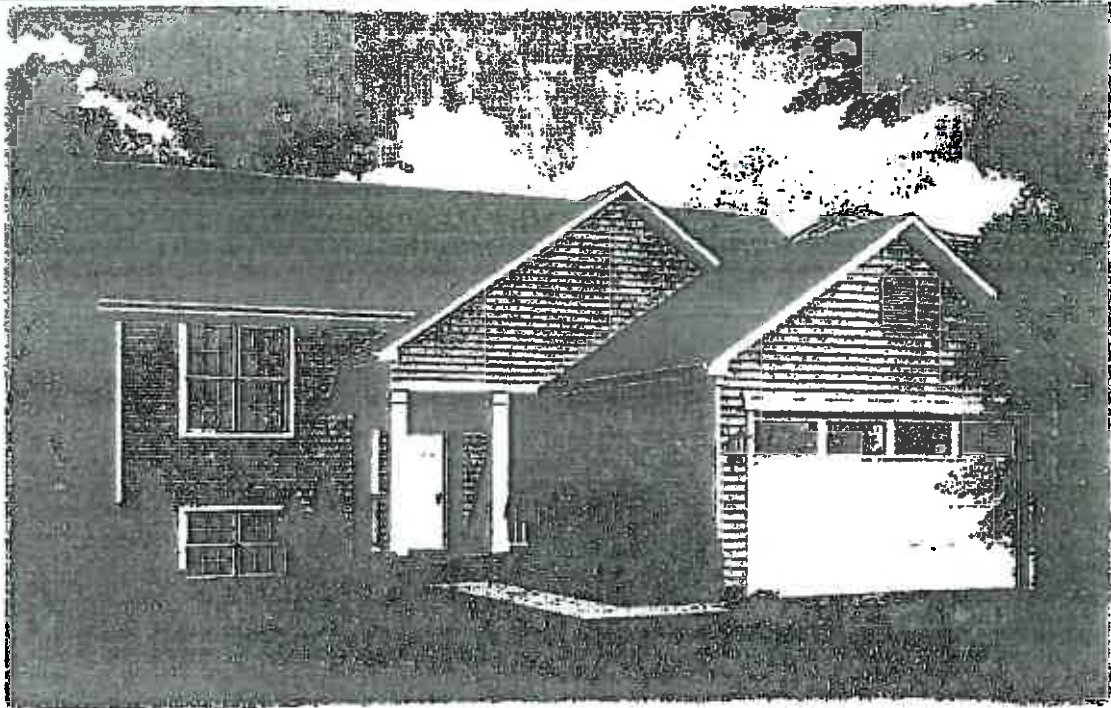
SECOND FLOOR



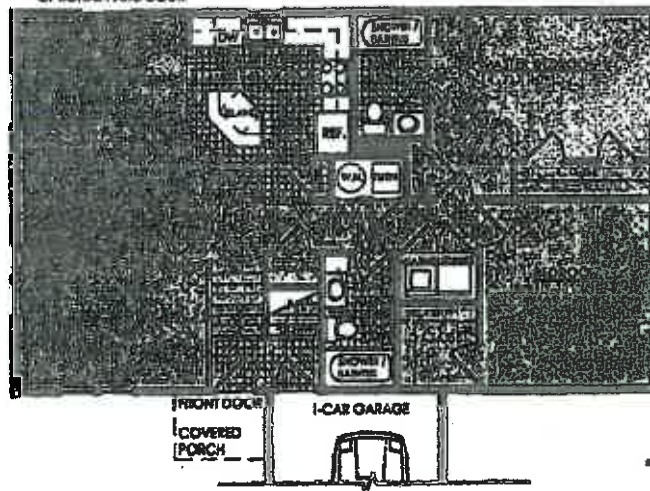
For additional information, please visit our website [www.ccrnri.com](http://www.ccrnri.com) or call toll free (800) 802-6765

ERIE

1,242 Square Feet  
2 Bedrooms, 2 Bath



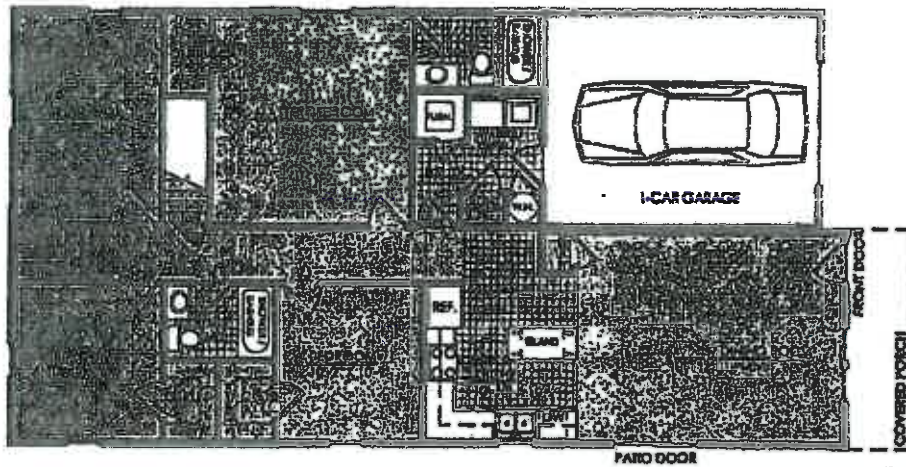
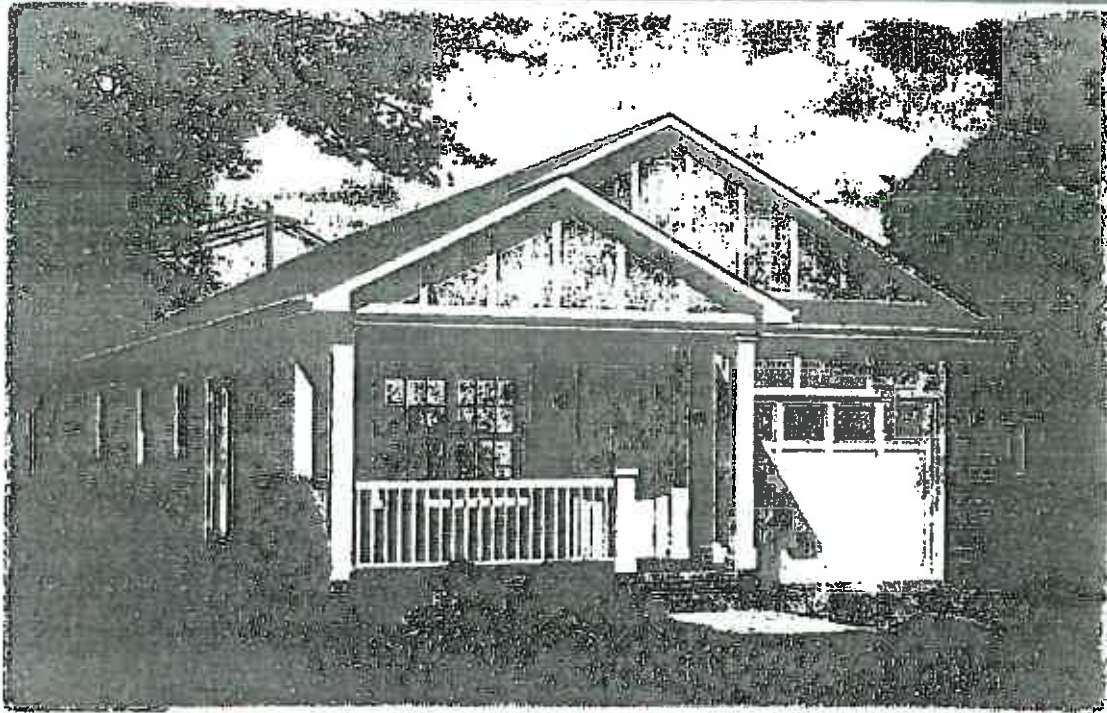
OPTIONAL PATIO DOOR



For additional information, please visit our website [www.communitydev.com](http://www.communitydev.com) or call toll free 1-800-852-8825

HURON

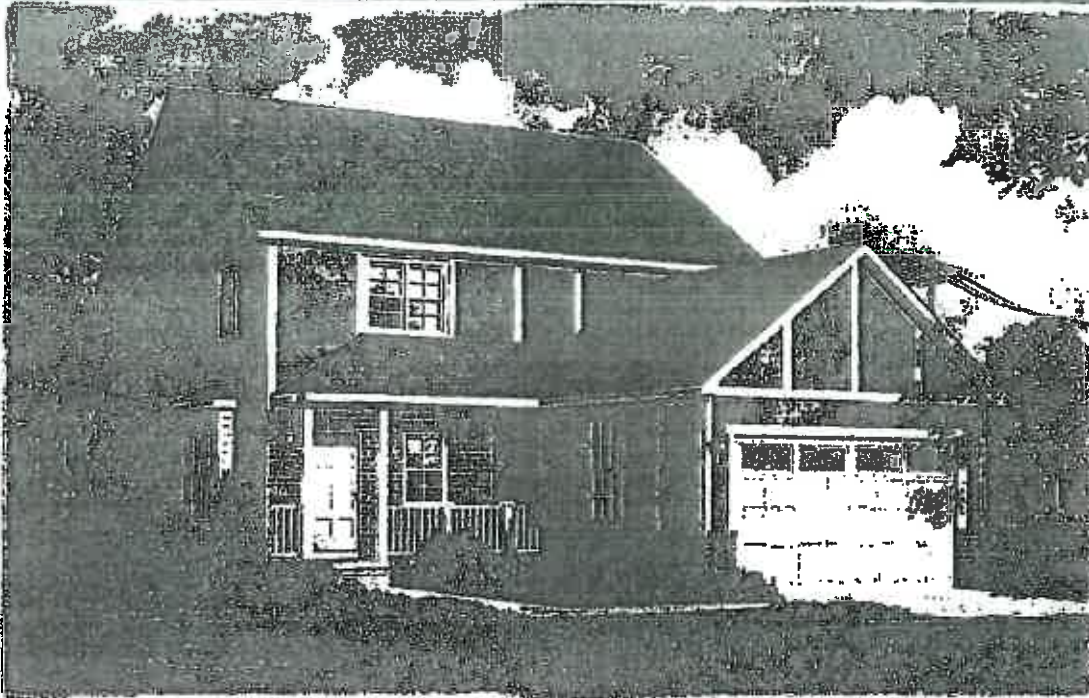
1,595 Square Feet (Painted)  
4 Bedrooms, 2 Bath



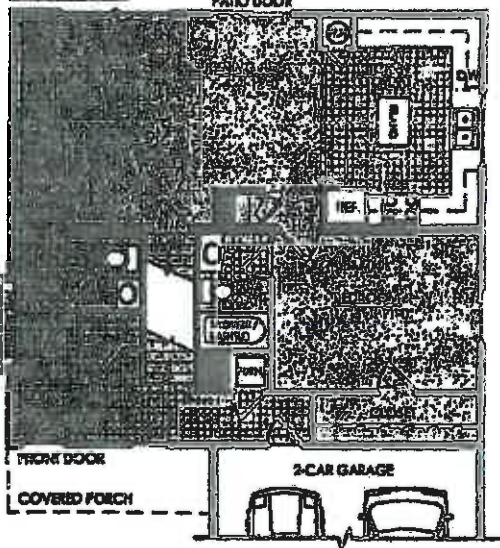
For additional information, please visit our website [www.communitydev.com](http://www.communitydev.com) or call toll free (866) 502-3365.

