INKSTER CITY COUNCIL

July 1, 2019
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

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

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

FELICIA RUTLEDGE CITY CLERK	BYRON NOLEN MAYOR	TREASURER DARIN CARRINGTON	DAVID JONES CITY ATTORNEY

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

Council Orientation Agenda – 6:00 PM

1. Call to Order

2. Discussion

   A. Agenda Discussion

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

July 1, 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. Adopt-a-Park – Abe Hachem and Robert Kato
   B. 1st Graduate of the I-Can Student Incentive Program – Sandra Watley, District III

4. Public Hearing

5. Consent Agenda

   A. June 17, 2019 Regular City Council Meeting Minutes. **Pg. 1**
   B. Allen Brother's & Attorney's PLLC invoice $22,014.10 **Pg. 7**

6. Boards and Commissions

   A. Update of current list of appointments to Boards & Commissions. **Pg. 8**

7. Previous Business

8. Ordinance(s)

   A. First Reading(s)

   B. Second Reading(s)

      1. Council to offer a ***second*** reading and ***approval*** on an amendment (Z 19-03) to the City's Zoning Map to rezone one parcel, Lots 767 to 770 (APN 44-022-01-0767-000), located at the southwest corner of Princeton and Princess streets from R-1C, One-Family Residential zoning to M-1, Light Industrial zoning. **Pg. 15**

9. New Business

A. Discussion/Action: (Felicia Rutledge) Consideration and approval for a Special Event for the Commission on Aging Annual Picnic from 11:30 a.m. until 2:30p.m. August 2, 2019 at Wheatley Park on Penn and Beech Daly. **Pg. 27**

B. Discussion/Action: (Kaitlyn Hines) Consider approval of offer to purchase (Case # LD 19-13) two (2) Commercial lots which are located on the north side of Michigan Ave between Inkster Rd. and John Daly Rd. and are legally described as 30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0143 000), and 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0145 000), or 27210 Michigan Ave, in the amount of $21,000 to HWRSJT, LLC, Ronald Shunia. **Pg. 41**

C. Discussion/Action: (Kaitlyn Hines) Consider approval of (Case # LD 19-14), deeding one (1) vacant Industrial lot which is located on the north side of Dunning St between Meadowvale Ave and Bayhan Ave. and are legally described as *30D242, 243A* LOT 242 AND W 15 FT LOT 243 WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 WCR (Property I.D. 44 020 02 0242 301), 26130 Dunning, in the amount of $1.00 to Habitat for Humanity. **Pg. 58**

D. Discussion/Action: (Kaitlyn Hines) Consider approval Consider approval of offer to convey three structures: **4500 Inkster Rd**., located on the west side of Inkster Rd. between Lehigh St. and Annapolis Ave.and is legally described as Lot 1 Demby Terraces Subdivision T2S, R9E, Liber 88, Pages 29, 30 (Property I.D. 44014050001000); **4360 Hickory St**. **Pg. 62**

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 17, 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 17, 2019.

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

A. Agenda Discussion
B. Inkster Housing Property - Detroit HUD Field Office
C. Smart Green City Initiative – Jason Dixon

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to go into Executive Session 7:10 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 Oden, adjourn the closed Executive Session at 7:30 p.m. Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:40 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 Reverend George Williams

Roll Call

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

Approval of Agenda

Moved by Mayor Pro-Williams, Seconded by Councilmember Oden to approve the agenda with the deletion of item "I" under New Business and the addition of item "I" and item "I" and "J" under New Business. 6-19-99R - Motion carried.

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 – Pastor, Jean Overman

Public Hearings

Consent Agenda

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

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the Consent Agenda.
Resolution 6-19-100R – 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: (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)

Moved by Councilmember Chisholm, Seconded by Councilmember Mitchell to approve 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)
Resolution 6-19-101R– Motion carried.

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)

Moved by Councilmember Mitchell, Seconded by Councilmember Howard to approve 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)
Resolution 6-19-102R– Motion carried.

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)

Moved by Councilmember Chisholm, Seconded by Councilmember Oden to approve 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)
Resolution 6-19-103R– Motion carried.

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)

Moved by Councilmember Chisholm, Seconded by Councilmember Howard to approve 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)
Resolution 6-19-104R– Motion carried.

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).

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to approve of an 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). Transfer is contingent upon financial approval of grant funding and a one (1) year reversion clause.
Resolution 6-19-105R– Motion carried.
NAY: Howard

ROLL CALL:

Councilmember Chisholm	Yea	Councilmember Oden	Yea
Mayor Pro-Tem Williams	Yea	Councilmember Watley	Yea
Councilmember Howard	Nay		
Councilmember Mitchell	Yea		

F. Discussion/Action: (Sharde Fleming) 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.

Moved by Councilmember Oden, Seconded by Councilmember Chisholm to approve of an 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 Somerset 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.
Resolution 6-19-106R– Motion carried.

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.

Moved by Councilmember Mitchell, Seconded by Mayor Pro-Tem Williams to approve to accept a 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.
Resolution 6-19-107R– Motion carried.

H. Discussion/Action: (Sharde Fleming) 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.

Moved by Councilmember Chisholm, Seconded by Councilmember Oden to approve of an 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.
Resolution 6-19-108R– Motion carried.
NAY: (Watley, Howard)

~~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.~~ ***REMOVED***

I. Discussion/Action: (Sharde Fleming) Consider approval of offer to purchase (Case # LD 19-12) one (1) vacant Industrial lot which is located on the north side of Trowbridge Ave between Beech Daly Rd. and Bayhan Ave. 30R5A2 LOT 5 EXC THE N 220 FT THEREOF ALSO EXC THE S 375.76 FT THEREOF FELLRATHS WESTWOOD GARDENS SUB T2S R10E L68 P99 WCR and are legally described as (Property I.D. 44 020 03 0005 304), in the amount of $15,000.00 to Abe Hachem.

Moved by Councilmember Chisholm, Seconded by Mayor Pro-Tem Williams to approve of an offer to purchase (Case # LD 19-12) one (1) vacant Industrial lot which is located on the north side of Trowbridge Ave between Beech Daly Rd. and Bayhan Ave. 30R5A2 LOT 5 EXC THE N 220 FT THEREOF ALSO EXC THE S 375.76 FT THEREOF FELLRATHS WESTWOOD GARDENS SUB T2S R10E L68 P99 WCR and are legally described as (Property I.D. 44 020 03 0005 304), in the amount of $15,000.00 to Abe Hachem.
Resolution 6-19-109R– Motion carried.

J. Discussion/Action: (City Council) To Vote in accordance with the vote taken in closed session. (Gardner)

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve of the vote taken in closed session. (Gardner)
Resolution 6-19-110R– Motion carried.

Public Participation

- **John Nichols –** Stated the grass is high at 26100 Annapolis and also at 26176 Annapolis. He asked if the grass could be cut.
- **Aaron Sims –** Stated he had a meeting with the Mayor and Wayne County executive Warren Evans for funding on the Malcolm X home at 4336 Williams Street. He further stated that permits to work on the home would be pulled by Wednesday, June 19, 2019.
- **Peggy Bishop –** Thanked Inkster residents for showing up to the "Black" rodeo she stated that approximately seventeen hundred people showed up. She lastly stated that the rodeo will be happening again next year June 19, 2020.
- **Danielle Williams –** Announced the Different World of Art for students K-8th grade to be held at Wayne County Community College.
- **Reverend George Williams –** Stated he is submitting a FOIA request regarding the expenditures of the Memorial Day parade.
- **Paul Bollinger –** Announced job postings at Inkster Housing.
- **Shirley Hankerson –** Announced the Mayoral Forum on June 20, 2019 at 6:00 p.m. at the Booker Dozier Recreation complex.
- **Will Miller –** Announced the Public Allies Leadership Academy. He stated the person positions are for five to ten months and are paid and they are looking for approximately seventy five people.
- **Dennard Shaw –** Asked about grass cutting in the Northeast section of the city. He further asked for an update on the vidoc on Inkster Road and about city roads being repaired.

City Clerk

- No Comments.

City Treasurer

- No Comments.

Mayor and Council

- **Councilwoman Watley –** Stated that the Memorial Day parade consist of floats, bands and other participant. She said that the floats have monetary cost. She stated she resurrected the parade and appreciates having done it for the past five years. She thanked everyone for the opportunity but stated this is her last time doing the parade. Lastly, she thanked the Auxiliary Police and Police for being polite and considerate during this year's parade.
- **Councilman Oden –** Thanked DPS for clean up
- **Councilwoman Mitchell –** Thanked persons for attending the Juneteenth celebration and invited everyone to the Middle Passage celebration on 6-19-19.
- **Mayor Nolen** – Announced lunch with the Mayor on Thursday and announced the Inkster Summerfest. He further announced the Mayoral Forum.
- **Mayor Pro-Tem Williams –** Asked about grass cutting. He invited residents to Shop Inkster.
- **Councilman Chisholm –** Announced the Ink Town Pedal push.

Adjournment

There being no further business to come before Council, on a motion duly made By Mayor Pro-Tem Williams, Seconded by Councilmember Oden and carried, the Regular Council meeting of June 17, 2019 was adjourned at 9:33 p.m.

Inkster
Discover. Grow. Unite.

Felicia Rutledge, City Clerk
City of Inkster

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

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Attn: City Manager

06/15/2019
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	$6,000.00
Municipal Legal Services	$3,437.50
Labor	$1,437.50
Litigation	$11,139.10
Total Invoice for April, 2019	**$22,014.10**

July 1, 2019

CITY OF INKSTER

Boards & Commissions

[MADE OPERATIVE BY STATE LAW, CITY OF INKSTER CHARTER PROVISION OR CITY OF INKSTER ORDINANCE

AGING COMMISSION

[MEETINGS: Third Friday of each month at 1:00 p.m., Twin Towers Activity Room]

2 Year Term	9 Members	Ordinances: 414,457 & 508

Denise Champagne, Project Dir. - (Ex-Officio Member)	Tenure
Rochelle Wells	Exp. 8/06/20
Doris Horne	Exp. 08/06/20
Henry Wade	Exp. 08/06/20
Toni Bailey	Exp. 07/07/19
Roosevelt Stubbs	Exp. 04/15/2021
Gabe Henderson	Exp. 08/06/20
Jean Liddell	Exp. 08/06/20
Iris Long	Exp. 01/17/20
June Patter son	Exp. 01/17/20
Debra Owens	Exp. 05/21/20
Chuck Coleman	Exp. 08/20/20

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment	3 Members	Charter Provision and State Law

WCA Assessing	Clerk of the Board – Non Voting
William Miller	Exp. 03/05/2019
Gina Triplett (Alternate)	Exp. 03/05/2019
Lenoria Warmack	Exp. 03/06/2019
Ned Sanders	Exp. 02/04/20

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey	Exp. 07/16/20
Kathleen Gibbs	Exp. 02/06/19
Gabe Henderson	Exp. 02/18/21
Avis Love	Exp. 11/6/19
George Williams	Exp. 11/6/19
Vacant	
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BUILDING AUTHORITY COMMISSION - *Inactive*

[MEETINGS: Second Monday in January]

3 Year Term	5 Members	State Law and Resolution 74-1-39
Nathaniel Elcock		Exp. 12/31/05
Hersey Bryant, (C)		Exp. 12/31/00
Horace Wells		Exp. 12/31/01

CABLE TELEVISION COMMISSION

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

3 Year Term	9 Members	Ordinances 593 and 609
Vacant		**Ex. Officio**
Troy Seaton	Dist. 1	Exp. 01/17/20
~~Leon Houston~~	~~Dist. 2~~	~~Exp. Served Notice; Returned~~
Vacant	Dist. 3	Exp.
Octavia Smith	Dist. 4	Exp. 07/03/20
Thelma Jean Overman	Dist. 5	Exp. 02/06/20
Connie R. Mitchell	Dist. 6	Exp. 02/04/22
Sandra Watley	**Mayoral**	Exp. 01/03/20
Steven Chisholm	At-Large	Exp. 01/17/20

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term	3 Members	Ordinances 237 & 559
Clarence Oden		Exp. 6/18/15
Vacant - (Employee Representative)		
~~James White~~		Exp. 12/04/11
- (Commission Appointment)		

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

	5 Members	Ordinance 150.140 thru 150.145
Mark Minch (Building Contractor)		Exp. 9/19 (1 Year Term)
Deborah Owens (General Member)		Exp. 9/19 (2 Year Term)
Guy Borrusch General Member)		Exp. 9/19 (2 Year Term)
Dorsey Williams (Contractor)		Exp. 9/20 (3 Year Term)
James Garett (Engineer)		Exp. 9/20 (3 Year Term)
Charles Rizzon (Alternate)		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 – Building Inspector		Exp. 04/19

DOWNTOWN DEVELOPMENT AUTHORITY

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

4 Year Term	12 Members	State Law and Ordinances 687 and 741
Connie R. Mitchell		Tenure
Martha Theis		Exp. 12/17/22
Angela Dodson		Exp. 02/19/22
Cynthia Adams (Secretary)		Exp. 12/17/22 - RESIGNED
Britto Abiolo (Vice Chair)		Exp. 05/18/19- RESIGNED
Peter Cimeot		Exp. 01/21/18
Akindele Akinyemi (Chair)		Exp. 02/16/19-RESIGNED
Val Ogbonaya		Exp. 07/20/19 –RESIGNED
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 –RESIGNED
Akindele Akinyemi		Exp. 05/18/21 –RESIGNED
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)	Tenure
City Attorney	Tenure
City Clerk	12/20
Catherine Morris (Mayor and Council appointee)	12/22
LaGina Washington (Mayor and Council appointee)	

HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]
5 Year Term — 6 Members — State Law and Ordinance 99

Caroline Smith	Exp. 03/24
Mable Stroman	Exp. 3/22
Ellis Clifton	Exp. 3/19
DaSalla Scott	Exp. 9/20 (Resident Housing)
George Williams	Exp. 10/19

INKSTER HISTORICAL COMMISSION

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

Theola Jones	Dist. 1	Exp. 02/06/19
Rhoda Littles	Dist. 2	Exp. 02/06/19
Ruth E. Williams	Dist. 3	Exp. 02/06/19
Vacant	Dist. 4	
Vacant	Dist. 5	
Jean Liddell	Dist. 6	Exp. 09/18/19
George Mitchell		Exp. 10/16/19
Gabe Henderson	Dist. ???	Exp. 08/20/20

LIBRARY BOARD — 4 year term

Michael Wells	Exp. 2019
Akindele Akinyemi	Exp. 2019
DeAndra Crystal-Rikay Watley	Exp. 2019
Dosye A. Thompson	Exp. 2019
Emmereal Shawn Wells	Exp. 2019
Ruth E. Williams	Exp. 2019

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]
2 Year Term — 7 Members — Ordinance: 603

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

LOCAL OFFICERS COMPENSATION COMMISSION

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

7 Year Term | 7 Members | State Law and Ordinance 409

Lenoria Warmack	Exp. 10/17/2023
Thelma Jean Overman	Exp. 10/17/2023
Debra Owens	Exp. 10/17/2023
Ann Gross	Exp. 12/5/2023
Ronald Johnson	Exp. 12/19/2023
George Williams	Exp. 12/19/2023
Aaron Sims	Exp. 01/03/2024

PARKS AND RECREATION COMMISSION

[MEETINGS: First Tuesday of each month at 7:30 P.M., Recreation Complex]

2 Year Term | 9 Members | Ordinances: 493 & 551

VACANT	Dist. 1	Exp. 03/20/19
Opal Nolen	Dist. 2	Exp. 11/6/19
Tania James	Dist. 3	Exp. 04/01/21
LaWanna Abney-Mitchell	Dist. 4	Exp. 02/19/20
VACANT	**Dist. 5**	**Exp. 02/19/20**
Connie R. Mitchell	Dist. 6	Exp. 09/05/19
Tonia Williams	Mayoral	Exp. 02/20/19
Shirley Hankerson	Mayoral	Exp. 4/15/21
Ned Sanders	Council	Exp. 07/07/19

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term | 6 Members

Alisa Todd	Dist. 1	Exp. 3/7/18
Katrina Coats	Dist. 2	Exp. 3/7/18
Zeavean Johnson	Dist. 3	Exp. 3/7/18
William Grubbs	Dist. 4	Exp. 3/7/18
Taylor Todd	Dist. 5	Exp. 3/7/18
Demon Zimmerman	Dist. 6	Exp. 3/7/18
Tiwain Smith	**Mayoral**	Exp. 3/7/18

PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 6:00 p.m., City Council Chambers]

3 Year Term | 9 Members | State Law and Ordinance 33

Marcus Hendricks (Council appointee)	Exp. 12/18
Byron Nolen (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 3/22
Timothy Williams (Mayor Pro-Tem)	Exp. 7/19
Mack Willis	Exp. 2/20
James Garrett	Exp. 09/20
William Ratliff (Vice-Chair)	Exp. 0419
Lynette Cain (Secretary)	Exp. 05/19
Steven Chisholm (Chair)	Exp. 04/19
Kim Faison	Exp. 01/21

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 1:00 p.m., TIFA Room]

2 Year Term | 5 Members | Charter

Lorenzo A. Moner, Jr.	**Mayoral**	Exp. 12/17
Barry O'Bryan	Police Rep	

Jason Kaye	Fire Rep	
Sandra K.Watley	**City Council Rep**	Exp. 12/18
Velma Overman	Board of Trustee Rep	

WATER REVIEW COMMITTEE

[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Sam Brown	App. 01/07/13
Carl Woods	App. 01/07/13
Ann Coleman	App. 01/07/13
Courtney Owens	App. 01/07/13
Councilmember Williams	App. 02/04/13
Marcus Hendricks	App. 02/18/13
Dennis Weislo	App. 02/18/13

ZONING BOARD OF APPEALS (ZBA)

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

3 Year Term	7 Members	State Law and Ordinance 277
Ruth E. Williams	Dist. 1	Exp. 02/15/19
Clarence Oden, Jr. (VC)	Dist. 2	Exp. 04/03/20
James Cross	Dist. 3	Exp. 07/01/16
Roosevelt Stubbs (S)	Dist. 4	Exp. 08/21/20
Vanola Williams	Dist. 5	Exp. 02/06/20
Norma McDaniel	Dist. 6	Exp. 10/05/18
Tom Michelini		Exp. 04/18/19
Teresa Patton		Exp. 08/06/21
Mac Willis		Exp. 11/05/21

Nankin Transit

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

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

2015 Community Development Block Grant Advisory Council (CDBG)

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

Timothy Williams, Council Appointee	Exp. Tenure
Clarence Oden (Alternate)	Exp. Tenure

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

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

6 Year Term	13 Members	Resolution 85-8-331
Connie R. Mitchell		Tenure
Brittni Abiolu		Exp. 6/06/22-RESIGNED
Avis Love		Exp. 03/20/23
Rerhi Onomake		Exp. 03/16/21
Dennis Weislow		Exp. 06/07/19
Charmaine Kennedy		Exp. 02/20/21

Mary Weislow (Treasurer)	Exp. 06/06/22
Winnie Nwankwo	Exp. 05/18/21
Akindele Afinyemi	Exp. 05/18/21-RESIGNED

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 H. Nolen, Mayor **Date: June 24, 2019**

From: Adrianna Jordan
City Planner

Date for Council Consideration: July 1, 2019

ACTION REQUESTED: Council to offer a second reading and vote on an amendment (Z 19-03) to the City's Zoning Map to rezone one parcel, Lots 767 to 770 (APN 44-022-01-0767-000), located at the southwest corner of Princeton and Princess streets from R-1C, One-Family Residential zoning to M-1, Light Industrial zoning.

Current Action ___X____ Emergency _____ Future _____

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

Mayor's Approval Byron H. Nolen

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. On Monday, July 17, 2019 City Council held a first reading of the proposed map amendment.

Leona Burja on behalf of Precision MFE has initiated the above-referenced rezoning of one parcel consisting of Lots 767 to 770 (APN 44-022-01-0767-000). In the previous RFCA the initiative for the rezoning was erroneously attributed to the City of Inkster.

The subject parcel is located at the southwest corner of Princeton and Princess streets, and totals 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

If this request is approved by Council, the map amendment will be published and posted and become effective after 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
Site	Outdoor Storage (Unpermitted)	R-1C, One-Family Residential District	Industrial
North	Light Industrial	M-1, Light Industrial District	Industrial
South	Single-Family Homes	R-1C, One-Family Residential District	Low-Density Residential
East	Single-Family Homes	R-1C, One-Family Residential District	Low-Density Residential
West	Single-Family Homes	R-1C, One-Family Residential District	Low-Density Residential