# MICHIGAN

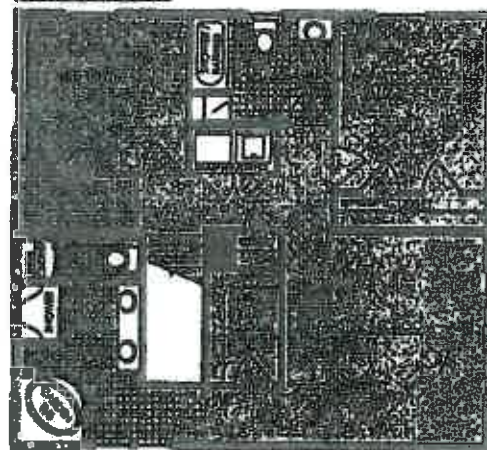
2,035 Square Feet Colonial  
1 Bedroom, 3-1/2 Bath



FIRST FLOOR



SECOND FLOOR



For additional information, please visit our website [www.communitydev.com](http://www.communitydev.com) or call toll free 1-800-352-4466.

BOND

BOND NO. 35BSBFF9802

Know All Men By These Presents,

That we, Community First Development, LLC

of 30500 Northwestern Hwy., # 525, Farmington Hills, MI 48334

as Principal,

and Hartford Fire Insurance Company

a corporation organized under the laws of the State

of Connecticut

, having its principal office in the City of Hartford

, Connecticut, as

Surety are held and firmly bound unto City of Inkster

in the sum of Fifty Thousand

Dollars (\$ 50,000 )

lawful money of the United States, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the above bounden Principal has been granted a

Sidewalk Completion, Street Trees & site seeding

Now, Therefore, the Condition of this Obligation is Such, that if the above Principal shall indemnify and save harmless the City of Inkster

against loss to which the City of Inkster

may be subject by reason of said Principal's breach of any ordinance, rule or regulation relating to the above described license or permit, then this obligation shall be null and void, otherwise to remain in full force and effect.

The term of this bond is for a period beginning on the 6th

day of

November

,20 08 and ending on the 6th

day of

November

,20 09

No cause of action shall lie against the surety unless commenced within two years from the date the cause of action accrues against the principal.

Signed, sealed and dated this 6th

day of November

20 08

(Seal)

Community First Development, LLC

(Seal)

Surety

(Seal)

Hartford Fire Insurance Company

(Seal)

Attorney - in - Fact, Carol McElroy

# POWER OF ATTORNEY

Direct Inquiries/Claims to:

**THE HARTFORD**

BOND, T-4

P.O. BOX 2103, 690 ASYLUM AVENUE  
HARTFORD, CONNECTICUT 06115

call: 866-266-3488 or fax: 860-767-5836

Agency Code: 35 351668

KNOW ALL PERSONS BY THESE PRESENTS THAT:

- ☒ Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- ☐ Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- ☐ Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- ☐ Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- ☐ Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- ☐ Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- ☐ Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- ☐ Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of TWO HUNDRED FIFTY THOUSAND DOLLARS (\$250,000.00) EACH  
KENNETH M. KOROTKIN, GLENN H. WARSH, SUANA BRAUER-KLEIN, CAROL MCELROY,  
JACQUELINE A. SEFFERMAN OF SOUTHFIELD, MICHIGAN

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on January 22, 2004, the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



*Paul A. Bergenholz*

Paul A. Bergenholz, Assistant Secretary

*M. Ross Fisher*

M. Ross Fisher, Assistant Vice President

STATE OF CONNECTICUT

COUNTY OF HARTFORD

ss. Hartford

On this 3<sup>rd</sup> day of March, 2008, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



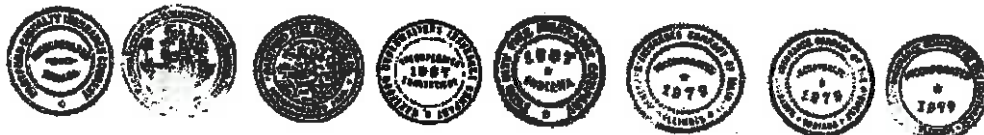
CERTIFICATE

Scott E. Pascha

Notary Public

My Commission Expires October 31, 2012

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of November 6, 2008  
Signed and sealed at the City of Hartford.



*Gary W. Stumper*  
Gary W. Stumper, Assistant Vice President

**Producer Compensation Notice**



You can review and obtain information on The Hartford's  
producer compensation practices at [www.thehartford.com](http://www.thehartford.com)  
or at 1-800-592-5717.

# FINAL SITE PLAN

## HADDON ESTATES

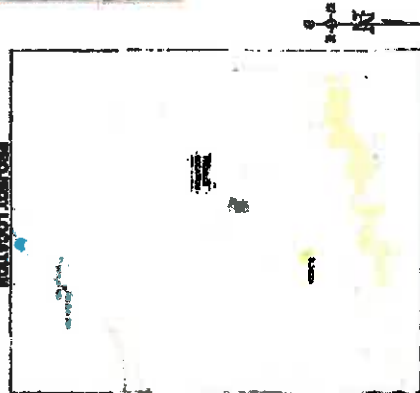
### RESIDENTIAL DEVELOPMENT

#### CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

#### SECTION 36, TOWN 2 SOUTH, RANGE 9 EAST



KEY MAP



**CONTACT INFORMATION**

NAME OF DEVELOPER  
ADDRESS  
CITY  
STATE  
ZIP

NAME OF ARCHITECT  
ADDRESS  
CITY  
STATE  
ZIP

NAME OF ENGINEER  
ADDRESS  
CITY  
STATE  
ZIP

**ENGINEER/ARCHITECT**

**DDC**

10000 W. 10th Ave., Suite 100  
Detroit, MI 48209  
Tel: (313) 861-1111  
Fax: (313) 861-1112  
www.ddcinc.com

**DEVELOPER**

**COMMUNITY ART DEVELOPMENT**

10000 W. 10th Ave., Suite 100  
Detroit, MI 48209  
Tel: (313) 861-1111  
Fax: (313) 861-1112  
www.ddcinc.com

**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

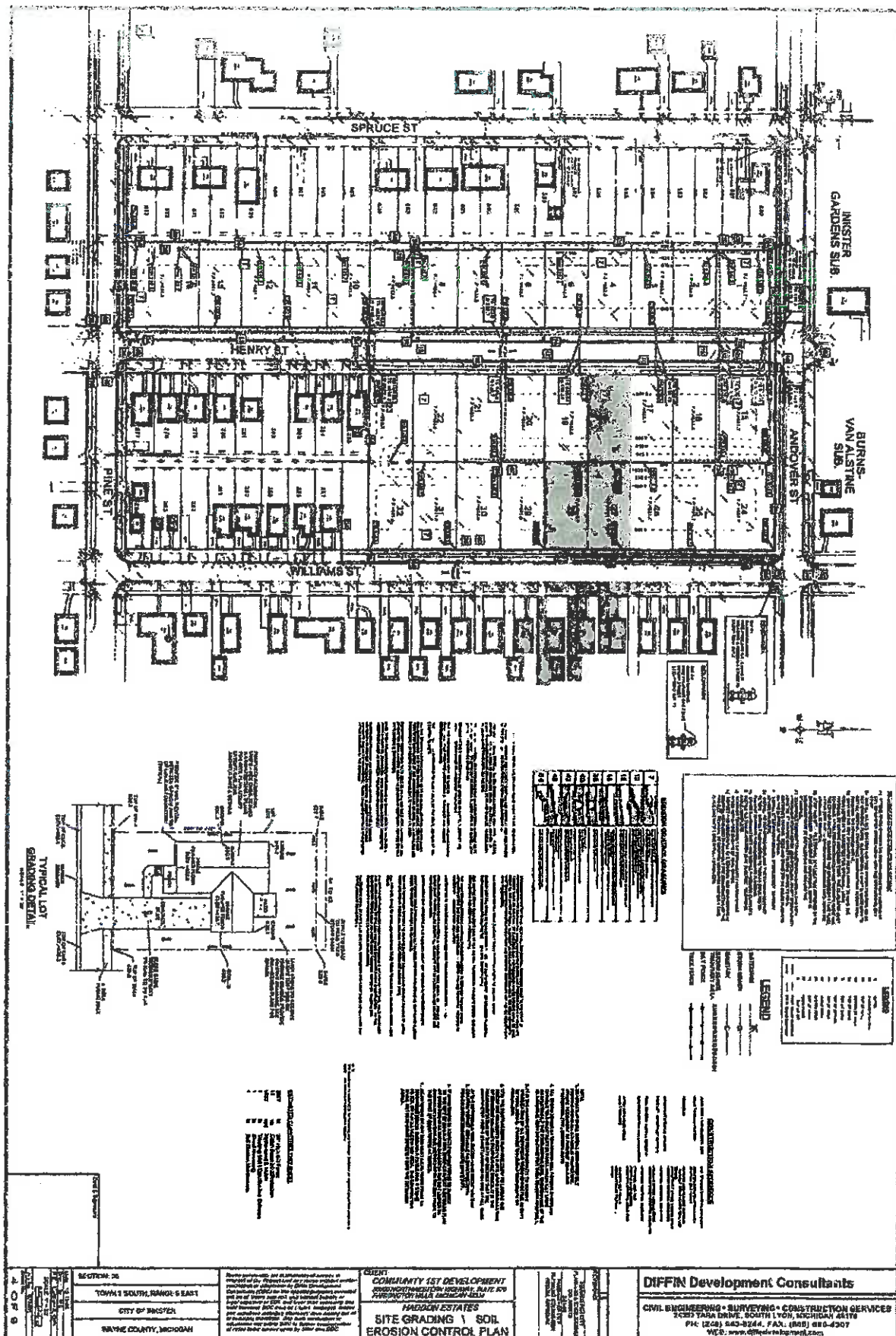
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