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

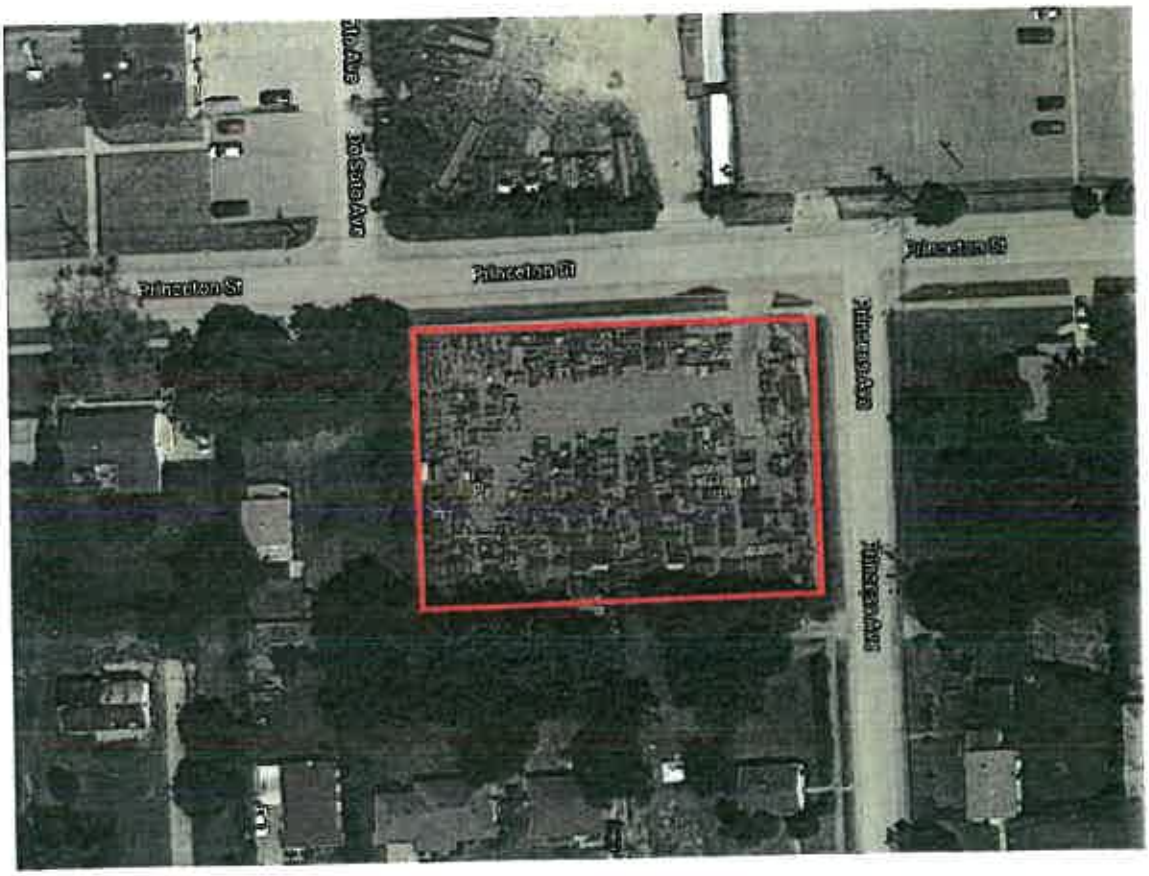


EXHIBIT B: ZONING MAP

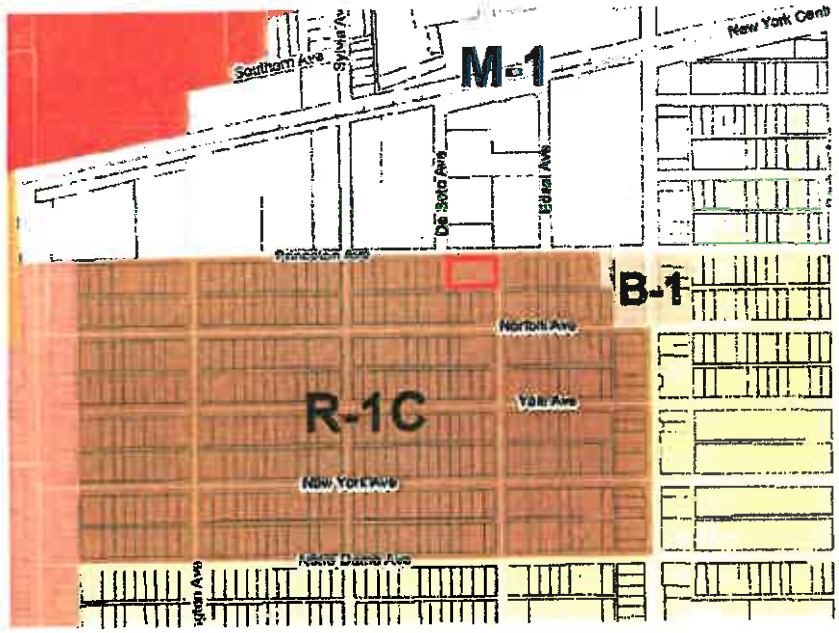


EXHIBIT C: FUTURE LAND USE MAP

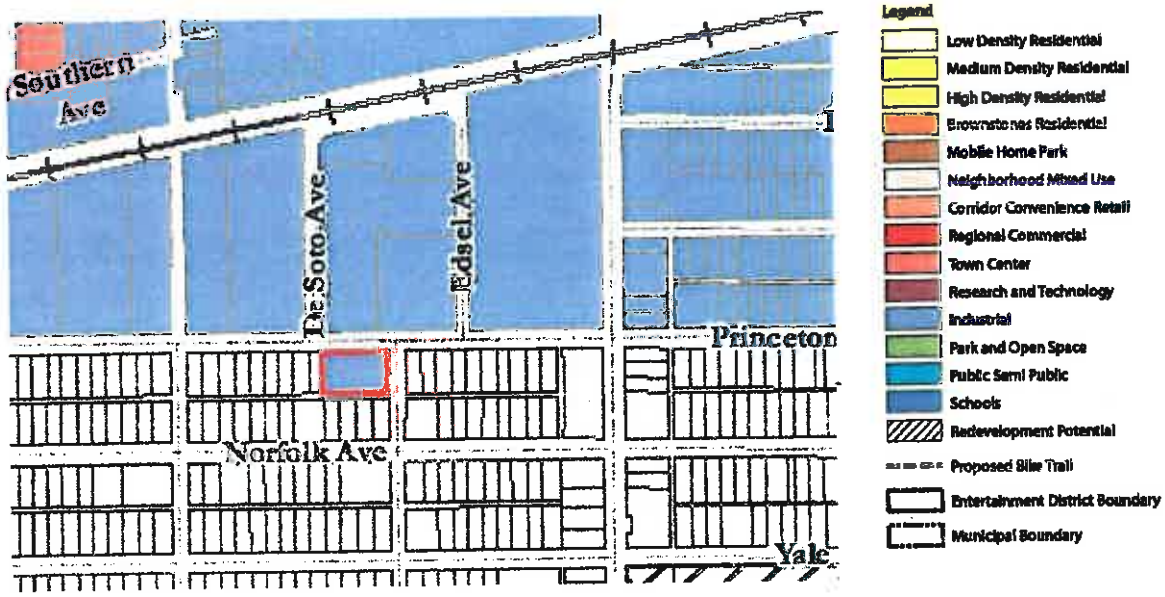
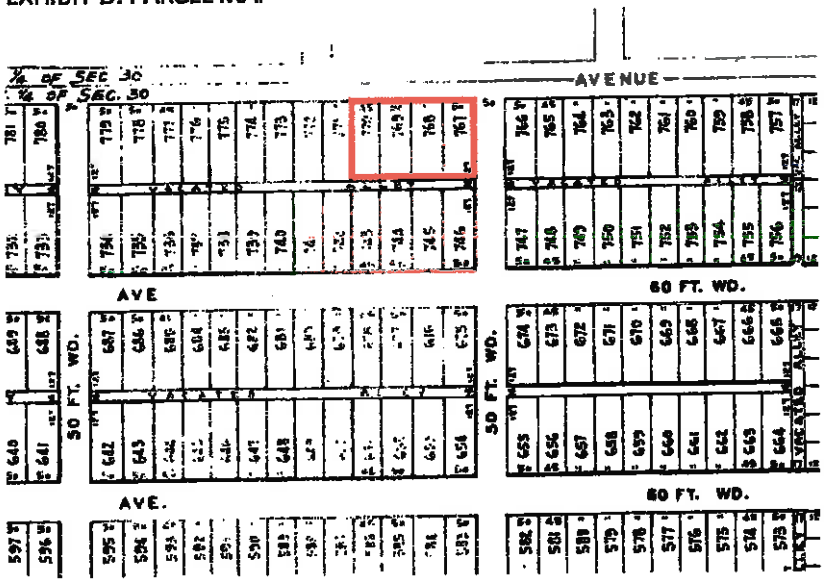


EXHIBIT D: PARCEL MAP



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,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor **Date: June 26, 2019**

From: Felicia Rutledge, City Clerk **Date for Council's Consideration: July 1, 2019**

ACTION REQUESTED: Special Event; Commission on Aging Annual Picnic from 11:30 a.m. until 2:30p.m. August 2, 2019 at Wheatley Park on Penn and Beech Daly.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND:

The Commission on Aging host a Senior Picnic annually in the Wheatley Park. The Commission on Aging representatives have met with City Administration regarding this event. It is the City's recommendation that whatever city service provision costs incurred be waived. The reasoning is that we consider the Commission on Aging to be a quasi city department and it makes little sense to charge ourselves. As to the provision of city services for the event, the bathrooms will need to opened, cleaned and closed at the end of the event. If they don't currently exist, trash receptacles should be placed and then picked up/emptied at the conclusion of the event. The event is scheduled for Friday, August 2, 2019.

SCOPE OF SERVICES:

A Special Event application was completed.

JUSTIFICATION:

City Council adopted a Special Events Policy for events that will be held in the city. This policy is to notify administration and essential departments of "Special Events" so that the city is abreast and able to respond if necessary.

PROJECT IMPROVEMENTS:

COSTS:

PROJECTED TIME TABLE:

August 2, 2019 from 11:30 a.m. until 2:30 p.m. in Wheatley Park

RESOLUTION:

Authorization is hereby given to allow the Commission on Aging to host their Annual Senior Picnic; in Wheatley Park on August 2, 2019 from 11:30 a.m. until 2:30 p.m.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

City of Inkster, Michigan

Application Packet
For Class 1 and Class 2 Events

Received: 6/24/2019

NOTICE OF INTENT TO APPLY FOR AN EVENT PERMIT

The first page of this packet implies your intent to hold an event, reserve a park, or close a street in the city of Inkster. The due date for the Notice of Intent can be found on the next page under your event class. In order to reserve a date and location, please fill out this first page and mail or email it to:

City Clerk's Office
26215 Trowbridge Rd. Inkster, MI. 48141
Office: (313) 563-9770; Fax: (313) 563-7378
E-Mail: frutledge@cityofinkster.com
www.cityofinkster.com

Event Title: Commission On Aging Annual Picnic

Type of Event: Picnic

Estimated Class Level (please circle): Class 1 (Class 2)

Event Date (s): Friday, August 2nd, 2019 Event Hours: 11:30 AM - 2:30 PM

Park Name and Location (if only interested in a portion of a park, please specify the portion):
Wheatley Park (Penn & Beech Daly)

***Additional days for set up: ——— ***Additional days for clean-up: ———

***Please note, the rental rate allows for set up to begin after 5:00 pm the day prior and clean up to end by 10:00AM following your event. If this does not allow you enough time, please discuss with the Clerk's Office.

Please name the person(s) principally responsible for this event (applicant):
Name: Denise Champagne E-mail Address: dchampagne@cityofinkster.com

Phone 1: 313-570-2444 (work/home/(cell)) Phone2: 313-561-2382 ((work)/home/cell) Fax: ———

Legal name of applicant's organization: City of Inkster Commission On Aging

Form of ownership:
☐ Doing Business As ☐ Corporation ☒ Non-Profit

City of Inkster
Event Permit

□ Individual □ Association □ Partnership

Applicant organization is:
☒ Resident or located in the City (proof of residency is required) □ Non-resident

Legal address: 2000 Inkster Road, Inkster MI 48141
Mailing address: 2000 Inkster Road
City: Inkster State: MI Zip: 48141
Phone: 313-561-2382 Fax: — E-mail: dchampagne@cityofinkster.com

The permit shall not be issued until the application (pages 8-13) has been reviewed and approved by the Clerk's Office, DPW, Police Department, Fire Department, City Mayor, and City Council.

CLASSES/CATEGORIES

Alcohol is strictly prohibited in any City Street and/or any Public Property pursuant to the Inkster City Code.

	Pre-event meeting	**Security Deposit Req.**	**City services Requirement**	**Notice of intent due**	**Applicable sections**
Class 1 event: • Any street closure or park reservation that is **not** open to the public o Neighborhood association block parties. o Family reunion or private organization park reservation. o Less than 500 people in attendance at any one time. o No alcoholic beverages sold, served, or consumed. o Single day event.	May be Required	$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14
Class 2 event: • Any event, street closure or park reservation that is open to the public o Less than 1,000 people in attendance at any one time. o No alcoholic beverages sold, served, or consumed.	Determined by City Event Organizer	$300	May require DPW services post-event.	30 days prior to event	1, 2, 5, 6, 8, 9, 10, 11, 12, 13, 14

Please note your Security Deposit will be returned to you upon completed payment of your invoice. Fees are based on services provided.

DEADLINES

Class 1 Permit Deadlines

30 Days Prior to Event Date: • Notice of Intent • Application Fee	30 Days Prior to Event Date: • Application • Copy of insurance rider (if necessary). • Security Deposit

Class 2 Permit Deadlines

30 Days Prior to Event Date: • Notice of Intent • Application Fee	30 Days Prior to Event Date: • Application • Copy of insurance rider. • Pre-event meeting scheduled (if necessary). • Security Deposit

INSURANCE REQUIREMENTS

TIP: Check with your own insurance carriers (business, organization, auto, renters, home owners, etc.) to see if they will extend your coverage to cover the event before starting from scratch.

Please submit only the Certificate of Liability Insurance page of the policy with your application if your event class requires it.

Class 1 Insurance requirements
Insurance will be required for all Class 1 Events in the amount of $250,000 per occurrence, naming the City of Inkster as additionally insured **if any of the following instances are planned:**

- Planned/Organized athletic event.
- Any commercial service being provided, including but not limited to:
  - Setting up of tents/canopies, such as family reunions, weddings, etc.
  - A hired act – magician, animal rides, band, etc.
  - A hired service, such as caterers, portable toilets, moonwalks, rides, etc.

Class 2 Insurance requirements
Insurance will be required for all Class 2 Events in the amount of $250,000 per occurrence, naming the City of Inkster as additionally insured.

FEES

The City of Inkster provides a variety of public services for events. Event permit holders shall reimburse the City for 100% of the cost of services provided. The fees and rates below do not constitute a written or implied contract. The need for services and cost estimates will be determined at the pre-event meeting between the event permit applicant and City staff.

Fees paid via cash, check, credit card or money order payable to "City of Inkster" should be submitted with the application. If you wish to pay your application fee via credit card, please complete the Credit Card Authorization Form. Only MasterCard and Visa can be accepted for payment and a 3% fee is associated with using a credit card. If the actual costs differ from the amount paid, the City of Inkster or the permit holder must refund or pay the difference within 30 days after the event. Penalties and interest will be charged for late payments. The penalty for late payments is 3.0% of the outstanding balance. The interest charge for late payments is 0.5% of the outstanding balance each month until paid in full.

These rates are subject to change without notice on July 1.

Park key fee
To ensure that you have access to the park during the hours on the approved application, you can pick up a key for your event at the DPW office anytime Monday through Thursday between 9a – 4p for a $20 key deposit. The deposit is 100% refundable after the key is returned.

Application Fee (non-refundable)

- Payable to "City of Inkster"

	Application Fee	
Class 1 Resident	$75	
Class 1 Non-Resident	$150	
Class 2 Resident	$100	
Class 2 Non-Resident	$200	

Security Deposit (refundable minus any costs incurred)

- Class 1 Event: $300
- Class 2 Event: $300
- Paid via check or money order or credit card payable to "City of Inkster"

Inkster Police Department Service Fees/Auxiliary

Labor Rates: These rates change annually on July 1 and are subject to change at any time

- Uniformed police officer: $45/hour
- Uniformed sergeant: $67/hour
- Uniformed lieutenant: $69/hour
- Volunteer Service Corps: The Police Department's Volunteer Service Corps (VSC) is designed to supplement or substitute uniformed police personnel when appropriate. However, the Police Department has the sole authority to determine the level of use and deployment, if any, of the VSC for an event. In other words, some events may have VSC service and others events may not – the decision lies solely with the Police Department and its evaluation of event service needs. Although VSC members are volunteers, event permit holders are charged for a Sergeant's time to organize and schedule VSC members (1 hour for every 4 VSC members).
  - 1-4 VSC members $67/Per Day
  - 5-8 VSC members $134/Per Day
  - 9-12 VSC members $201/Per Day

Equipment Rates:

- Mobile command post $11.44/hour
- Police cruiser $8.09/hour

Department of Public Works Service Fees

Labor Rates:

- Park worker (Straight Time): $18.48/hour
- Park worker (Overtime): $27.72/hour
- Crew Chief (straight time) $20.76/hour
- Crew Chief (overtime) $31.14/hour

Fire Department Rates

- Firefighter (Straight Time):$ 38.00 /hour
  (Rescue Vehicle)

Equipment Rates

- Trailer $75.00/hour
- Pick Up Truck $420.00/hour
- Stake Truck $75.00/hour
- Weed Whip 4.16/hour
- Mower 26.43/hour
- Sweeper $150.00/hour
- Loader $150.00/hour

INVOICE EXAMPLES FROM PREVIOUS YEARS

Department of Public Works (DPW)

This is a common invoice for trash removal. Four of Republics trash boxes (55 gallons each) are equal to one cubic yard of trash. So the example below shows disposal of 18 boxes of trash.

Qty	Description	Unit Price	Total
2.5 hrs.	DPW Crew Chief Employee	$20.76	$51.90
2.5 hrs.	DPW Employee	$18.48	$46.20
.5 hrs.	Pick-up Truck	$ 20.00	$ 10.00
.5 hrs.	Loader	$150.00	$75.00
1 hrs.	Stake Truck	$75.00	$75.00
.5 hrs.	Trailer	$50.00	$25.00
4.5 cubic yards	Trash removal	$20 per cubic yard (1 Republic Management box = 55 gallon trash bag = ¼ a cubic yard. i.e. 4 55 gallon trash bags = $20	$85.00

Received: _____

EVENT PERMIT

Please note Event Organizer (s) is responsible for notifying vendors and attendees: Of the No Alcohol Policy/Ordinance.