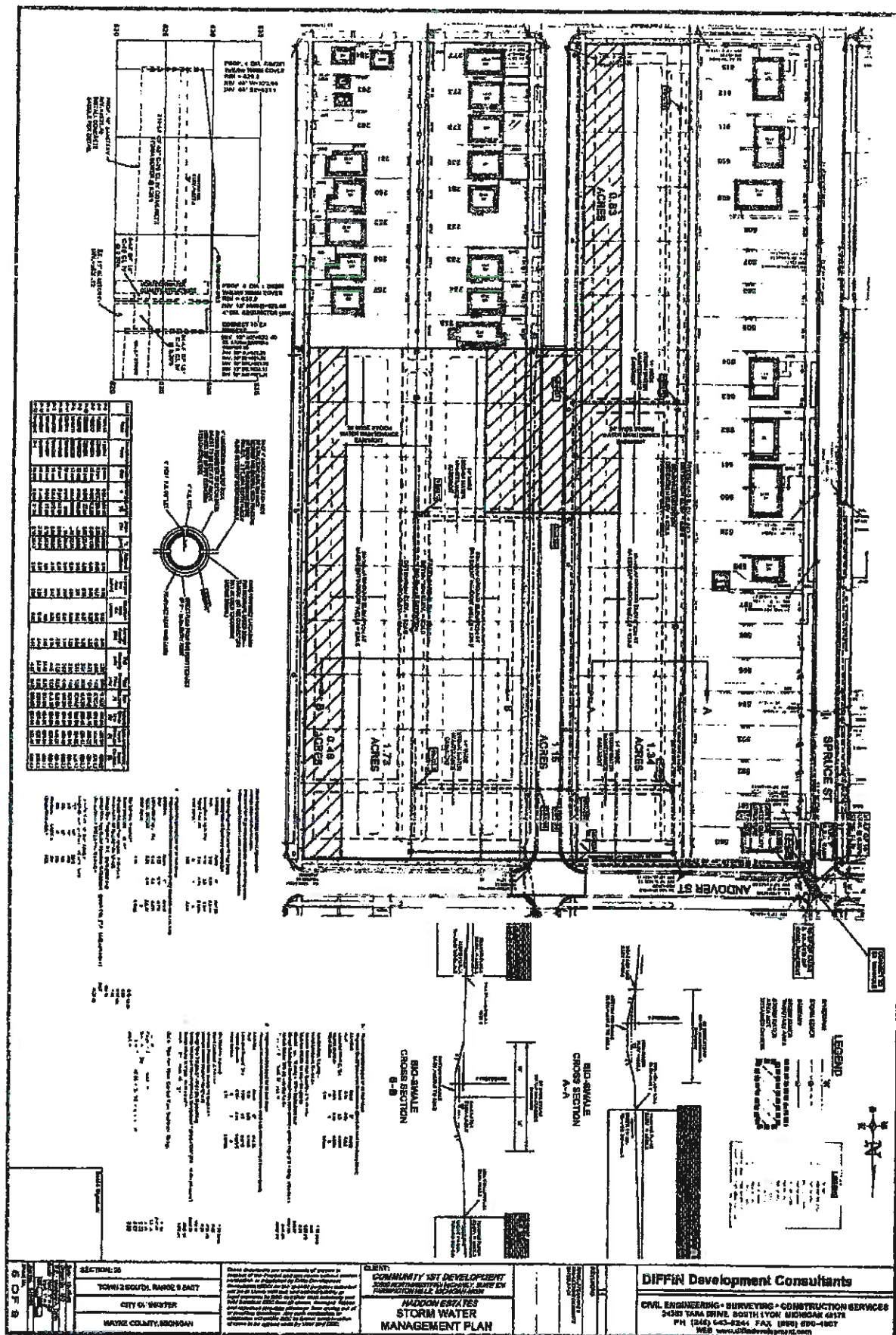
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

| SHEET NO. | DESCRIPTION          |
|-----------|----------------------|
| 1         | COVER SHEET          |
| 2         | GENERAL NOTES        |
| 3         | EXISTING CONDITIONS  |
| 4         | PROPOSED DEVELOPMENT |
| 5         | PROPOSED DEVELOPMENT |
| 6         | PROPOSED DEVELOPMENT |
| 7         | PROPOSED DEVELOPMENT |
| 8         | PROPOSED DEVELOPMENT |
| 9         | PROPOSED DEVELOPMENT |
| 10        | PROPOSED DEVELOPMENT |



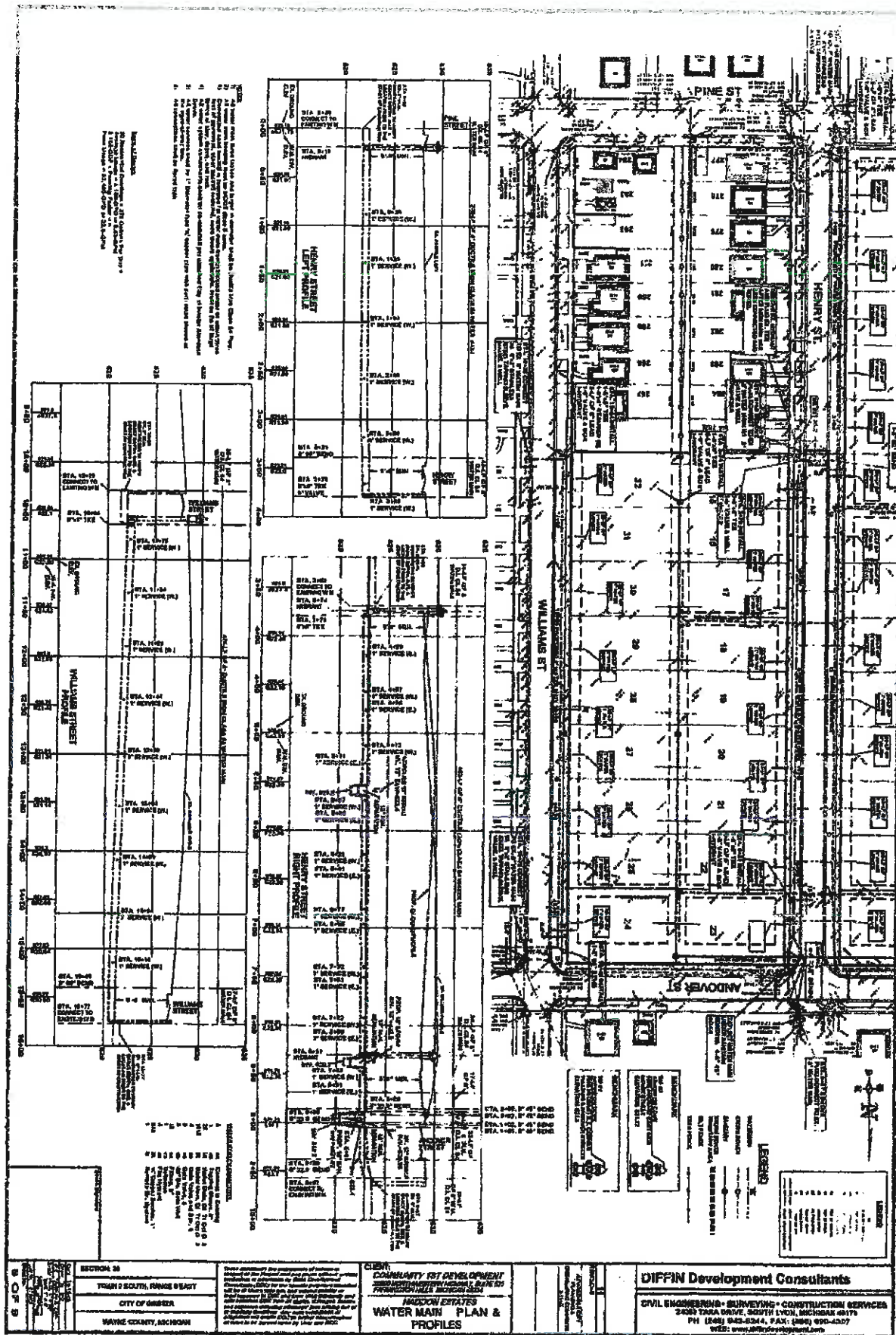














LAW OFFICES OF  
MILTON SPOKOJNY  
ATTORNEY AND COUNSELOR AT LAW  
30500 Northwestern Hwy., Suite 500  
Farmington Hills, MI 48334

MILTON SPOKOJNY

OF COUNSEL  
ANTHONY S. SPOKOJNY

(248) 932-0000  
FA.X (248) 851-9421

August 13, 2008

Joyce A. Parker  
Inkster City Manager  
26215 Trowbridge  
Inkster, MI 48141

Re: Haddon Estates

Dear Ms. Parker:

You have requested that I review whether it would be legally permissible to include storm water detention standards as a condition of approving a Planned Unit Development. It should be pointed out that a PUD is a permissible use within the provisions of the City of Inkster Zoning Ordinance. In this regard, Section 155.150 A, of the Zoning Ordinance provides for Alternative Development Options. This section states:

"Planned Unit Development (PUD) regulations are intended to provide for various types of land uses planned in a manner which shall foster the use and design of land in accordance with scale and character of the contextual environment; encourage innovation in land use planning; provide enhanced housing, employment, shopping, traffic circulation and recreation opportunities; and, foster crime prevention methods. The provisions of this Article provide enabling authority and standards for the submission, review, and approval of applications for planned unit developments."

Furthermore, a PUD may be applied for in all zoning districts. "The grant of a planned unit development application shall require a special land use designation subject to the recommendation of the Planning Commission and approval of City Council." (Emphasis supplied). Other factors that must be considered in approving a PUD include:

"(2) Any land use authorized in R-1A, R-1B, R-1C, RM, RM-1, B-1, B-2 and O-1 is permitted as a special land use, subject to design and development standards within this zoning code, other applicable codes and regulations, and adequate public health, safety, and welfare features to ensure the compatibility of varied land uses both within and outside the development.

(3) A PUD application must meet the following criteria as a condition to being entitled to PUD treatment:

(a) A recognizable and material benefit to the ultimate users of the project and to the community, where such benefit would otherwise be unfeasible or unlikely to be achieved without application of the PUD regulations; or

(b) A non-conforming use shall, to a material extent, be rendered more conforming, or less offensive, to the zoning district in which it is situated.

(c) The proposed type and density of use shall not result in an unreasonable increase in the need for or burden upon public services, facilities, streets and utilities.

(d) The proposed development shall be contributed to the public health, safety and welfare of the City.

(e) The proposed development shall not result in an unreasonable negative economic impact upon surrounding properties.

(f) The standards set forth in this article are met.

(g) The standards set forth in Section 155.287 Standards for Site Plan Approval and Section 155.289 Standards for Special Condition Use Approval are met.

(h) All applicable codes, ordinances and regulations are met.

(i) The proposed development shall be consistent with the Goals and Policies of the City's Master Plan."

In addition, a PUD shall include Project Design Standards. These General Design Standards include the following:

"(a) Design and development standards set forth in this Code provide a base for design dimensions. Deviations may be granted as part of the overall approval of the PUD, provided there are features or elements demonstrated by the applicant and deemed adequate by the City Council upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this Section.

(b) There shall be a perimeter setback and berming, as found to be necessary by the City, for the purpose of buffering the development in relation to surrounding properties. Such perimeter setback shall be established at the discretion of the City Council, taking into consideration the use or uses in and adjacent to the

development. The setback distance need not be uniform at all points on the perimeter of the development.

(c) Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served. (Emphasis supplied).

(d) There shall be underground installation of utilities, including electricity and telephone, as found necessary by the City.

(e) Pedestrian sidewalks (5' in width) shall be provided along all public and private streets and separated from vehicular circulation by a landscape strip and street trees.

(f) Signage, lighting, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.

(g) Where non-residential uses adjoin off-site residentially zoned property, noise reduction and visual screening such as landscape berms or strips or decorative walls shall be employed."

Furthermore, the Michigan courts have recognized that a municipality has the legal authority to impose PUD requirements on property owners. In the case of Holwerda Builders, LLC, v. Township of Grattan and Gregory L. Converse, No. 260711 (2005), the Michigan Court of Appeals stated:

"The township board of an organized township in this state may provide by zoning ordinance for the regulation of land development ...; to meet the needs of the state's citizens for food, fiber, energy, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land; to insure that use of the land shall be situated in appropriate locations and relationships; to limit the inappropriate overcrowding of land and congestion of population, transportation systems, and other public facilities; to facilitate adequate and efficient provision for transportation systems, sewage disposal, water, energy, education, recreation, and other public services and facility requirements; and to promote public health, safety, and welfare ..." (Emphasis supplied.)

In conclusion, the City of Inkster may elect to implement a PUD as part of the Haddon Estates project. Furthermore, it would be legally permissible to require that storm water detention standards be included in the PUD as a condition of approving the Planned Unit Development.

If you should have any additional questions concerning this matter, please do not hesitate to contact me.

Very truly yours,

Milton Spokojny  
Inkster City Attorney

cc: Patrick Depa, Community Development

## REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: May 24, 2019

From: Sharde Fleming  
Special Projects, Director

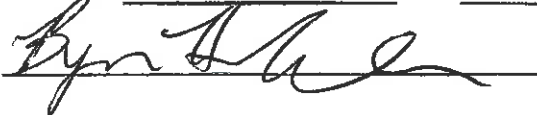
Date for Council Consideration: June 17, 2019

**ACTION REQUESTED:** Consider approval of offer to purchase (Case # LD 19-9) one (1) vacant commercial lot which is located on the west side of Inkster rd. between Avondale Ave. and Somersert Ave. and are legally described as 24C17A 18A W 153FT LOTS 17 AND 18 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property I.D. 44 003 03 0017 001), in the amount of \$2,500.00 to John Clark.

Current Action   X   Emergency        Future       

Funds Budgeted: If Yes   X   Account # 101.721.673.130 No        N/A       

Mayor's Approval



### **BACKGROUND INFORMATION**

John Clark has made the application to purchase one (1) vacant commercial lot which is located on the west side of Inkster rd. between Avondale Ave. and Somersert Ave. and are legally described as 24C17A 18A W 153FT LOTS 17 AND 18 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property I.D. 44 003 03 0017 001) for development.

### **SCOPE OF SERVICES**

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

### **JUSTIFICATION**

The parcel is located in the B-2 zoning district. John Clark is a business owner and wishes to develop the site.

### **PROJECT OR IMPROVEMENT TASK**

1. Develop a plan to address the City's current debt and legacy costs.
2. Improve and promote the image of Inkster.

### **COST**

The applicant has deposited \$500 and is offering the total purchase price of \$2,500.00.

### **RESOLUTION**

Authorization is hereby given for the sale of one (1) vacant commercial lot which is located on the west side of Inkster rd. between Avondale Ave. and Somersert Ave. and are legally described as 24C17A 18A W 153FT LOTS 17 AND 18 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR (Property I.D. 44 003 03 0017 001), in the amount of \$2,500.00 to John Clark subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$2000.00), paying the cost of recording the deed (\$18.00), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by \_\_\_\_\_

Seconded by \_\_\_\_\_

Yes:

No:

Absent:



Deposit/Administrative Fee Received \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 Case # 19-9

**CITY OF INKSTER  
 APPLICATION TO PURCHASE CITY-OWNED PROPERTY**

**APPLICANT IN**

**FORMATION (Please Print Clearly)**

Applicant's Name **John Clark**

Applicant's Address **605 Tromley Inkster Michigan 48141**

Applicant's Phone Number: **313-820-1919**

Proposed Owner's Name (as indicated on deed): **Clarks Construction Cleaning LLC**

**PROPERTY INFORMATION – Purchase Offer \$2500**

Property Location: on west side of **Inkster Rd. Street/Avenue**

Between **Avondale street/Avenue** and **Somerset Street/Avenue**

Tax ID, Legal Description, and Address if Structure **44003030017001**

**24C17A 18A W 153FT LOTS 17 AND 18 DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91  
 WCR**

Parcel Size: **27609** Width **181** X Length **153** Current Zoning **Commercial**

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

Summary of Proposed Use: **Development**

*Use additional sheets as needed*

I understand and accept as evidenced by the good-faith deposit of \$500.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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

Applicant's Signature

Broker Signature **Stephanie Taylor**

5/2/2019 3:54:35 PM EDT

05/02/2019

Date

05/02/2019

## **CITY OF INKSTER PURCHASE AGREEMENT**

This Purchase Agreement, dated and made effective as of this 29th day of April \_\_\_\_\_, 2019, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and Clarks Construction Cleaning LLC., located at 605 Tromley Inkster, Michigan 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows:

Legal Description: 24C17A 18A W 153FT LOTS 17 AND 18 DEARBORN  
TRACTOR ACRES SUB T2S R9E L39 P91 WCR  
Parcel ID: 44003030017001

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in this Purchase Agreement, the parties hereto agree as follows:

### **CONDITIONS OF SALE OF PROPERTY**

1. The Seller will execute a Quit Claim for the aforementioned property, within thirty (30) days of approval by the Inkster City Council. Upon Closing of the aforesaid property, a Quit Claim Deed will be submitted to the Wayne County Register of Deeds for recording at the Purchaser's expense.
2. The aforementioned property is sold in "As Is Condition" and the Seller makes no warranties, representations or guarantees as to the condition of the aforementioned property. This provision also applies to property identified as condemned, dangerous, or uninhabitable.
3. The Purchaser shall obtain a Certificate of Occupancy prior to occupying the structure.
4. The Purchaser shall make application for a Certificate of Occupancy or Vacant Property Registration within forty-five (45) days of purchase.
5. The Purchaser, at its own expense, shall be responsible for obtaining a policy of title insurance, hazard insurance, all necessary permits to bring the property into compliance with all local and state laws (if any), any and all required licenses, and a Certificate of Occupancy (if required).
6. The Purchaser shall complete closing on the property within 30 days by paying the balance of the price of sale, paying the cost of recording the deed, executing a property transfer affidavit, and entering into this purchase agreement.

### **PURCHASE PRICE**

1. The Purchaser shall pay the Sum of Two Thousand five hundred—00/DOLLARS (\$2500) USD for the aforesaid property, as follows:
2. Down payment of Five Hundred—00/DOLLARS  
(\$ 500.00 ) USD
3. The remainder of the purchase price of Two Thousand—00/DOLLARS  
(\$ 2000.00 ) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

**CLOSING**

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within thirty (30) days of Council's approval of this Purchase Agreement.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.
3. The Purchaser shall complete closing on the property within 30 days by paying the balance of the price of sale, paying the cost of recording the deed, executing a property transfer affidavit, and entering into this purchase agreement.

**ADDITIONAL CONDITIONS (If Any):**

It is highly recommended that the applicant complete a title search of the property

Purchasers Initials: [Signature]

Sellers Initials: \_\_\_\_\_

**IN PRESENCE OF:**

AuthenticSign  
Stephanie Taylor  
04/29/2019 1:08:57 PM EDT

**PURCHASER:**

By: [Signature] 04/29/2019 L.S.  
04/29/2019 1:07:28 PM EDT

By: \_\_\_\_\_ L.S.

Dated: 04/29/2019

Its: \_\_\_\_\_

Purchaser's Address: 605 Tromley  
Inkster, MI 48141  
Telephone No: 313-820-1919

**ACCEPTANCE TO THE OFFER ABOVE BY THE NAMED SELLER:** The foregoing offer is accepted in accordance with the terms stated.

**IN PRESENCE OF:**

\_\_\_\_\_

\_\_\_\_\_

Dated: \_\_\_\_\_

**SELLERS:**

**CITY OF INKSTER**

By: \_\_\_\_\_ L.S.

Its: \_\_\_\_\_

Seller's Address: 26215 Trowbridge  
Inkster, MI 48141  
Telephone No: 313-563-4232

The undersigned Purchaser hereby acknowledges the receipt of the Seller's signed acceptance of the foregoing Purchase Agreement.