Event Title: Commission On Aging Annual Picnic

Location: Wheatley Park (Penn & Beech Daly)

Estimated Class Level (please circle): Class 1 (Class 2)

Event Date/time (s):
Date: Friday, August 2nd, 2019 Start: 11:30 (AM)/PM End: 2:30 AM/(PM)

Please name the person (s) principally responsible for this event (applicant):
Name: Denise Champagne E-mail Address: dchampagne@cityofinkster.com

Mailing address: 2000 Inkster Road

City: Inkster State: MI Zip: 48141

Day Phone: 313-561-2382 Evening Phone: 313-274-2659

Cell Phone: 313-570-2444 Fax: ~~_____~~

Names and addresses of all officers and directors (attach separate sheet if necessary):

President: Chuck Coleman Secretary: Denise Champagne

Vice President: Rochelle Wells Treasurer: _____

++

Were there any changes to event date/location/time/structure/etc. since the Notice of Intent was submitted? If yes, please describe and explain:

No

Section requirement by class	
1, 2	**Please read and check the boxes stating that you are aware of the following.** 1a. Ordinance inclusion on Promotional Materials *Please check the box to indicate you have read and understood this section.* The City of Inkster ***highly encourages*** adding the following information on all promotional materials, fliers, websites, etc. because people violating this ordinance will be asked to leave the premises: ☑ "The City's event ordinance prohibits the allowance of Alcoholic Beverages on premises. 1b. Ordinance inclusion on Signage: ☑ The City does not allow posting of flyers on any poles (utility or otherwise) within the City limits, nor does it allow posting of signs in any public right of way (space between street and sidewalk) without express permission (please attach copies of written authorization). **Please note that the event organizer is responsible for informing vendors and other participants of these ordinances.**
1, 2	2. Attendance: Please estimate the number of people you expect to attend the event: 150
1, 2 DPW	3. Utilities: Does this event require any utilities? (Electricity in the parks may need to be requested in order to be turned on; not all parks are equipped with electricity). ☒ Yes (see below) ☐ No ☐ Electricity ☐ Water ☒ Other Restrooms Are the necessary utilities available at the location? ☒ Yes ☐ No (see below) If not, how do you propose supplying the required utilities? _____ _____

Section requirement by class
1, 2 DPW

4. Street closures:

Does your event require street closures: ☐ Yes (see below) ☒ No

Michigan Ave., is considered a State Trunklines. MDOT must be notified of any closings of these streets. If you are listing a state trunkline, please put a Y in the trunkline column.

Please list all streets that will be closed, including their intersecting streets on either end.
EXAMPLE:

Street to close	From	To	Date	Time	Trunkline?
Penn	9/1/13	9/5/13	8/30/13	Noon-3p	N

Street to close	From	To	Date	Time	Trunkline?

(Please be sure to include enough time for event set up and clean up. Please attach additional sheets as necessary).

Will you require the use of City owned barricades to close the street(s)? Yes ☐ No ☐
If no, by what means will you close the street? _____

If yes, please provide the name and address of the person who will take responsibility for the barricades during the course of the event. (Barricades can be picked up at the Inkster Police Department the day before your event. Barricades should be returned to the Inkster Police Department upon completion of your event or a fee will be incurred.
If it's the same as the applicant, please write SAME in the name field.

Name: _____ Address: _____ Phone: _____

Describe the means by which you intend to inform residents of the street closing.
_____

Will you permit local residential traffic street access during the event? Yes ☐ No ☐
If no, how do you intend to accommodate residents? _____
_____

****Must have an entrance and exit for Emergency Vehicles.**

Section requirement by class	
1, 2	5. Food Permit: Will any food be prepared, distributed, or sold at event? ☒ Yes (see below) ☐ No Catered box lunch will be served. If food will be prepared on site, distributed or sold each vendor must apply for and receive a permit from the City Clerk's Office/Wayne County. **** **Please note that the Wayne County Health Department must be contacted and advised of event date (s), times, and event organizer contact information in case they have any questions.**
1, 2	6. Restrooms: ***Wheatley Park has Restrooms.** Does your event require restroom facilities? ☒ Yes (see below) ☐ No How many portable restrooms are you supplying? 6
1, 2 IPD	7. Noise Permit: Does your event require a noise permit: ☐ Yes (see below) ☒ No Type of sound at this event: ☐ P.A. system ☐ live band ☐ stereo equipment ☒ other: Ipod Speaker Event coordinators are responsible for monitoring noise levels and ensuring compliance with the stated noise policy for park events. 1. Permissible Noise Levels – Maximum decibel levels shall not exceed 80 dB (A) from the hours of 10 am thru 10 pm. Maximum decibel levels shall not exceed 75 dB (A) from the hours of 10 pm thru 10 am. These measurements shall be taken from the ROW along the perimeters of the parks. Parties in violation will be given (1) warning to correct violations. If a second violation occurs, then the event will be shut down. Event holders are responsible for any cost incurred to the IPD in this respect. 2. No obscene language or racial epithets shall be allowed during stage productions. 3. The IPD reserve the right to cancel any production for any violation of item (1) or (2). No refunds shall be given and additional costs may be deducted from the security deposit. Please state the days and times that music or P.A. system will be used: Date: 8-2-19 Time from: 11:30 AM – 12:30 PM Time to: 12:30 PM **Please attach a scaled layout/set up for the event**
Section	

requirement by class	
1, 2 DPW	8. Temporary Apparatus: Will your event include any of the following? ☒ Yes (see below) ☐ No If yes, check all that apply and include placement of each on event site plan: (Note that the city can only supply bleachers and picnic tables) ☐ Tent (s) ☐ Portable toilet (s)*** ☐ Inflatable devices*** ☐ Portable lights ☒ Other Rented tables and chairs ☐ Bleacher (s) Number requested from the City _____ ☐ Picnic Table (s) Number requested from the City _____ ***Please see page 4 for insurance requirements if these are utilized.**
1, 2 DPW	9. Trash: How many trash receptacles (with liners) do you intend to provide 4 How do you intend to dispose of the trash following your event? Taken away after event ends. Republic sells event trash boxes (55 gallons each, 1box is equal to ¼ cubic yard). You can contact them at 877-264-5544
1, 2 DPW	10. Site Restoration: ***Site restoration and equipment removal are required by 10:00 am the morning following your event.*** What date do you agree to restore the location to the condition in which you found it? 8-2-19

City of Inkster
Event Permit

Event Title: Commission On Aging Annual Picnic

Event Date(s): Friday, August 2nd, 2019 Event Hours: 11:30 AM - 2:30 PM

ATTESTATION

As applicable to event, applicant understands and agrees to comply with City ordinances and rules governing events and agrees to make final payment within thirty (30) days after the scheduled event invoice is received for any additional services required. Failure to comply within thirty (30) days shall place the applicant in default status. Further, it is understood that in the event a permit holder is placed in default status, the permit holder will be denied any other event permit (s) for a period of at least eighteen (18) months from the date of final payment and/or default resolution.

I hereby agree to comply with all Federal and State Statutes and with all City of Inkster Ordinances, including the curfew and noise ordinances. I understand and agree that in the event any nuisance or disturbances are caused by the individuals attending the event, the use of the location may be terminated without prior notice by the Police Chief or the City Mayor or their designee. I authorize the Fire Chief to determine the maximum number of persons who may attend this event based on available space. Further, I understand and agree to abide by any additional City requirements that may be deemed necessary to safely operate the proposed event.

This application represents my intent for the proposed event to the best of my knowledge. I am authorized to sign on behalf of the organization:

Denise M. Champagne	Denise M. Champagne	6-24-19
Applicant Name (printed)	Signature	Date

City of Inkster Approvals

Department Approval	Name (printed)	Approved?	Date
City Council	Resolution Number		
Public Works	Jerome Bivins		
Inkster Fire Dept.	Chief Hubbard		
Inkster Police	Chief Riley		
City Mayor	Byron Nolen		
City Clerk	Felicia Rutledge		

A permit shall not be issued until all information has been submitted, application and security deposit fees paid and approved by all departments.

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor **Date:** June 26, 2019

From: Kaitlyn Hines
Planning Technician

Date for Council Consideration: July 1, 2019

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 19-13) two (2) Commercial lots which are located on the north side of Michigan Ave between Inkster Rd. and John Daly Rd. and are legally described as 30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0143 000), and 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0145 000), or 27210 Michigan Ave, in the amount of $21,000 to HWRSJT, LLC, Ronald Shunia.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval Byron A. Nolen

BACKGROUND INFORMATION

HWRSJT, LLC has made the application to purchase two (2) Commercial lots which are located on the north side of Michigan Ave between Inkster Rd. and John Daly Rd. and are legally described as 30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0143 000), and 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0145 000), or 27210 Michigan Ave, to demolish the structure 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 TCD zoning district and in the future Downtown Development.

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 made a good faith deposit of $1,100.

RESOLUTION

Authorization is hereby given for the sale of two (2) Commercial lots which are located on the north side of Michigan Ave between Inkster Rd. and John Daly Rd. and are legally described as 30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR (Property I.D. 44 018 03 0143 000), and 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51

WCR (Property I.D. 44 018 03 0145 000), or 27210 Michigan Ave, in the amount of $21,000.00 to HWRSJT, LLC subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale ($19,900.00), 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 6-24-19
Date Received
Case # 19-15

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name HWRSJT, LLC (RONALD SHUNIA)

Applicant's Address 32820 WOODARD SUITE 200 ROYAL OAK MI 48073

Applicant's Phone Number: 248 895-2474

Proposed Owner's Name (as indicated on deed): HWRSJT, LLC

PROPERTY INFORMATION – Purchase Offer $1000.00

Property Location: NORTH SIDE OF MICHIGAN Street/Avenue

Between Street/Avenue INKSTER RD. and JOHN DALY Street/Avenue

Tax ID, Legal Description, **and Address** if Structure 44018030145000

30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR

Parcel Size: _2,040__ (Width) ___20___ X (Length) ___102__Current Residential

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

Summary of Proposed Use: Additional Property Next to House.
Use additional sheets as needed _____THE BUYERS ALL READY OWN THE PROPERTY ON THE WEST SIDE OF THIS PROPERTY. BUYERS HAVE PLANS TO DEVELOP A RETAIL ESTABLISHMENT._____

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

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

_____ June 10, 2019
Applicant's Signature Date

_____
Broker's Name

LETTER OF GOOD STANDING

Date: JUNE 10, 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, HWRSJT,LLC (RONALD SHUNIA) (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

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

AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR

Lot 145 Westwood Hills Sub, INKSTER, MI
(property address)

I, Ronald Shunia, have read the requirements for the purchase of the above-noted property and hereby agree to provide official documentation to the Planning Division of the Community Development Department in the form of a Certificate of Occupancy or a Vacant Property Registration (whichever is applicable) within forty-five (45) days of the purchase of any City-owned structure.

Sworn and subscribed before me this 10 day of June, ~~2012~~ 2019
personally appeared before me Ronald Shunia executed this document on his/her own free will.

Ronald Shunia
Printed Name

Member
Title

Signature

Lauren Rachel Weiss
Notary Public _____ County, MI

Commission Expires: _____

LAUREN RACHEL WEISS
Notary Public - State of Michigan
County of Oakland
My Commission Expires May 20, 2025
Acting in the County of _____

CITY OF INKSTER
PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 6th day of June, 2019, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and HWRSJT,LLC located at 32820 WOODARD SUITE 200 ROYAL OAK MI 48073, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows: 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR
Parcel ID:44018030145000

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Prior to closing, the Seller must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. If this should occur, Purchaser shall be reimbursed the full purchase price for the property paid at closing. This reversionary provision shall expire 12 months after closing.

SALE OF PROPERTY

1. The Seller will execute a Quit Claim for the aforementioned property at closing. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds 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, at its own expense, shall be responsible for obtaining a policy of title insurance.
4. The Purchaser shall complete closing within 30 days after completion of the Purchaser's Due Diligence (see additional conditions) by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

PURCHASE PRICE

1. The Purchaser shall pay the Sum of ONE THOUSAND Dollars ($1000.00) USD for the aforesaid property, as follows:

2. Down payment of One Hundred Dollars ($100.00) USD
3. The remainder of the purchase price of NINE HUNDRED /DOLLARS ($900.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

ADDITIONAL CONDITIONS

Purchaser shall have 90 days from final acceptance of this Offer to conduct and/or perform all due diligence that Purchaser deems as appropriate to determine that Purchaser is satisfied with all aspects of this property, including but not limited to, architectural studies, demolition costs, engineering studies, economic feasibility studies, soil results, etc. If any of the results of the due diligence are not satisfactory to the Purchaser, Purchaser shall notify the Seller by writing of such, and this Agreement shall become null and void, and the deposit held pursuant to this Agreement shall immediately be returned to Purchaser.

Within 30 days after execution of this agreement, Purchaser shall commence a quiet title suit. In the event that Purchaser is not able to obtain clear & marketable title that is satisfactory to Purchaser, Purchaser shall notify the Seller by writing of such, and this Agreement shall become null and void, and the deposit held pursuant to this Agreement shall immediately be returned to Purchaser.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council 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.

ADDITIONAL CONDITIONS (If Any):
THE EMD IS TOTALLY REFUNDABLE IF THE OFFER IS NOT ACCEPTED.

Purchasers Initials: RS

Sellers Initials: _____

PURCHASER: HWRSJT, LLC on behalf of
A MI Entity to be formed

By: _____ L.S.

By: Ronald Shunia L.S.

Its: Authorized Representative

Telephone No: (248) 404-5615
RONALD SHUNIA
32820 WOODWARD SUITE 200
ROYAL OAK MI 48073

IN PRESENCE OF:
Murray's Real Estate Services LLC
Inkster MI 48141
Stephanie Taylor & Peggy Bishop
313 478-8526 734 306-1066

By: _____

Dated: _____

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

SELLERS:
CITY OF INKSTER

By: _____L.S.

Its: _____

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

IN PRESENCE OF:

_____

_____

Dated: _____

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.