Dated: \_\_\_\_\_ X \_\_\_\_\_ L.S.  
Purchaser

Dated: \_\_\_\_\_ X \_\_\_\_\_ L.S.  
Purchaser

**NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.**



## LETTER OF GOOD STANDING

Date: 04/29/2019

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, [Signature] (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I, [Signature] (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.

## Wayne County Public Records - Full Detail Report

## Location &amp; Ownership

**Property Address:** Inkster Road  
**City/State/Zip:** Inkster, Michigan, 48141  
**Property ID:** 44003030017001  
**Owner Name:** City Of Inkster  
**Taxpayer Address:** 26215 Trowbridge Street  
**City/State/Zip:** Inkster, Michigan, 48141-2479  
**Lat/Long:** 0.000000 / 0.000000  
**Census Tract:**  
**Block Group:**  
**City/Village/Town:** Inkster  
**Subdivision:** DEARBORN TRACTOR ACRES SUB  
**MLS Area:** 05080 - Inkster  
**School District:** Wayne-Westland  
**Property Category:** Government  
**Land Use:** 703 - EXEMPT - COUNTY, CITY, TWP, VILL  
**Legal Description:** 24C17A 18A W 152FT LOTS 17 AND 18 DEARBORN TRACTOR ACRES SUB T2S R9E L3S P91 WCR

## TransactionDesk:

[Start a Transaction](#)[Start a Listing Input form](#)

## REALIST Links:

[Full Report](#)[Comparables](#)[Market Trends](#)[Neighborhood Profile](#)

## REMIUNE Links:

[Remune](#)

## Data Co-op Links:

[Data Co-op Tax Detail](#)[Data Co-op Reappraisal](#)[Data Co-op Consolidated Report](#)

## RPR Links:

[RPR Detail Report](#)[RPR Complete Property Report](#)

## Photos

## Taxes

| Year | Season | Total Ad Val | Admin Fee | Asmnt  | CVT    | TN Seasonal |
|------|--------|--------------|-----------|--------|--------|-------------|
| 2018 | W      | \$0.00       | \$0.00    | \$0.00 | \$0.00 | \$0.00      |
| 2018 | S      | \$0.00       | \$0.00    | \$0.00 | \$0.00 | \$0.00      |
| 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 |        | \$0.00       | \$0.00    | \$0.00 | \$0.00 | \$0.00      |

## Assessments

| Year | Taxable Val | State Eq Val | Hmstd % | TN Taxes |
|------|-------------|--------------|---------|----------|
|------|-------------|--------------|---------|----------|

## Transfer Information

| Grantor | Grantee | Record Date | Deed Date | Sale Price | Deed Type | Liber/Page |
|---------|---------|-------------|-----------|------------|-----------|------------|
|---------|---------|-------------|-----------|------------|-----------|------------|

## Other Recordings

| Oblique | Oblique | Record Date | Doc Date | Amount | Doc Type | Liber/Page |
|---------|---------|-------------|----------|--------|----------|------------|
|---------|---------|-------------|----------|--------|----------|------------|

## Characteristics

#1 Porch/Dimensions: /  
 Topography:  
 Irregular:

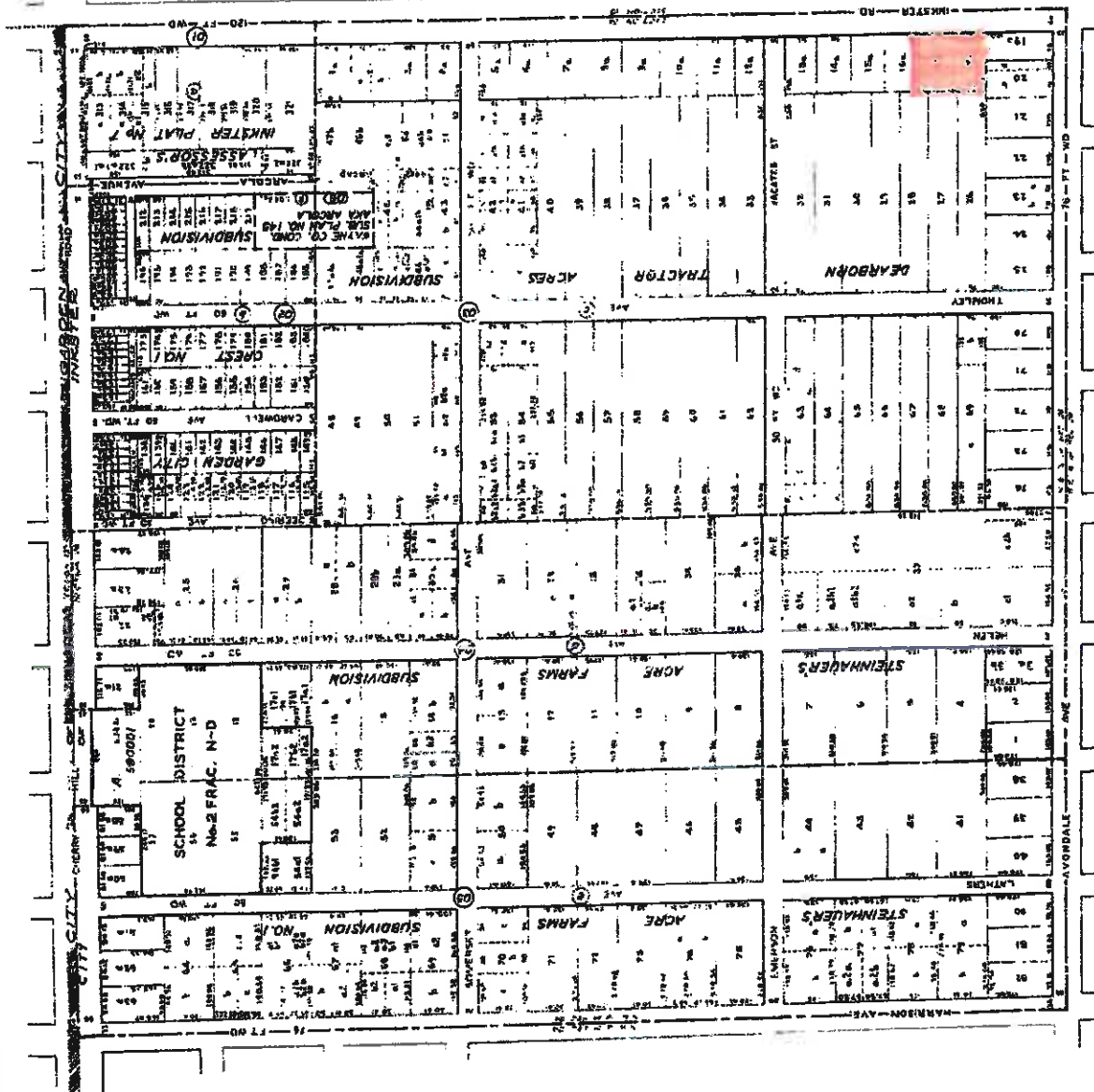
Storm Sewer:  
 Land Sqft: 27606  
 Acres: 0.63

## Search for MLS Listings

[Click Arrow for Property History](#)[Report Incorrect Data](#)

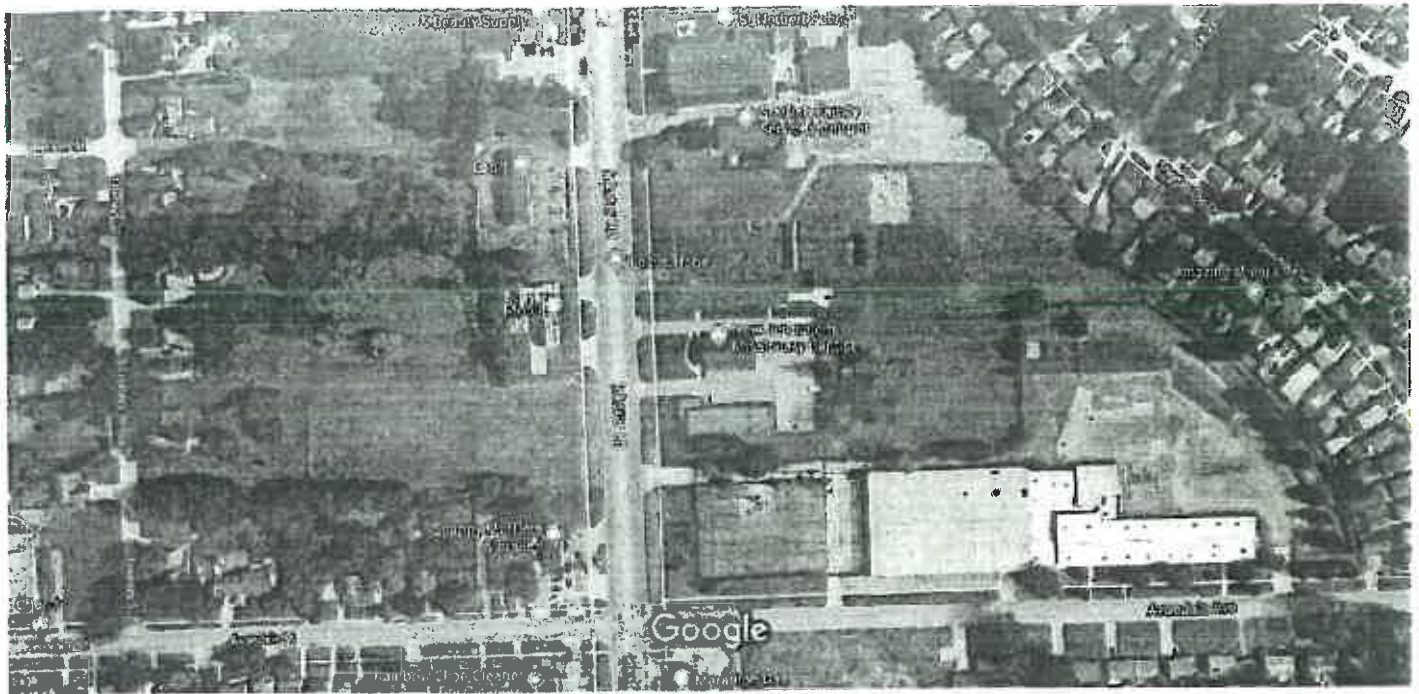
County is 'WAY - Wayne County'  
 PADD Street Name is like 'Inkster'  
 Property ID is like '44003030017001'  
 Found 1 result in 0.02 seconds.

82-08-242



PL. 114 SECTION 24  
**CITY OF INKSTER**  
T. 2 S. R. 9 E.  
WAYNE COUNTY, MICHIGAN  
SCALE: 1" = 200 FEET  
DEPARTMENT of MANAGEMENT and BUDGET  
ASSESSMENT and EQUALIZATION DIVISION  
© 2008 COUNTY OF WAYNE, STATE OF MICHIGAN

# Google Maps Area Picture



Imagery ©2019 Google, Map data ©2019 Google 100 ft

## REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: June 12, 2019

From: Sharde Fleming,  
Special Projects, Director

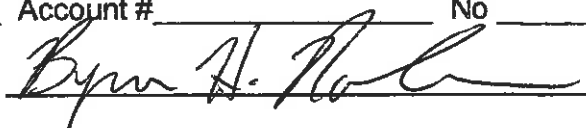
Date for Council Consideration: June 17, 2019

**ACTION REQUESTED:** Consider accepting quotation from Macson Electric LLC. to install a generator at City Hall for emergency backup uses, for \$9,750.00. Funds from the Financially Distressed Cities, Villages, and Townships Grant.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



### BACKGROUND:

Inkster DPS has a generator that is not in use. The City would like to have it installed for emergency systems at City Hall.

- |                                     |              |
|-------------------------------------|--------------|
| 1) Macson Electric LLC              | \$ 9,750.00  |
| 2) DENKEN Engineered Electric, Inc. | \$ 15,950.00 |
| 3) N/A                              |              |

### SCOPE OF SERVICES:

None.

### JUSTIFICATION:

To provide a backup power sources in event of a power outage.

### PROJECT IMPROVEMENTS TASK:

1. Improve City buildings and promote the image of Inkster.

### COSTS:

\$9,750.00

### PROJECT TIME TABLE:

Vendor will be notified to proceed upon Council approval

### RESOLUTION:

Authorization is hereby given accepting quotation from Macson Electric, LLC to install a generator at City Hall for emergency backup uses, for \$9,750.00. Funds from Financially Distressed Cities, Villages, and Townships Grant.

Resolved by \_\_\_\_\_

Seconded by \_\_\_\_\_

Yes:  
No:  
Absent:



**MACSON ELECTRIC LLC**  
34192 Riviera  
Fraser, MI 48026 US  
(586)979-9473  
macsonelectricllc.com

## Estimate

### ADDRESS

City of Inkster  
26215 Trowbridge St.  
Inkster, MI 48141  
313-563-9760

### SHIP TO

City of Inkster  
26215 Trowbridge St.  
Inkster, MI 48141  
313-563-9760

### ESTIMATE #

19-286

### DATE

05/21/2019

### SALES REP

Jason

### ACTIVITY

### QTY

### RATE

### AMOUNT

Installation of customer supplied 35 KW  
Cummins/Onan Standby generator.

Pricing includes:

- Installation of new cement pad for generator to customer specified location
- Relocation of generator from current location to new, permanent location
- Provide and install new 200 amp, Onan transfer switch, rated at proper voltage for building
- Electrical wiring from existing main distribution panel to new transfer switch and to generator (Generator only to feed "Panel A" section of main distribution panel)
- Gas piping from gas meter to generator location
- Provide and install new specified battery

Material and Labor

1

9,750.00

9,750.00

Note: The utility gas provider needs to be contacted to ensure that the proper size meter as well as the proper pressure is available at the current gas meter

Permit fees are additional and charged at cost

Price is based on payment of Check or Cash. A 3%

Credit Card fee will apply if a Credit Card is used

**TOTAL**

**\$9,750.00**

Accepted By

Accepted Date

Thank You For Putting Your Trust in Macson Electric!  
Macson Electric LLC.  
Email: service@macsonelectricllc  
Phone: 586-979-WIRE (9473)

Kaitlyn Hines

**From:** Dennis Siekierski <dennis7272@comcast.net>  
**Sent:** Tuesday, June 11, 2019 6:19 AM  
**To:** Kaitlyn Hines; Jerome Bivins  
**Subject:** RE: Generator Quote

***DENKEN ENGINEERED ELECTRIC, INC.***

1439 E. ELEVEN MILE ROAD  
MADISON HEIGHTS, MI 48071  
(248) 918-7471 (248) 399-5462 FAX  
dennis7272@comcast.net

**PROPOSAL**

|                                               |                                                      |                              |                                     |
|-----------------------------------------------|------------------------------------------------------|------------------------------|-------------------------------------|
| <i>Submitted to:</i><br>City of Inkster       | <i>Phone:</i><br>313-563-9773                        | <i>Cell:</i><br>313-701-5359 | <i>Date:</i><br>June 11, 2019       |
| <i>Address:</i><br>26215 Trowbridge           | <i>Job Name:</i><br>City Hall Generator Installation |                              |                                     |
| <i>City, State, Zip:</i><br>Inkster, MI 48141 | <i>Job Location:</i><br>City Hall                    |                              |                                     |
| <i>Attention:</i><br>Jerome Bivins            | <i>Email:</i><br>jbivins@cityofinkster.com           |                              | <i>Proposal Number:</i><br>2019-002 |

Jerome,

We are pleased to quote you a price for the following electrical work:

1. Install customer supplied generator.
2. Install the required concrete pad.
3. Install the electrical feeder and the control conduits and wire
4. Supply and install a 100 amp, 3 phase automatic transfer switch.
5. Install a new generator panel
6. Rewire all critical loads to new generator panel

If generator is a natural gas generator, gas line to be supplied by others.  
Generator will be installed as is.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| We propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |
| <b>Fifteen Thousand Nine Hundred Fifty Dollars</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>\$15,950.00</b>           |
| <b>Payment to be made as follows:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <b>State</b>                 |
| <i>License No. 6108620</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                              |
| This proposal may be withdrawn by us if not accepted within 30 days and/or project has not started within 90 days. <b>Authorized Signature: James Zalewski, Master Electrician</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |
| <p>All material is guaranteed to be as specified or as approved. All work to be completed in a workmanlike manner according to standard practices. Any instructions involving alteration or deviation from the above specifications may result in extra costs and are requested to be given in writing, as any extra work and the charges thereof will become an extra charge over and above the proposal. All agreements are contingent upon strikes, pickets, accidents or delays beyond our control. Owner to carry theft, fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Our firm operates open shop. We have figured this job at our usual rates for electricians and mechanics and will perform it with our own labor force. In all cases we will indemnify and hold harmless owners, contractors, agents, etc. only to the extent that we are at fault. We will not have duty to defend.</p> <p><b>THIS CONTRACT BECOMES A PART OF ALL CONTRACTS SIGNED FOR THE ABOVE WORK.</b></p> |                              |
| <p><b>ACCEPTANCE OF PROPOSAL</b> - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I (we) agree to pay late fees of 1.5% per month on all past due accounts.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                              |
| <b>Date of Acceptance:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>Authorized Signature:</b> |

**From:** Kaitlyn Hines [mailto:khines@cityofinkster.com]  
**Sent:** Thursday, May 30, 2019 2:00 PM  
**To:** dennis7272@comcast.net  
**Cc:** Jerome Blvins  
**Subject:** Generator Quote

Good Afternoon,

Please see the attached generator RFQ.



**Kaitlyn A. Hines**  
 Planning Technician  
 City of Inkster  
 28215 Trowbridge  
 Inkster, MI 48141  
 313.563-9760  
[khines@cityofinkster.com](mailto:khines@cityofinkster.com)

**CONFIDENTIALITY NOTICE:** This e-mail and any attachments thereto are the property of the City of Inkster, Michigan. This transmission may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient or received it illegally, you are hereby notified that any disclosure, copying, distribution or use of the information contained herein (including any reliance thereon) is STRICTLY PROHIBITED. Sender accepts no liability for any damages caused by any virus transmitted by this email. If you received this transmission in error, please contact the sender and delete the material from any computer immediately. Thanks in advance for your cooperation.



RICK SNYDER  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF TREASURY  
LANSING

NICK A. KHOURI  
STATE TREASURER

June 26, 2018

Darin Carrington  
City Manager  
City of Inkster  
26215 Trowbridge  
Inkster, MI 48141

Dear Mr. Carrington:

Re: **Grant No. 210012-15**  
**Amended Grant Agreement Budget – FDCVT Grant FY 2015**

The Michigan Department of Treasury (Treasury) – Revenue Sharing and Grants Division received a request, dated May 17, 2018, from Sharde Fleming, Director of Special Projects, to change the scope of the Financially Distressed Cities, Villages, and Townships (FDCVT) funding. The requested funding change is to purchase a backup power generator for the City Hall instead of making the purchase for the Justice Center.

We are pleased to inform you that the requested revision your governmental unit submitted for the project entitled *Justice Center Move* has been approved. The grant award will be administered using the amended approved budget amount of **\$30,000.00**.

Enclosed is the Amended Appendix A – Amended Approved Budget Amounts to replace Appendix A – Approved Budget Amounts of the Grant Agreement that was signed on April 9, 2015.

If you have any questions, please let us know. We can be reached at (517) 373-2697.

Sincerely,

A handwritten signature in cursive script, appearing to read "Evah Cole".

Evah Cole, Division Administrator  
Revenue Sharing and Grants Division

Enclosure

c: Ms. Sharde Fleming, Director of Special Projects

Financially Distressed Cities, Villages, and Townships Grant Agreement  
City of Inkster  
Grant # 210012-15  
June 26, 2018

**AMENDED APPENDIX A –  
AMENDED APPROVED BUDGET AMOUNTS**

**Justice Center Move**

Below is the amended approved budget for your grant project. Please note, we have assigned budget categories to each of the budget line items. Use these categories when submitting your reimbursement requests\*.

| Budget Category         | Budget Description                    | Amended Application Budget Amount | Amended Budget Amount | Comments |
|-------------------------|---------------------------------------|-----------------------------------|-----------------------|----------|
| Equipment - Replacement | Back up Power Generator for City Hall | \$30,000.00                       | \$30,000.00           |          |
|                         | Police Radio Booster                  | \$29,000.00                       | \$ .00                | Denied   |
|                         | Move Management Company Contract      | \$23,250.00                       | \$ .00                | Denied   |
|                         | Moving Company                        | \$27,700.00                       | \$ .00                | Denied   |
|                         | Police Memorial Move                  | \$3,000.00                        | \$ .00                | Denied   |
|                         | IT Consultant                         | \$10,920.00                       | \$ .00                | Denied   |
|                         | In Car Video Capture Equipment        | \$17,783.00                       | \$ .00                | Denied   |
|                         | Covert Interview Recording Equipment  | \$21,960.00                       | \$ .00                | Denied   |
|                         | Other IT Equipment                    | \$79,963.00                       | \$ .00                | Denied   |
|                         | <b>Budget Total</b>                   | <b>\$243,576.00</b>               | <b>\$30,000.00</b>    |          |

\*Reimbursement requests must include copies of invoices and cancelled checks (or equivalent) supporting the costs.