Deposit/Administrative Fee Received 6-24-19
Date Received 6-24-19
Case # 19-13

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name HWRSJT, LLC (RONALD SHUNIA)

Applicant's Address 32820 WOODARD SUITE 200 ROYAL OAK MI 48073

Applicant's Phone Number: 248 895-2474

Proposed Owner's Name (as indicated on deed): HWRSJT, LLC

PROPERTY INFORMATION – Purchase Offer $20,000.00

Property Location: NORTH SIDE OF MICHIGAN Street/Avenue

Between Street/Avenue INKSTER RD. and JOHN DALY Street/Avenue

Tax ID, Legal Description, **and Address** if Structure 44018030143000

30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR

Parcel Size: _4,990__ (Width) ___40___ X (Length) ___102.68__Current Residential

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

Summary of Proposed Use: Additional Property Next to House.
Use additional sheets as needed _____THE BUYERS ALL READY OWN THE PROPERTY ON THE WEST SIDE OF THIS PROPERTY. BUYERS HAVE PLANS TO DEVELOP A RETAIL ESTABLISHMENT.

I understand and accept as evidenced by the good-faith deposit of $1000.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

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_____ June 10, 2019
Applicant's Signature Date

_____
Broker's Name

LETTER OF GOOD STANDING

Date: June 10, 2019

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I, HWRSJT,LLC (RONALD SHUNIA) (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

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

AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR
Lots 143 & 144 Westwood Hills Sub INKSTER, MI
(property address)

I, Ronald Shunia, have read the requirements for the purchase of the above-noted property and hereby agree to provide official documentation to the Planning Division of the Community Development Department in the form of a Certificate of Occupancy or a Vacant Property Registration (whichever is applicable) within forty-five (45) days of the purchase of any City-owned structure.

Sworn and subscribed before me this 10 day of June, ~~2012,~~ 2019 personally appeared before me Ronald Shunia executed this document on his/her own free will.

Ronald Shunia
Printed Name

Member
Title

Signature

Lauren Rachel Weiss
Notary Public _____ County, MI

Commission Expires: _____

LAUREN RACHEL WEISS
Notary Public - State of Michigan
County of Oakland
My Commission Expires May 20, 2025
Acting in the County of _____

CITY OF INKSTER
PURCHASE AGREEMENT

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Parcel ID: 44018030143000

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Prior to closing, the Seller must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer agrees to demolish the structure on the property.
4. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. If this should occur, Purchaser shall be reimbursed the full purchase price for the property paid at closing. This reversionary provision shall expire 12 months after closing.

SALE OF PROPERTY

1. The Seller will execute a Quit Claim for the aforementioned property at closing. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds 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, at its own expense, shall be responsible for obtaining a policy of title insurance.
4. The Purchaser shall complete closing within 30 days after completion of the Purchaser's Due Diligence (see additional conditions) by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.

PURCHASE PRICE

1. The Purchaser shall pay the Sum of TWENTY THOUSAND Dollars ($20000.00) USD for the aforesaid property, as follows:

2. Down payment of One Thousand Dollars ($1000.00) USD
3. The remainder of the purchase price of NINETEEN THOUSAND/DOLLARS ($19000.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

ADDITIONAL CONDITIONS

Purchaser shall have 90 days from final acceptance of this Offer to conduct and/or perform all due diligence that Purchaser deems as appropriate to determine that Purchaser is satisfied with all aspects of this property, including but not limited to, architectural studies, demolition costs, engineering studies, economic feasibility studies, soil results, etc. If any of the results of the due diligence are not satisfactory to the Purchaser, Purchaser shall notify the Seller by writing of such, and this Agreement shall become null and void, and the deposit held pursuant to this Agreement shall immediately be returned to Purchaser.

Within 30 days after execution of this agreement, Purchaser shall commence a quiet title suit. In the event that Purchaser is not able to obtain clear & marketable title that is satisfactory to Purchaser, Purchaser shall notify the Seller by writing of such, and this Agreement shall become null and void, and the deposit held pursuant to this Agreement shall immediately be returned to Purchaser.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council 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.

ADDITIONAL CONDITIONS (If Any):
THE EMD IS TOTALLY REFUNDABLE IF THE OFFER IS NOT ACCEPTED.

Purchasers Initials: RS

Seliers Initials: _____

PURCHASER: HWRSJT, LLC on behalf of
A MI Entity to e formed

By: _____ L.S.

By: Ronald Shunia L.S.

Its: Authorized Representative

Telephone No: (248) 404-5615
RONALD SHUNIA
32620 WOODWARD SUITE 200
ROYAL OAK MI 48073

IN PRESENCE OF:
Murray's Real Estate Services LLC
Inkster MI 48141
Stephanie Taylor & Peggy Bishop
313 478-8526 734 306-1066

By: _____

Dated: _____

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

SELLERS:
CITY OF INKSTER

By: _____L.S.

Its: _____

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

IN PRESENCE OF:

_____

_____

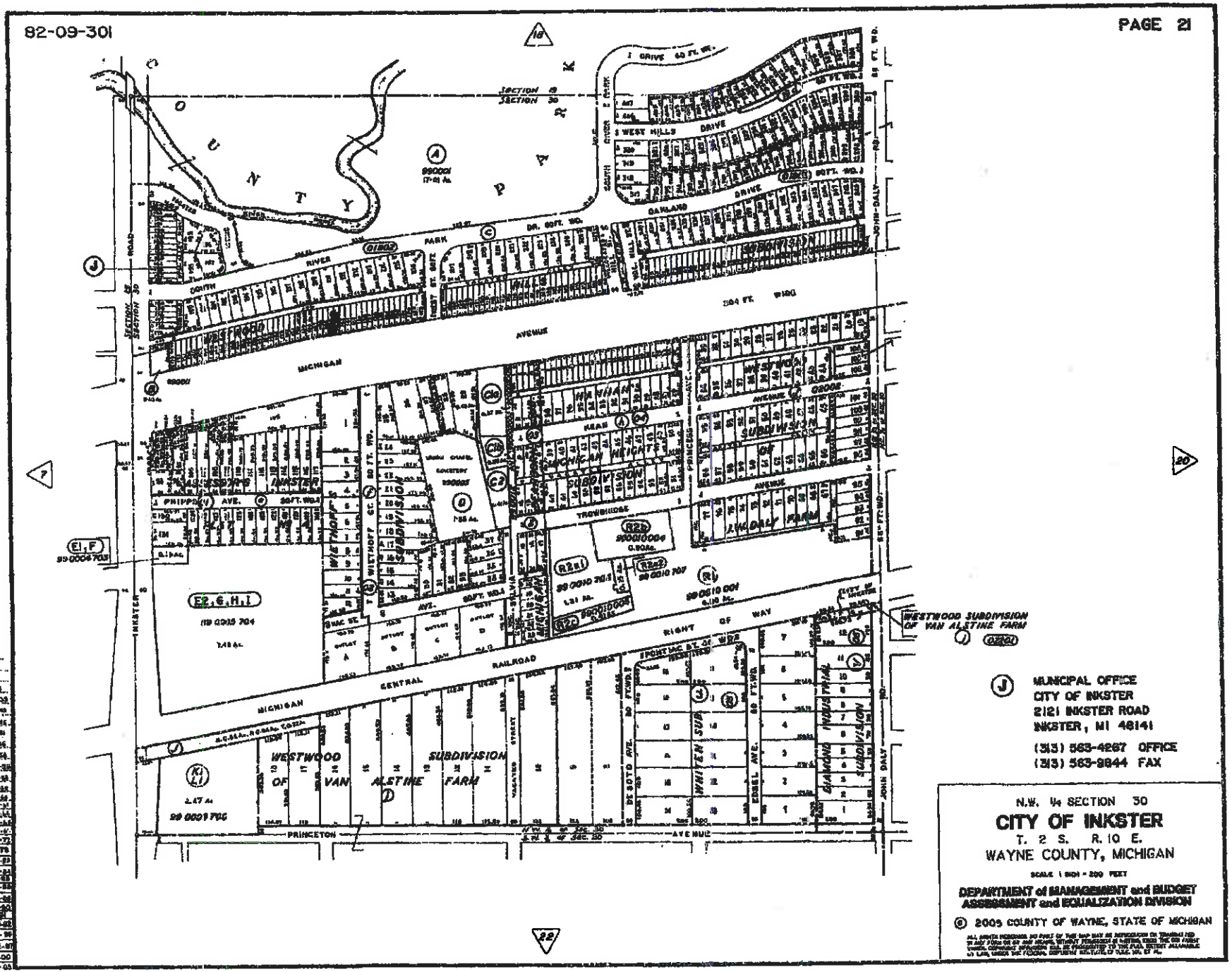
Dated: _____

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.



(J) MUNICIPAL OFFICE
CITY OF INKSTER
2121 INKSTER ROAD
INKSTER, MI 48141

(313) 563-4267 OFFICE
(313) 563-9844 FAX

N.W. ¼ SECTION 30

CITY OF INKSTER

T. 2 S. R. 10 E.

WAYNE COUNTY, MICHIGAN

SCALE 1 INCH = 200 FEET

DEPARTMENT of MANAGEMENT and BUDGET
ASSESSMENT and EQUALIZATION DIVISION

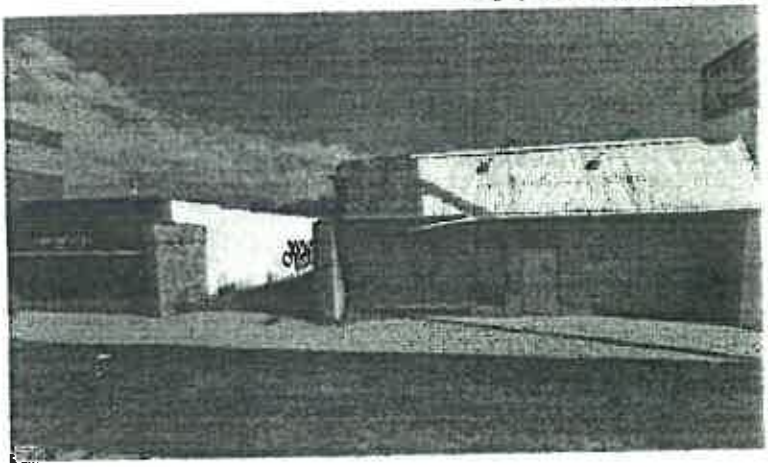
© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

P55

Go gle Maps 27210 Michigan Ave

Inkster Michigan 48141

Imagery ©2019 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency 100 ft



27210 Michigan Ave

Inkster, MI 48141

Directions Save Nearby Send to your phone Share

7MWR+2X Inkster, Michigan

WEISS
PROPERTIES

June 21, 2019

The City of Inkster
Attention: Kaitlyn Hines
26215 Trowbridge
Inkster, MI 48141

Re: Parcel ID Number: 44018030145000
Parcel ID Number: 44018030143000

Dear Ms. Hines,

Enclosed please find two Good Faith Deposit checks for Offers to Purchase property that are owned by The City of Inkster on Michigan Avenue. The first check is in the amount of $100.00 and is for the Purchase Agreement previously submitted by Peggy Bishop for Parcel ID Number 44018030145000. The second check in the amount of $1,000.00 is for the Purchase Agreement that was also submitted by Peggy for parcel ID Number 44018030143000.

If you should have any questions, please do not hesitate to contact me. I thank you for your assistance with this matter.

Sincerely,

Harvey Weiss

Enclosure

cc: Ronald Shunia (via email)
Peggy Bishop (via email)

Phone: 248.549.3600 Fax: 248.549.9960 www.samonaweiss.com
32820 Woodward Avenue Suite 200, Royal Oak, MI 48073

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor **Date:** June 26, 2019

From: Kaitlyn Hines
Planning Technician **Date for Council Consideration:** July 1, 2019

ACTION REQUESTED: Consider approval of (Case # LD 19-14), deeding one (1) vacant Industrial lot which is located on the north side of Dunning St between Meadowvale Ave and Bayhan Ave. and are legally described as *30D242, 243A* LOT 242 AND W 15 FT LOT 243 WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 WCR (Property I.D. 44 020 02 0242 301), 26130 Dunning, in the amount of $1.00 to Habitat for Humanity.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

Habitat for Humanity has requested the City Deed back one (1) vacant Industrial lot which is located on the north side of Dunning St between Meadowvale Ave and Bayhan Ave. and are legally described as *30D242, 243A* LOT 242 AND W 15 FT LOT 243 WESTWOOD SUB OF J. W. DALY FARM T2S R10E L41 P19 WCR (Property I.D. 44 020 02 0242 301), or 26130 Dunning, to install a storage facility. Habitat for Humanity owned all eight lots at the east end of Dunning, they decided they would not build on the 8th lot due to crime. They are now back in the City of Inkster and looking for the City to deed back the property.

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is located in the M-1 zoning district. Habitat for Humanity are looking to put a storage facility on the property.

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

$1.00

RESOLUTION

Authorization is hereby given for City to deed back one (1) vacant Industrial lot which is located on the north side of Dunning St between Meadowvale Ave and Bayhan Ave. and are legally described as *30D242, 243A* LOT 242 AND W 15 FT LOT 243 WESTWOOD SUB OF J. W.

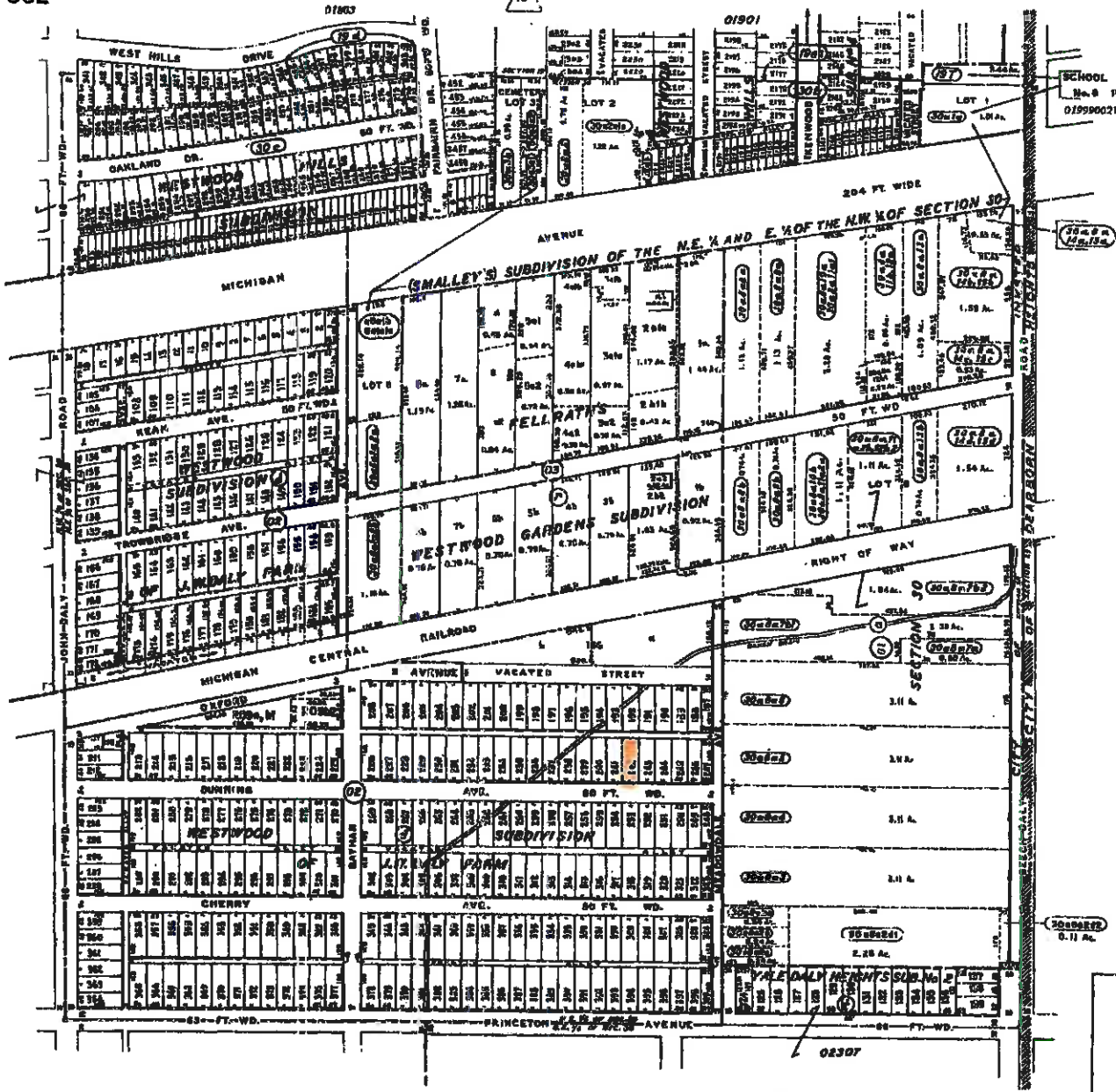
DALY FARM T2S R10E L41 P19 WCR (Property I.D. 44 020 02 0242 301), or 26130 Dunning,in the amount of $1.00 to Habitat for Humanity subject to the following conditions:

Complete closing on the property within thirty (30) days and 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:



N.E. ¼ SECTION 30.

CITY OF INKSTER

T. 2 S. R. 10 E.

WAYNE COUNTY, MICHIGAN

SCALE 1 INCH = 200 FEET

DEPARTMENT of MANAGEMENT and BUDGET
ASSESSMENT and EQUALIZATION DIVISION

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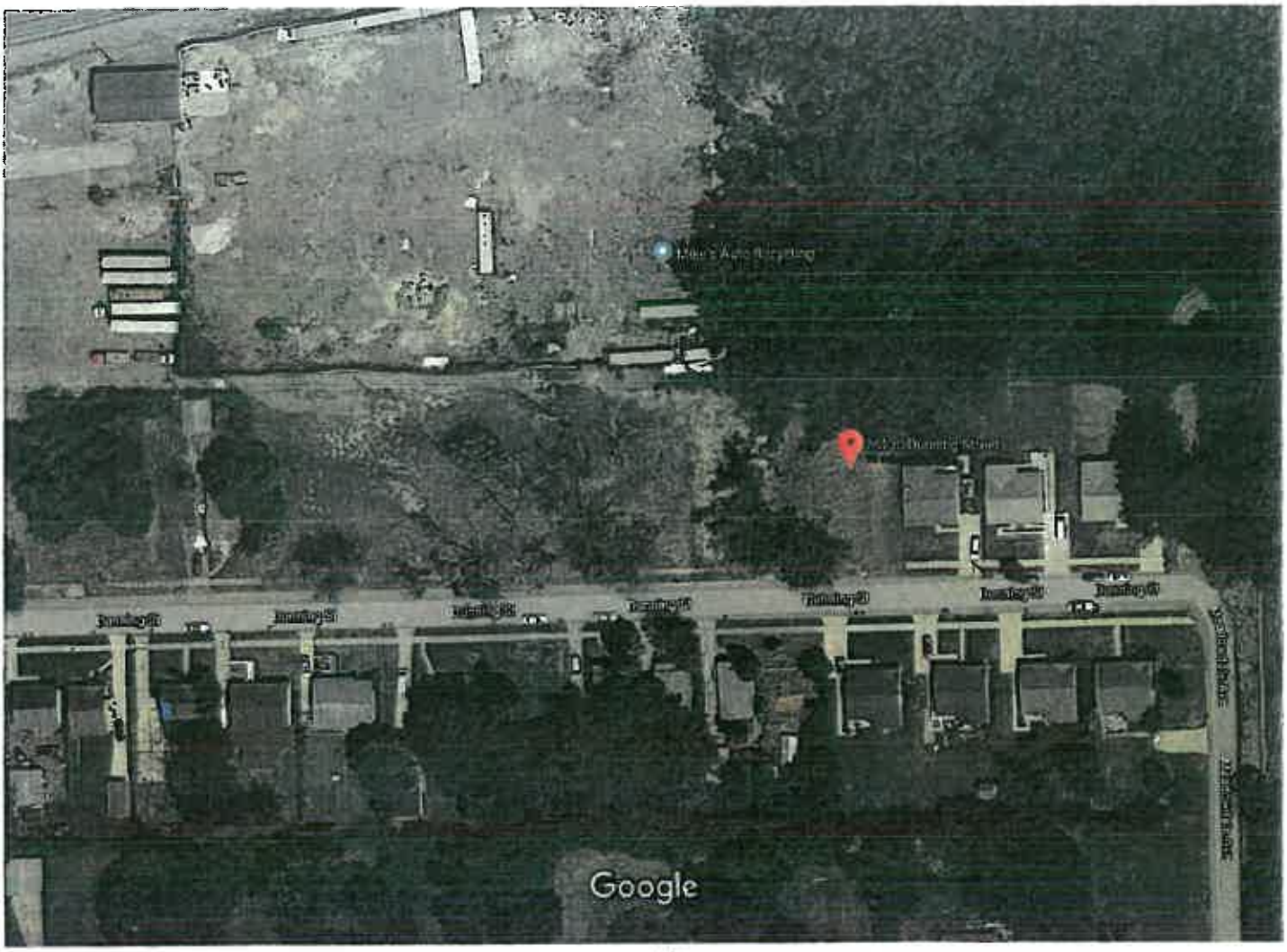
P60

Google Maps 26130 Dunning St



Imagery ©2019 DigitalGlobe, U.S. Geological Survey 50 ft

26130 Dunning St

Inkster, MI 48141

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor **Date:** March 1, 2019

From: Sharde Fleming
Special Projects, Director **Date for Council Consideration:** March 4, 2019

ACTION REQUESTED: Consider approval of offer to convey three structures: **4500 Inkster Rd.**, located on the west side of Inkster Rd. between Lehigh St. and Annapolis Ave.and is legally described as Lot 1 Demby Terraces Subdivision T2S, R9E, Liber 88, Pages 29, 30 (Property I.D. 44014050001000); **4360 Hickory St.** located on the west side of Hickory between Pine St. and Annapolis Ave. and is legally described as PART OF LOT 7 OF "DEMBY TERRACES SUBDIVISION", PART OF THE N.E. ¼ OF SECTION 36.T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 88 OF PLATS, PAGE 29, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:REGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7, S.89°47'00"W. 106.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 7, WHICH IS ALSO THE WEST LINE OF HICKORY STREET (50' WIDE), N.00°04'30"W. 127.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, N.89°47'00"E. 121.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF SAID HICKORY STREET; THENCE ALONG SAID LINE, S.00°04'30"E. 127.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES OF LAND AND/OR 13,462.1 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. (Property I.D.: Part of: 44 014 05 0007 000); **4310 Middlebelt Rd.** located on the west side of Middlebelt between Andover St. and Pine St. and legally described as PART OF NE N.E. 1/4 OF SECTION 35, T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A PONT ON THE WEST LINE OF MIDDLEBELT ROAD, DISTANT S.89°35'19"W, 60.00 FEET (S.89°56'30"W. RECORDED) AND N.00°15'41"E. 725.00 FEET (N.00°05'30"E. RECORDED) FROM THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S.89°55'30"W. 140.00 FEET; THENCE N.00°05'30"E. 143.00 FEET TO A POINT ON THE SOUTH LINE OF PINE STREET (50' WIDE); THENCE ALONG THE SOUTH LINE OF SAID PINE STREET, N.89°55'30"E. 140 FEET (S.89°06'30"W. RECORDED) TO A POINT THE INTERSECTION OF THE SOUTH LINE OF SAID PINE STREET AND THE WEST LINE OF MIDDLEBELT ROAD (VARIABLE WIDTH); THENCE ALONG SAID WEST LINE OF MIDDLEBELT ROAD, S.00°15'41"W. 143.00 FEET (S.00°05'30"W. RECORDED) TO THE POINT OF 8EGINNING. CONTAINING 0.46 ACRES OF LAND AND/OR 20,019.9 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD (Property ID No.: Part of: 44 013 99 0001 000) without consideration to the Inkster Housing Authority.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

Inkster Housing Authority has made application to obtain ownership of 4500 Inkster Rd., 4360 Hickory and 4310 Middlebelt Rd.

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.

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.

RESOLUTION

Authorization is hereby given for the sale of Consider approval of offer to convey three structures: **4500 Inkster Rd.**, located on the west side of Inkster Rd. between Lehigh St. and Annapolis Ave.and is legally described as Lot 1 Demby Terraces Subdivision T2S, R9E, Liber 88, Pages 29, 30 (Property I.D. 44014050001000); **4360 Hickory St.** located on the west side of Hickory between Pine St. and Annapolis Ave. and is legally described as PART OF LOT 7 OF "DEMBY TERRACES SUBDIVISION", PART OF THE N.E. ¼ OF SECTION 36.T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 88 OF PLATS, PAGE 29, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:REGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7, S.89°47'00"W. 106.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 7, WHICH IS ALSO THE WEST LINE OF HICKORY STREET (50' WIDE), N.00°04'30"W. 127.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, N.89°47'00"E. 121.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF SAID HICKORY STREET; THENCE ALONG SAID LINE, S.00°04'30"E. 127.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES OF LAND AND/OR 13,462.1 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. (Property I.D.: Part of: 44 014 05 0007 000); **4310 Middlebelt Rd.** located on the west side of Middlebelt between Andover St. and Pine St. and legally described as PART OF NE N.E. 1/4 OF SECTION 35, T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A PONT ON THE WEST LINE OF MIDDLEBELT ROAD, DISTANT S.89°35'19"W, 60.00 FEET (S.89°56'30"W. RECORDED) AND N.00°15'41"E. 725.00 FEET (N.00°05'30"E. RECORDED) FROM THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S.89°55'30"W. 140.00 FEET; THENCE N.00°05'30"E. 143.00 FEET TO A POINT ON THE SOUTH LINE OF PINE STREET (50' WIDE); THENCE ALONG THE SOUTH LINE OF SAID PINE STREET, N.89°55'30"E. 140 FEET (S.89°06'30"W. RECORDED) TO A POINT THE INTERSECTION OF THE SOUTH LINE OF SAID PINE STREET AND THE WEST LINE OF MIDDLEBELT ROAD (VARIABLE WIDTH); THENCE ALONG SAID WEST LINE OF MIDDLEBELT ROAD, S.00°15'41"W. 143.00 FEET (S.00°05'30"W. RECORDED) TO THE POINT OF 8EGINNING. CONTAINING 0.46 ACRES OF LAND AND/OR 20,019.9 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD (Property ID No.: Part of: 44 013 99 0001 000) without consideration to the Inkster Housing Authority.