Prior to the release of funds, the grantee will provide to Treasury an updated work plan / timeline, related to the line items for which grant funding was received. The work plan / timeline should include estimated completion dates and a description of the deliverable for each step.

## REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen, Mayor

Date: June 11, 2019

From: Adrianna Jordan  
City Planner

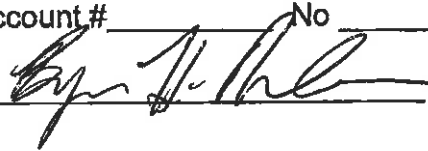
Date for Council Consideration: June 17, 2019

**ACTION REQUESTED:** Council to offer a first reading of a map amendment (Z 19-03) to the City's Zoning Map to rezone 1 parcel, Lots 767 to 770 (APN 44-022-01-0767-000), along Princeton and Princess streets from R-1C, One-Family Residential zoning to M-1, Light Industrial zoning.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



### BACKGROUND INFORMATION

A public hearing was held and the map amendment was recommended for approval by the Planning Commission on Monday, June 10, 2019. Public comments were received on the amendment at the public hearing. Draft meeting minutes are attached.

The City of Inkster Planning Department has initiated the above-referenced rezoning of 1 parcel number APN 44-022-01-0767-000.

The subject parcels are located at the southwest corner of Princeton and Princess streets, and total 0.6 acres with a length of 195 feet and a depth of 135 feet. The site abuts R-1C, One-Family Residential zoning to the south, west, and across Princess to the east, and M-1, Light industrial zoning to the north across Princeton. The site's existing zoning is R-1C, and the Master Plan designates the future land use of this site as Industrial.

Since 2015 the subject property has been used for outdoor storage of industrial materials related to the operation of Precision MFE. This is an unpermitted use that is not allowed under the R1-C zoning designation. Rezoning the property to M-1, Light Industrial would allow for outdoor storage subject to Zoning Ordinance screening requirements, and compliance with other ordinance provisions.

### SCOPE OF SERVICES

N/A

### JUSTIFICATION

The subject parcel is master planned for industrial uses. The rezoning of the subject site to M-1, Light Industrial is consistent with the Inkster Master Plan. The rezoning will allow the applicant to move through the Special Land Use process to properly screen and permit the storage use of the property in a way that is consistent with the City's Zoning

Ordinance requirements, and will eliminate the current unpermitted and unregulated storage use on the property.

**PROJECT OR IMPROVEMENT TASKS**

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

**COSTS**

There are no direct costs for the City.

**PROJECT TIME TABLE**

A second reading and request for approval of the proposed map amendment is scheduled during the Council meeting on July 1, 2019. If the request is approved by Council, the map amendment will be published and posted and become effective after thirty (30) days.

**RESOLUTION**

Resolved by \_\_\_\_\_

Seconded by \_\_\_\_\_

Yes:

No:

Absent:



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

June 4, 2019

Planning Commission  
City of Inkster  
26215 Trowbridge  
Inkster, MI 48141

**Subject: Z 19-03 (rezoning from R-1C to M-1)**  
**Location: Lots 767 to 770 (APN 44-022-01-0767-000) of 26700 Princeton**  
**Rezoning to: M-1, Light Industrial District**  
**Original Zoning: R-1C, One-Family Residential District**  
**Future Land Use: Industrial**  
**Applicant(s): Leona Burja on behalf of Precision MFE**  
**Owner(s): Vivid Empire, LLC**

The City of Inkster Planning Department has received a request to rezone Lots 767 through 770 (APN 44-022-01-0767-000) located at 26700 Princeton from R1-C, One-Family Residential District to M-1, Light Industrial.

## **BACKGROUND**

The subject parcels are located at the southwest corner of Princeton and Princess streets, and total 0.6 acres with a length of 195 feet and a depth of 135 feet. The site abuts R-1C, One-Family Residential zoning to the south, west, and across Princess to the east, and M-1, Light Industrial zoning to the north across Princeton. The site's existing zoning is R-1C, and the Master Plan designates the future land use of this site as Industrial.

Since 2015 the subject property has been used for outdoor storage of industrial materials related to the operation of Precision MFE. This is an unpermitted use that is not allowed under the R1-C zoning designation. Rezoning the property to M-1, Light Industrial would allow for outdoor storage subject to Zoning Ordinance screening requirements, and compliance with other ordinance provisions.

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

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

|              | Existing Land Use                    | Current Zoning                               | Future Land Use Designations   |
|--------------|--------------------------------------|----------------------------------------------|--------------------------------|
| <b>Site</b>  | <b>Outdoor Storage (Unpermitted)</b> | <b>R-1C, One-Family Residential District</b> | <b>Industrial</b>              |
| <b>North</b> | <b>Light Industrial</b>              | <b>M-1, Light Industrial District</b>        | <b>Industrial</b>              |
| <b>South</b> | <b>Single-Family Homes</b>           | <b>R-1C, One-Family Residential District</b> | <b>Low-Density Residential</b> |
| <b>East</b>  | <b>Single-Family Homes</b>           | <b>R-1C, One-Family Residential District</b> | <b>Low-Density Residential</b> |
| <b>West</b>  | <b>Single-Family Homes</b>           | <b>R-1C, One-Family Residential District</b> | <b>Low-Density Residential</b> |

## REVIEW CONSIDERATIONS

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

### 1. Current Permitted Uses in R-1C, One-Family Residential

The intent of the R-1A through R-1C One-Family Residential Districts is to provide areas within the city for the construction and continued use of one-family dwellings within stable neighborhoods. It is intended that the principal use of land is for single-family dwellings, but each district has different minimum area, density, and placement requirements to provide different housing types and to accommodate the varied needs of the population. It is also the intent of this district to prohibit multiple family, office, business, commercial or industrial use of the land, and to prohibit any other use which would substantially interfere with development or continuation of single-family dwellings in the districts.

Representative Principal Land Uses permitted in the R-1C zoning district include: one-family detached dwellings, publicly owned libraries, parks, and recreational facilities, craft or fine art instruction, foster care of seven people or less, cemeteries, and agriculture on parcels larger than five acres.

Representative land uses permitted subject to Special Land Use approval in the R-1C zoning district include: religious institutions, schools, foster care with more than seven people, child care facilities, golf courses, colleges and universities, and utility and public service buildings.

### 2. Requested Permitted Uses in M-1, Light Industrial

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. 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.

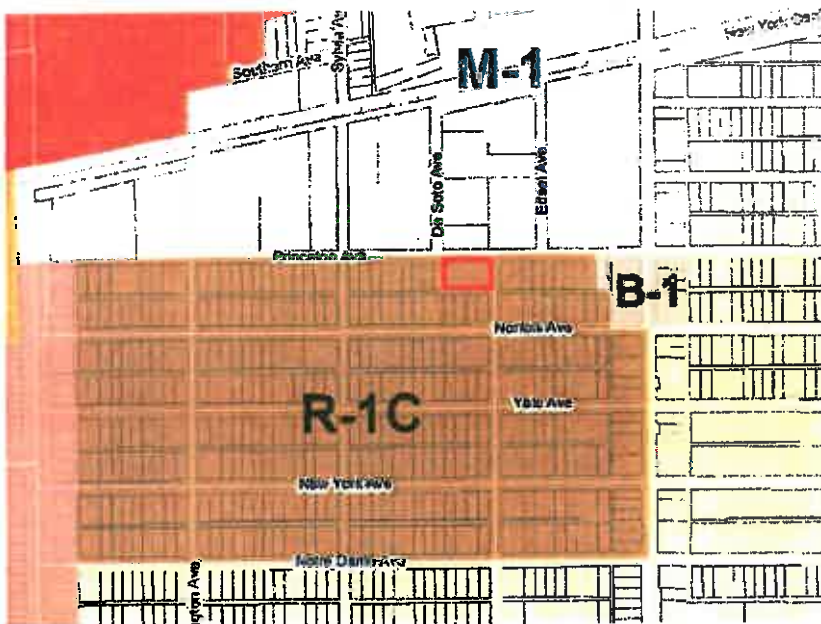
Representative Principal Land Uses permitted in the M-1 zoning district include: open air businesses, laboratories and testing facilities, manufacturing and repair facilities, warehouse and wholesale establishments, truck terminal facilities, trade or industrial schools, offices, and utility and public service buildings without storage yards.

Representative land uses permitted subject to Special Land Use approval in the M-1 zoning district include: metal plating, buffing and polishing, metal working, greenhouse wholesaling and/or retailing of plant materials, properly screened building storage materials, and medical marijuana cultivation, processing, testing, and transport facilities.