Complete closing on the property within thirty (30) days by paying the cost of recording the deed ($54.00) 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:

QUIT CLAIM DEED

THE GRANTOR, The City of Inkster, a Michigan Municipal Corporation, whose address is 26215 Trowbridge, Inkster, Michigan 48141

Quit Claims to Inkster Housing Commission, a Public Body Corporate

Whose address is 4500 Inkster Road, Inkster, MI 48141

The following described premises in the City of Inkster, County of Wayne, State of Michigan, to wit:

PARCEL DESCRIPTION NEW PARCEL 'A'
PART OF NE N.E. 1/4 OF SECTION 35, T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A PONT ON THE WEST LINE OF MIDDLEBELT ROAD, DISTANT S.89°35'19"W, 60.00 FEET (S.89°56'30"W. RECORDED) AND N.00°15'41"E. 725.00 FEET (N.00°05'30"E. RECORDED) FROM THE EAST 1/4 CORNER OF SAID SECTION 35; THENCE S.89°55'30"W. 140.00 FEET; THENCE N.00°05'30"E. 143.00 FEET TO A POINT ON THE SOUTH LINE OF PINE STREET (50' WIDE); THENCE ALONG THE SOUTH LINE OF SAID PINE STREET, N.89°55'30"E. 140 FEET (S.89°06'30"W. RECORDED) TO A POINT THE INTERSECTION OF THE SOUTH LINE OF SAID PINE STREET AND THE WEST LINE OF MIDDLEBELT ROAD (VARIABLE WIDTH); THENCE ALONG SAID WEST LINE OF MIDDLEBELT ROAD, S.00°15'41"W. 143.00 FEET (S.00°05'30"W. RECORDED) TO THE POINT OF BEGINNING.
CONTAINING 0.46 ACRES OF LAND AND/OR 20,019.9 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Commonly known as 4310 Middlebelt Road, Inkster, Michigan 48141
Property ID No.: Part of: 44 013 99 0001 000

This Conveyance is subject to the specific provisions of Inkster City Council Resolution No. _____ which is attached hereto and incorporated herein.

Exempt M.C.L.207.505 (5) (a) & (h) (i)
M.C.L 207.526 (6) (a) & (h) (i)

Property Sold As Is

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the full consideration of One ($1.00) Dollar

Dated this _____ day of _____, 2019.

Signed by:
THE CITY OF INKSTER

BY: _____ and _____
Byron H. Nolen — Felicia Rutledge
ITS: Mayor — City Clerk

(STATE OF MICHIGAN)
(COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2019 by Byron H. Nolen, Mayor, and Felicia Rutledge, City Clerk, of the City of Inkster, a Michigan Municipal Corporation, on behalf of the Corporation.

_____
Notary Public, Wayne County, Michigan

My Commission Expires_____

When Recorded Return To: Draftor

Drafted by: Milton Spokojny, Attorney at Law
30500 Northwestern Hwy., Suite 500
Farmington Hills, MI 48141
248-821-7184

Tax Parcel No.: Part of: 44 013 99 0001 000 Recording Fee: $_____ Revenue Stamps: _____

QUIT CLAIM DEED

THE GRANTOR, The City of Inkster, a Michigan Municipal Corporation, whose address is 26215 Trowbridge, Inkster, Michigan 48141

Quit Claims to Inkster Housing Authority, a public body corporate

Whose address is 4500 Inkster Road, Inkster, Michigan 48141

The following described premises in the City of Inkster, County of Wayne, State of Michigan, to wit:

PARCEL 'A'
PART OF LOT 7 OF "DEMBY TERRACES SUBDIVISION", PART OF THE N.E. ¼ OF SECTION 36.T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 88 OF PLATS, PAGE 29, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7, S.89°47'00"W. 106.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 7, WHICH IS ALSO THE WEST LINE OF HICKORY STREET (50' WIDE), N.00°04'30"W. 127.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, N.89°47'00"E. 121.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF SAID HICKORY STREET; THENCE ALONG SAID LINE, S.00°04'30"E. 127.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES OF LAND AND/OR 13,462.1 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Commonly known as 4360 Hickory Street, Inkster, Michigan 48141
Property ID No.: Part of: 44 014 05 0007 000

This Conveyance is subject to the specific provisions of Inkster City Council Resolution No. _____ which is attached hereto and incorporated herein.

Exempt M.C.L.207.505 (5) (a) & (h) (i)
M.C.L 207.526 (6) (a) & (h) (i)

Property Sold As Is

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the full consideration of One ($1.00) Dollar.

Dated this _____ day of _____. 2019.

Signed by:
THE CITY OF INKSTER

BY: _____ and _____
Byron H. Nolen — Felicia Rutledge
ITS: Mayor — City Clerk

(STATE OF MICHIGAN)
(COUNTY OF WAYNE)

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_____
Notary Public, Wayne County, Michigan

My Commission Expires_____

When Recorded Return To: Draftor

Drafted by: Milton Spokojny, Attorney at Law
30500 Northwestern Hwy., Suite 500
Farmington Hills, MI 48334
248-821-7184

Tax Parcel No.: Part of: 44 014 05 0007 000 Recording Fee: $_____ Revenue Stamps: _____

QUIT CLAIM DEED

THE GRANTOR, The City of Inkster, a Michigan Municipal Corporation, whose address is 26215 Trowbridge, Inkster, Michigan 48141

Quit Claims to Inkster Housing Commission, a Public Body Corporate

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CONTAINING 0.46 ACRES OF LAND AND/OR 20,019.9 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Commonly known as 4310 Middlebelt Road, Inkster, Michigan 48141
Property ID No.: Part of: 44 013 99 0001 000

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Exempt M.C.L.207.505 (5) (a) & (h) (i)
M.C.L 207.526 (6) (a) & (h) (i)

Property Sold As Is

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the full consideration of One ($1.00) Dollar

Dated this _____ day of _____, 2019.

Signed by:
THE CITY OF INKSTER

BY: _____ and _____
Byron H. Nolen — Felicia Rutledge
ITS: Mayor — City Clerk

(STATE OF MICHIGAN)
(COUNTY OF WAYNE)

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_____
Notary Public, Wayne County, Michigan

My Commission Expires_____

When Recorded Return To: Draftor

Drafted by: Milton Spokojny, Attorney at Law
30500 Northwestern Hwy., Suite 500
Farmington Hills, MI 48141
248-821-7184

Tax Parcel No.: Part of: 44 013 99 0001 000 Recording Fee: $_____ Revenue Stamps: _____

APPLICATION FOR DIVISION/COMBINATION OF LAND

Assessor's Office
26215 Trowbridge
Inkster, MI 48141
313-563-4267

Date: 2-28-19

Parcel Number(s): 44 013 99 0001 000
(Original)

PROPERTY ADDRESS: 4310 MIDDLEBELT RD.

FEES:	PARENT PARCEL	CHILD PARCEL
	$50.00 per parcel	$50.00 per parcel

plus 20% Administrative fee (Fees must be paid prior to split/comb)

Are Property Taxes Paid? YES
Are Accounts Receivable Paid? YES
Are Special Assessments Paid? YES
All outstanding Taxes, Accounts Payable, and Special Assessments Must Be Paid at Time of Application

The Property is owned by:
Name: CITY OF INKSTER

Address: 26215 TROWBRIDGE, INKSTER, MI 48141
City State Zip

Phone: 313-563-9770

(Proof of ownership (warranty deed, quit claim deed) must be attached to this application)
SEE ATTACHED PARCEL SPLIT SURVEY

Action Requested: SPLIT ORIGINAL PARCEL INTO NEW PARCEL "A" AND NEW PARCEL "B"

Intent / Purpose: ANCILLARY BUILDING TO BE USED BY INKSTER HOUSING COMMISSION

Do any of the Original Parcel Numbers have a Principle Residence Exemption? NO

Is There a Mortgage or Land Contract Associated with Any of the Original Parcels? NO

Property Classification: NO CHANGE Property Zoning: NO CHANGE

Have There Been Any Previous Land Divisions of the Original Parcel(s) since March 31, 1997? NO
If Yes, Provide the Year and Description:

Owner's Name & Mailing Address of Each Proposed Parcel:

OWNER PARCEL "A"
INKSTER HOUSING COMMISSION
4500 INKSTER ROAD
INKSTER, MI 48141

OWNER PARCEL "B"
CITY OF INKSTER
26215 TROWBRIDGE
INKSTER, MI 48141

OWNER PARCEL "C"

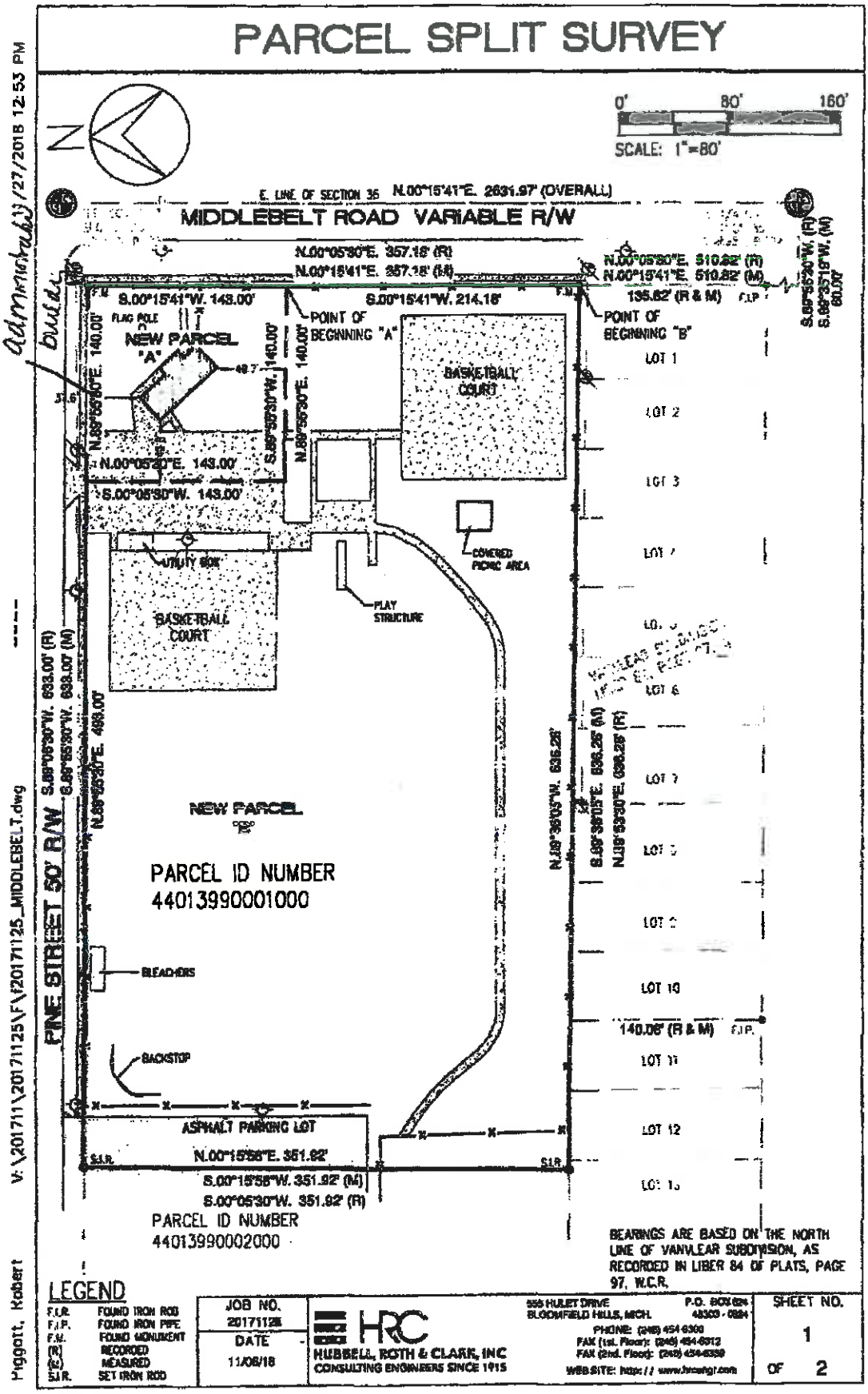
OWNER PARCEL "D"

I, MILTON SPOKOJNY (REPRESENTATIVE), being the legal owner of the above described original parcels, (PARCEL "A") request the division/combination of said parcel(s) per this application.
Please Print

Milton Spokojny ATTORNEY REPRESENTATIVE FOR INKSTER HOUSING COMMISSION
Signature of Owner

2-28-19
Date

248-821-7184


PARCEL SPLIT SURVEY
SCALE: 1"=80'
E. LINE OF SECTION 35 N.00°15'41"E. 2631.97' (OVERALL)
MIDDLEBELT ROAD VARIABLE R/W
N.00°05'30"E. 357.18' (R)
N.00°15'41"E. 357.18' (M)
N.00°05'30"E. 510.82' (R)
N.00°15'41"E. 510.82' (M)
135.82' (R & M)
S.00°15'41"W. 143.00'
S.00°15'41"W. 214.18'
POINT OF BEGINNING "A"
POINT OF BEGINNING "B"
NEW PARCEL "A"
FLAG POLE
BASKETBALL COURT
N.00°05'30"E. 143.00'
S.00°05'30"W. 143.00'
UTILITY BOX
COVERED PICNIC AREA
PLAY STRUCTURE
BASKETBALL COURT
NEW PARCEL "B"
PARCEL ID NUMBER
44013990001000
BLEACHERS
BACKSTOP
ASPHALT PARKING LOT
N.00°15'58"E. 351.92'
S.00°15'58"W. 351.92' (M)
S.00°05'30"W. 351.92' (R)
PARCEL ID NUMBER
44013990002000
FINE STREET 50' R/W
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
140.06' (R & M)
BEARINGS ARE BASED ON THE NORTH LINE OF VANVLEAR SUBDIVISION, AS RECORDED IN LIBER 84 OF PLATS, PAGE 97, W.C.R.
LEGEND
F.I.R. FOUND IRON ROD
F.I.P. FOUND IRON PIPE
F.M. FOUND MONUMENT
(R) RECORDED
(M) MEASURED
S.I.R. SET IRON ROD
JOB NO. 20171125
DATE 11/06/18
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303-0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEBSITE: http://www.hrcengr.com
SHEET NO. 1 OF 2
Piggott, Robert
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PARCEL SPLIT SURVEY

PARCEL DESCRIPTION (AS SHOWN IN CITY OF INKSTER RECORDS)

PART OF THE N.E. ¼ OF SECTION 35, T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF MIDDLEBELT ROAD, DISTANT S.89°56'30"W. 60.00 FEET AND N.00°05'30"E. 510.82 FEET FROM THE EAST ¼ CORNER OF SAID SECTION 35; THENCE CONTINUING N.00°05'30"E. ALONG SAID WEST LINE 357.18 FEET; THENCE S.89°06'30"W. ALONG THE SOUTH LINE OF PINE STREET, 633.00 FEET; THENCE S.00°05'30"W. 351.92 FEET; THENCE N.89°53'30"E. 636.28 FEET TO THE POINT OF BEGINNING. CONTAINING 5.17 ACRES MORE OR LESS AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE: NO TITLEWORK WAS SUPPLIED, THEREFORE NO EASEMENTS OF RECORD, IF ANY EXIST, COULD BE SHOWN.