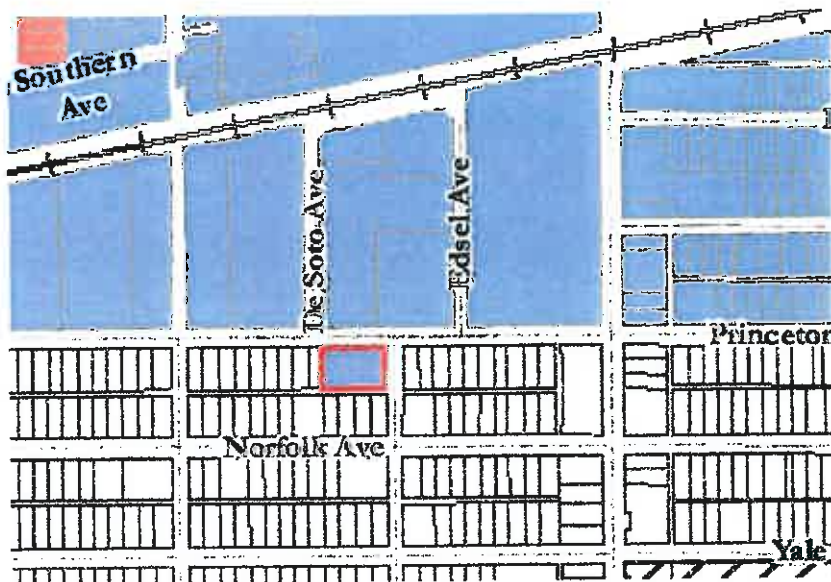
**EXHIBIT A: AERIAL VIEW OF SITE**



**EXHIBIT B: ZONING MAP**

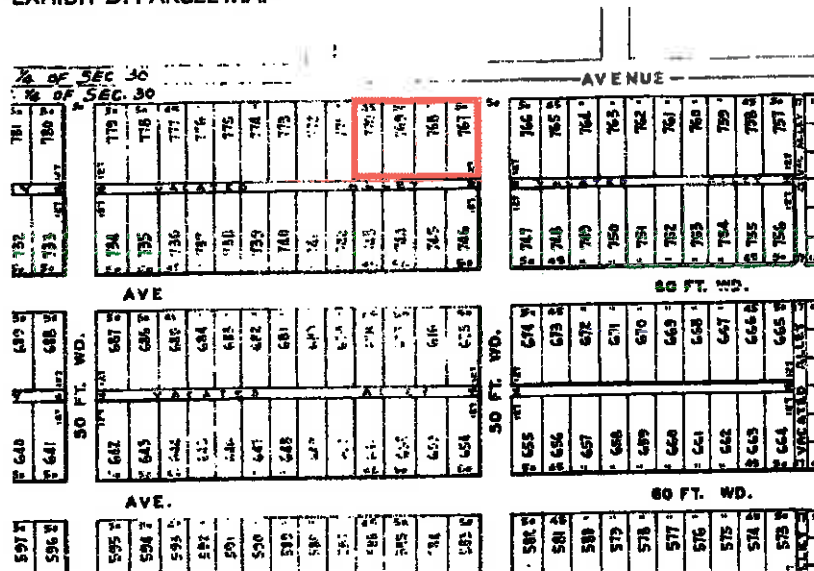


**EXHIBIT C: FUTURE LAND USE MAP**



- 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

**EXHIBIT D: PARCEL MAP**



**3. Consistency with the Master Plan.**

As shown in the Future Land Use Map from the 2017 Master Plan above (see Exhibit C), the site is planned for Industrial uses (outlined in red), and rezoning the site is compatible with and encouraged by the City's Master Plan. North of the site are additional industrial uses – including the main metal manufacturing facility operated by the applicant Precision MFE. West, east, and south of the site are residentially zoned single-family homes that are master planned as low-density residential. The buffer and screening between these uses and any future light industrial uses – especially outdoor storage of any kind – on the rezoned site are an important consideration in the site planning process.

The rezoning of the subject site to M-1, Light Industrial is consistent with the Inkster Master Plan. The rezoning will allow the applicant to move through the Special Land Use process to properly screen and permit the storage use of the property in a way that is consistent with the City's Zoning Ordinance requirements, and will eliminate the current unpermitted and unregulated storage use on the property.

**4. Market Trends and Demand.**

In general, there is currently strong demand for land zoned M-1, Light Industrial in the City of Inkster, and less demand for land zoned for single-family residential. Any proposed land uses would be subject to Site Plan approval and Special Land Use approval, if applicable.

**5. Physical, Geological, and Environmental Factors.**

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

**6. Capacity of Infrastructure.**

Depending on the development proposed, there may be a need for additional stormwater and utility infrastructure; however, this is commensurate with any intensification of development in the City and not unique to industrial land uses.

**7. Traffic Impact.**

The subject site can be accessed from Princeton on the north, and from Princess on the east; however likely primary access would be from Princeton which intersects with John Daly a few blocks to the east. In this area Princess is a local street not designed for heavy truck traffic. The streets have capacity to handle additional traffic, but may need maintenance to accommodate business and trucks typically resulting from industrial land uses. Additionally, traffic impacts on the surrounding neighborhood will need to be addressed during the Site Plan and/or Special Land Use approval process for any proposed developments.

**8. Public Noticing and Comments.**

Rezoning notices were sent out to residents living within 300 feet of the subject site 15 days prior to the scheduled June 10, 2019 Public Hearing. As of June 4, 2019, the Planning Department has not received any comments on the rezoning.

**RECOMMENDATION**

The information in this review demonstrates that rezoning the site from R-1C, One-Family Residential District to M-1, Light Industrial District is consistent with the Master Plan as long as any proposed development meets the screening requirements of the Zoning Ordinance to effectively transition between adjacent light industrial and residential land uses. The proposed rezoning of the site is appropriate. Based on the findings herein, we respectfully recommend the Planning Commission recommend approval of the rezoning from R-1C, One-Family Residential to M-1, Light Industrial.

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

Thank you,

Adrianna Jordan, AICP  
City Planner

**CITY OF INKSTER  
PLANNING COMMISSION  
MINUTES**

A regular meeting was held on **Monday, June 10, 2019**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:31 p.m.

**I. ROLL CALL**

**Present:** Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Nolen, Garrett, Willis (6:35), Faison, Davis and Williams.

**Absent:** None

**Others in attendance:** Adrianna Jordan, City Planner  
Kaitlyn Hines, Planning Technician  
William Gilbride, Representative for Precision MHE  
John Eckman, Precision MHE  
Kurt Kilby, Precision MHE  
Erin Cobane, Precision MHE  
Jamal Bazzi, Applicant

**Public in attendance:** Cornelius Harris, Citizen  
Chris Masters, Citizen

**II. ADOPTION OF AGENDA**

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

**III. ADOPTION OF MINUTES OF April 22, 2019**

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

**IV. PUBLIC HEARINGS**

**A. Case # 19-13 (Z) – Rezone the southwest corner of Princeton and Princess from R1-C, One-Family Residential to M-1, Light Industrial**  
Rezone Lots 767 through 770 (Parcel Number 44-022-01-0767-000) from R1-C, One Family Residential, to M-1, Light Industrial. The street address associated with the parcels is 26700 Princeton. The applicant is Leona Burja on behalf of Precision MFE.

**MOVED** by Garret, Seconded by Williams to open the public hearing for Case # 19-13 (Z),– R1-C, One-Family Residential to M-1, Light Industrial. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Commissioner Williams was concerned with what is intended for the stored materials, Mr. Kilby answered that the materials are static fixtures for operation.
2. Commissioners Faison and Nolen voiced concern with future land uses affecting residents if the property is zoned M-1.

Public Remarks:

1. Chris Masters, property owner adjacent to the subject property, was concerned with the future land use becoming more intense with the new zoning and whether or not residents will have to option to speak up about it again. Ms. Jordan assured that many of the more intense land uses would require a public hearing, so notices would once again be sent out.
2. Cornelius Harris, whose family owns a house just south of the subject property, asked about whether the alley is vacated or not, and mentioned that DTE has had issues reaching the poles in in the back because of the fence, which he believes is encroaching on his family's property. Mr. Harris is also worried about the cars that park on the street and the likely increase of truck traffic in the neighborhood. Commissioner Davis noted that DTE now cuts the lock to get back to the pole and that the only trucks that should be going through there are likely the ones that have never driven around here before.
3. Chris Masters then got up again to confirm the amount of cars parked around the neighborhood as being excessive from Precision. She also mentioned that she has had issues before with loud, explicit music being played in the storage yard. She went on to mention that it was quickly taken care of by Precision. Commissioner Garret then asked how many times it has happened, Ms. Masters responded with twice. Mr. Gilbride explained that there is excess parking supply for the facility and that employees leave for lunch. He also mentioned that the ally was vacated and the fence is in the middle of the vacated ally. Mr. Harris responded that it was on his property. Commissioner Nolen mentioned that is the fence is on Mr. Harris' property, then it will have to move. Ms. Jordan assured that we can make it part of the SLU conditions.

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

**MOVED** by Davis, Seconded by Ratliff to approve recommendation of Case # 19-13 (Z) – R1-C, One-Family Residential to M-1, Light Industrial. **Motion Carried.**  
(Nays: Williams, Willis)

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

A. **Case # 17-21 (SP) – Consideration of a Development Timetable, Financial Resume, and Traffic Study Waiver**

Planning Commission to review and consider approval of a waiver of the development timetable, financial resume, and traffic study requirement for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at

26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

**MOVED** by Nolen, Seconded by Ratliff for Case # 17-21 (SP) Development Timetable, Financial Resume, and Traffic Study Waiver. **MOTION CARRIED unanimously.**

**B. Case # 17-21 (SP) – Consideration of an Irrigation Waiver**

Planning Commission to review and consider approval of an irrigation waiver for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at 26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

Commissioners Concerns:

1. Commissioner Garret asked why they needed a waiver. Commissioner Davis mentioned that there is not much landscaping to justify it.

**MOVED** by Nolen, Seconded by Ratliff for Case # 17-21 (SP) Irrigation Waiver. **MOTION CARRIED unanimously.**

**C. Case # 17-21 (SP) – Consideration of an Off-Street Parking Waiver**

Planning Commission to review and consider approval of an off-street waiver for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at 26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

**MOVED** by Davis, Seconded by Ratliff for Case # 17-21 (SP) Off Street Parking Waiver. **MOTION CARRIED unanimously.**

**D. Case # 17-21 (SP) – Consideration of a Loading Zone Length Waiver**

Planning Commission to review and consider approval of a waiver of the required 70-foot long loading zone for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at 26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

**MOVED** by Nolen, Seconded by Garret for Case # 17-21 (SP) Loading Zone Length Waiver. **MOTION CARRIED unanimously.**

**E. Case # 17-21 (SP) – Consideration of a Loading Zone Screening Waiver**

Planning Commission to review and consider approval of a waiver of the required screening for the loading zone for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at 26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

**MOVED** by Williams, Seconded by Garret for Case # 17-21 (SP) Loading Zone Screening Waiver. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

NONE.

VIII. ADJOURNMENT – 7:27 pm

**MOVED** by Williams, Seconded by Garrett to adjourn the Planning Commission meeting held on June 10, 2019. **MOTION CARRIED unanimously.**

Respectfully submitted,

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Steven Chisholm, Chairman

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Lynnette O. Cain, Secretary

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Adrianna Jordan, City Planner