PARCEL DESCRIPTION NEW PARCEL "A"

PART OF THE N.E. ¼ OF SECTION 35, T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF MIDDLEBELT ROAD, DISTANT S.89°35'19"W. 60.00 FEET (S.89°56'30"W. RECORDED) AND N.00°15'41"E. 725.00 FEET (N.00°05'30"E. RECORDED) FROM THE EAST ¼ CORNER OF SAID SECTION 35; THENCE S.89°55'30"W. 140.00 FEET; THENCE N.00°05'30"E. 143.00 FEET TO A POINT ON THE SOUTH LINE OF PINE STREET (50' WIDE); THENCE ALONG THE SOUTH LINE OF SAID PINE STREET, N.89°55'30"E. 140.00 FEET (S.89°06'30"W. RECORDED) TO A POINT THE INTERSECTION OF THE SOUTH LINE OF SAID PINE STREET AND THE WEST LINE OF MIDDLEBELT ROAD (VARIABLE WIDTH); THENCE ALONG SAID WEST LINE OF MIDDLEBELT ROAD, S.00°15'41"W. 143.00 FEET (S.00°05'30"W. RECORDED) TO THE POINT OF BEGINNING. CONTAINING 0.46 ACRES OF LAND AND/OR 20,019.9 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

PARCEL DESCRIPTION NEW PARCEL "B"

PART OF THE N.E. ¼ OF SECTION 35, T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF MIDDLEBELT ROAD, DISTANT S.89°35'19"W. 60.00 FEET (S.89°56'30"W. RECORDED) AND N.00°15'41"E. 510.82 FEET (N.00°05'30"E. RECORDED) FROM THE EAST ¼ CORNER OF SAID SECTION 35; THENCE N.89°36'05"W. 636.28 FEET (S.89°53'30"W. RECORDED); THENCE N.00°15'58"E. 351.92 FEET (N.00°05'30"E. RECORDED) TO A POINT ON THE SOUTH LINE OF PINE STREET (50' WIDE); THENCE ALONG THE SOUTH LINE OF SAID PINE STREET, N.89°56'30"E. 633.00 FEET (N.89°06'30"E. RECORDED); THENCE S.00°05'30"W. 143.00 FEET; THENCE N.89°55'30"E. 140.00 FEET TO A POINT ON THE WEST LINE OF MIDDLEBELT ROAD (VARIABLE WIDTH); THENCE S.00°15'41"W. 214.18 FEET (S.00°05'30"W. RECORDED) TO THE POINT OF BEGINNING. CONTAINING 4.71 ACRES OF LAND AND/OR 204,987.9 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFICATION

I HEREBY CERTIFY that this is a true and accurate survey; that this drawing is a correct representation of all the exterior boundaries of the land surveyed.

11/27/2018
Date

Gary M. Chalice, P.S. 55239
Hubbell, Roth & Clark, Inc.
555 Hulet Drive
Bloomfield Hills, Michigan 48303-0824

STATE OF MICHIGAN
GARY M. CHALICE
PROFESSIONAL SURVEYOR
No. 55239
LICENSED PROFESSIONAL SURVEYOR

JOB NO. 20171125	HRC HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE P.O. BOX 824 BLOOMFIELD HILLS, MICH. 48303 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6958 WEB SITE: http://www.hrcengr.com	SHEET NO. 2
DATE 11/06/18			OF 2

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Piggott, Robert

Assessor's Office
26215 Trowbridge
Inkster, MI 48141
313-563-4267

APPLICATION FOR DIVISION/COMBINATION OF LAND

Date: 2-28-19

Parcel Number(s): (Original) 44 014 05 0007 000

PROPERTY ADDRESS: 4360 HICKORY ST.

FEES:	PARENT PARCEL	CHILD PARCEL
	$50.00 per parcel	$50.00 per parcel

plus 20% Administrative fee *(Fees must be paid prior to split/comb)*

Are Property Taxes Paid? YES
Are Accounts Receivable Paid? YES
Are Special Assessments Paid? YES
All outstanding Taxes, Accounts Payable, and Special Assessments Must Be Paid at Time of Application

The Property is owned by:
Name: CITY OF INKSTER

Address: 26215 TROWBRIDGE, INKSTER, MI 48141
City State Zip

Phone: 313-563-9770

(Proof of ownership (warranty deed, quit claim deed) must be attached to this application)

SEE ATTACHED PARCEL SPLIT SURVEY

Action Requested: SPLIT ORIGINAL PARCEL INTO NEW PARCEL "A" AND NEW PARCEL "B"

Intent / Purpose: ANCIALARY BUILDING TO BE USED BY INKSTER HOUSING COMMISSION

Do any of the Original Parcel Numbers have a Principle Residence Exemption? NO

Is There a Mortgage or Land Contract Associated with Any of the Original Parcels? NO

Property Classification: NO CHANGE Property Zoning: NO CHANGE

Have There Been Any Previous Land Divisions of the Original Parcel(s) since March 31, 1997? NO

If Yes, Provide the Year and Description:

Owner's Name & Mailing Address of Each Proposed Parcel:

OWNER PARCEL "A"
INKSTER HOUSING COMMISSION
4500 INKSTER ROAD
INKSTER, MI 48141

OWNER PARCEL "B"
CITY OF INKSTER
26215 TROWBRIDGE
INKSTER, MI 48141

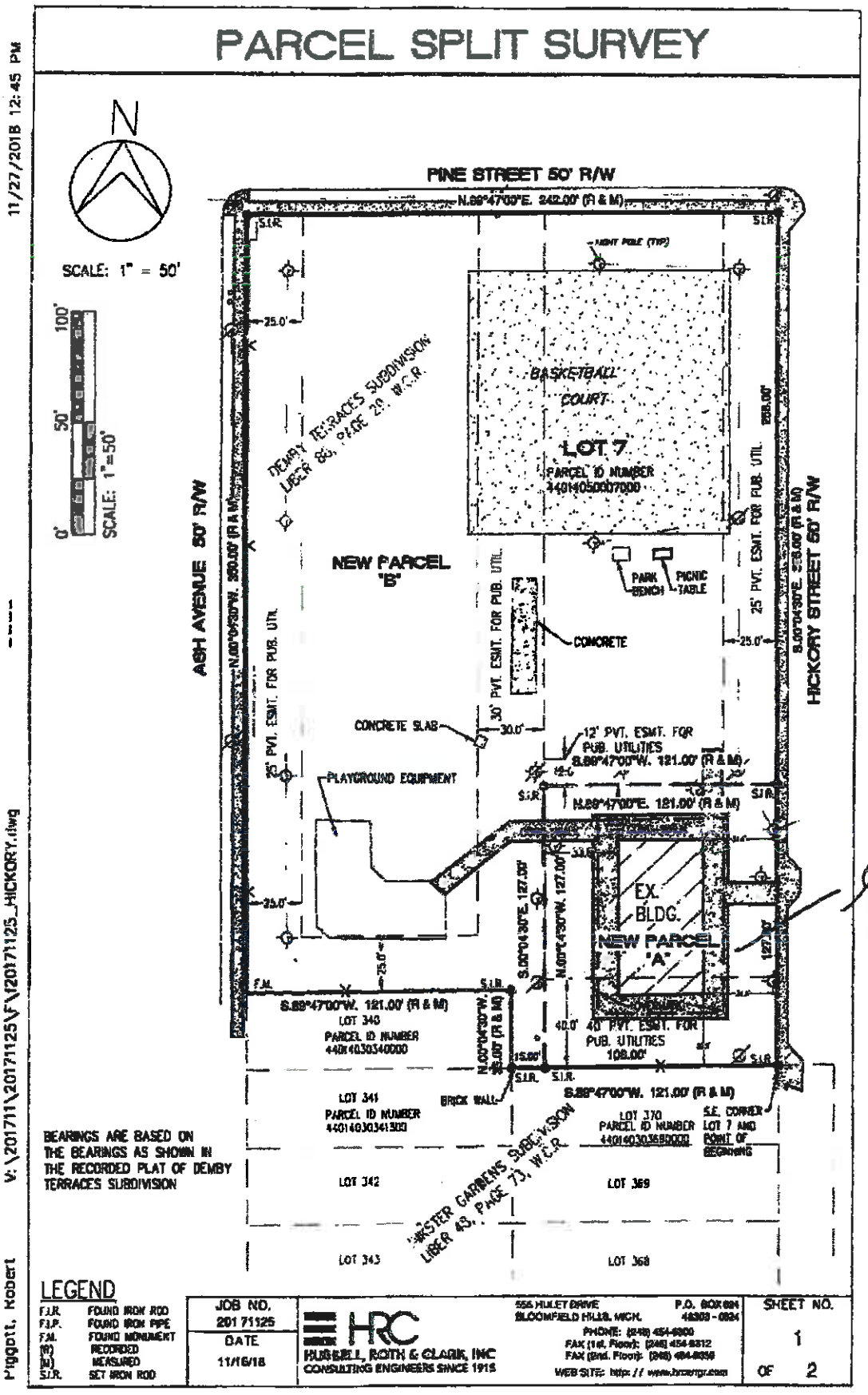
OWNER PARCEL "C"

OWNER PARCEL "D"

I, MILTON SPOKOJNY (REPRESENTATIVE), being the legal owner of the above described original parcels, (PARCEL "A") request the division/combination of said parcel(s) per this application.
Please Print

Milton Spokojny ATTORNEY 2-28-19
Signature of ~~Owner~~ REPRESENTATIVE Date
FOR INKSTER HOUSING COMMISSION
248-821-7184

Hickory Parcel Split



envision center okay for sale

PARCEL SPLIT SURVEY

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Piggott, Robert

PARCEL DESCRIPTION (AS SHOWN IN CITY OF INKSTER RECORDS)

LOT 7 OF "DEMBY TERRACES SUBDIVISION", PART OF THE N.E. ¼ OF SECTION 36, T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 88 OF PLATS, PAGE 29, WAYNE COUNTY RECORDS.

NEW PARCEL "A"

PART OF LOT 7 OF "DEMBY TERRACES SUBDIVISION", PART OF THE N.E. ¼ OF SECTION 36, T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 88 OF PLATS, PAGE 29, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7, S.89°47'00"W. 106.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 7, WHICH IS ALSO THE WEST LINE OF HICKORY STREET (50' WIDE), N.00°04'30"W. 127.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, N.89°47'00"E. 121.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF SAID HICKORY STREET; THENCE ALONG SAID LINE, S.00°04'30E. 127.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.31 ACRES OF LAND AND/OR 13,482.1 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

NEW PARCEL "B"

LOT 7 OF "DEMBY TERRACES SUBDIVISION", PART OF THE N.E. ¼ OF SECTION 36, T.2S., R.9E., CITY OF INKSTER, WAYNE COUNTY, MICHIGAN AS RECORDED IN LIBER 88 OF PLATS, PAGE 29, WAYNE COUNTY RECORDS, EXCEPT FOR THE FOLLOWING:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7, S.89°47'00"W. 106.00 FEET; THENCE PARALLEL WITH THE EAST LINE OF SAID LOT 7, WHICH IS ALSO THE WEST LINE OF HICKORY STREET (50' WIDE), N.00°04'30"W. 127.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SAID LOT 7, N.89°47'00"E. 121.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 7 AND THE WEST LINE OF SAID HICKORY STREET; THENCE ALONG SAID LINE, S.00°04'30E. 127.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.73 ACRES OF LAND AND/OR 75,472.7 SF. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CERTIFICATION

I HEREBY CERTIFY that this is a true and accurate survey; that this drawing is a correct representation of all the exterior boundaries of the land surveyed.

11/27/2018
Date

Gary M. Chalice, P.S. 55939
Hubbell, Roth & Clark, Inc.
555 Hulet Drive
Bloomfield Hills, Michigan 48303-0824

STATE OF MICHIGAN
GARY M. CHALICE
PROFESSIONAL SURVEYOR
No. 55939
LICENSED PROFESSIONAL SURVEYOR

JOB NO.	HRC	555 HULET DRIVE, BLOOMFIELD HILLS, MICH. P.O. BOX 824, 48303-0824	SHEET NO.
20171125	HUBBELL, ROTH & CLARK, INC	PHONE: (248) 454-6300	2
DATE	CONSULTING ENGINEERS SINCE 1915	FAX (1st. Floor): (248) 454-6312	OF 2
11/16/18		FAX (2nd. Floor): (248) 454-6359	
		WEB SITE: http://www.hrcengr.com	