



INKSTER CITY COUNCIL

October 21, 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

B. ELAN Engineering Council Chambers Audio/Video Equipment – Mike Refalo Pg. 1

Public Participation (limit to 3 minutes)

3. CLOSED SESSION – Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).
4. Adjournment

October 21, 2019
Regular City Council Agenda – 7:00 PM

1. Call Meeting to Order

- A. Pledge of Allegiance
- B. Roll Call

2. Approval of Agenda

3. Presentations/Discussion

- A. Tribute - State Senator, Betty Jean Alexander
- B. Oakwood Outreach Director, Brandon Young

4. Public Hearing

5. Consent Agenda

- A. October 7, 2019 Regular City Council Meeting Minutes.

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6. Boards and Commissions

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

7. Previous Business

8. Ordinance(s)

- A. First Reading(s)

- B. Second Reading(s)

9. New Business

- A. Discussion/Action: (Adrianna Jordan) Consideration and approval of a Special Land Uses (SLUs 18-19, 18-20, 18-21, 18-22) for a proposed Medical Marijuana Multi-use Facility to be located on Industrial Drive between Henry Ruff and Middlebelt in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission. Abe Hachem on behalf of MAD Collective is the applicant.

Pg. 39

- B. Discussion/Action: (Darin Carrington) Consideration to approve a Resolution for Huntington Bank for the installment purchase agreement of the 2020 Freightliner

FL114SD New Model Vactor Combination Sewer Cleaner. Funds have been
budgeted for.

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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

PEG Channel Upgrade October 2019

Digital Public Access Channel
Upgrade Comcast Channel Encoder
New Digital Encoder
New Digital Studio Cameras
New Microphones and Speakers

Black Magic Design Micro Studio Camera 4K



Ultra HD Video Format 6G-SDI

SDI control protocol

Switcher control

PTZ control output

Color Corrector

Built in microphone

LCD Laser Projector



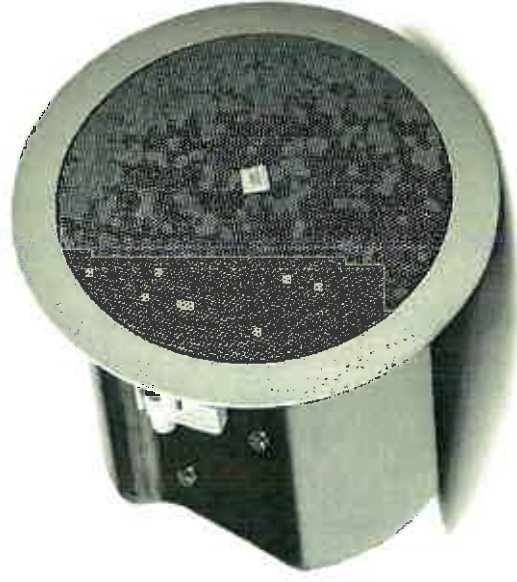
- ▶ **3LCD Projector**
- ▶ **6000 LUMENS**
- ▶ **High Dynamic Contrast Range**
- ▶ **1, 500,000 : 1 Contrast Ratio**

Shure MX396/C Microphone



- ▶ 180 Degree coverage
- ▶ Eliminates surface noise
- ▶ Excellent Speech pick up
- ▶ Off-axis noise rejection

JBL Speakers



- ▶ **Two-Way 4" Coaxial Speaker**
- ▶ **Professional Audio Quality**
- ▶ **74 Hz – 20 kHz Bandwidth**
- ▶ **Wide 120° coverage**

Radiant 4500



- ▶ SD/HD MPEG2 and AVC Encoder Intellimix
- ▶ Down/Up-conversion option and deinterlacer
- ▶ AFD with auto resize option

Black Magic Design ATEM Studio Switch



- Provide Training on existing ATEM Switch
- Configure with new equipment
- Control Black Magic Design Studio Cameras
- Computer Control Interface
- **OPTIONAL:**
- Support Contract

Shure SCM820-DAN



- ▶ **Automatic Digital Mixer for Speech Applications**
- ▶ **Intellimix Technology dramatically improves Audio Quality**
- ▶ **Reduces background noise**
- ▶ **DANTE Digital networking**

Crown CDi AMP



- ▶ 300 Watts
- ▶ Professional Audio Quality
- ▶ Reduces background noise
- ▶ DANTE Digital networking

Existing Ultra-NEXUS HD



- ▶ Provide Training on existing NEXUS
- ▶ Configure with new equipment
- ▶ OPTIONAL;
 - Support Contract
 - Expandable to 20TB
 - Twitter Feed Integration
 - Emergency Messaging

Service and Warranty

- ▶ 5-year Warranty
 - Ultra NEXUS HD
 - Radiant fiber Optic Digital Channel Encoder
- ▶ 5-year Service contract
 - Available for additional support and maintenance on entire system.

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Introduction

Please accept the following documentation in response to your request for a proposal. Our solution is based on careful consideration of the information provided to us, our understanding of your current objectives, budget and timelines, as well as your future direction.

There are several reasons we are confident that we can successfully deliver this project:

- Our deployment teams are held accountable to standard operating procedures and work flow processes that have been developed and continuously improved in our 60 years in business.
- We have wide-ranging experience with successful implementations of all sizes and scale.
- Our solution architects and engineers have broad industry experience with leading emerging technology and state-of-the-art projects.
- Our team consists of seasoned management, certified engineers, project managers, experienced field technicians, and highly trained service personnel that work to exceed customer expectations.

SVT is committed to providing the best possible solution and user experience. From our sales team, our solution architects, and our design engineers on the front end to our top-notch technicians and managed care support team on the back end, we provide complete and seamless solutions and services to our customers.

Thank you for the opportunity and for your consideration. Please do not hesitate to contact us should you have any questions.



Scope of Work

SVT to provide City of Inkster with upgrade audio and video system for its city hall building.

Video - SVT will install one NEC ceiling mounted projector to display on the existing screens. A Crestron AirMedia will be installed to provide for city hall on the network to wirelessly present to any display. At the podium an HDMI wall plate will be installed to allow for residents or others to present video during a meeting. An HDMI output will be provided to allow as in input into the production system.

Audio and control -

SVT will replace the existing analog mixer and in place install a Biamp Server DSP which will have AEC inputs and outputs to the speakers as well as to the production audio system. An analog POTS card will be installed to allow for audio conferencing in the council room. Eight new desktop Shure microphones will be installed as well as two handheld wireless mics for use in the room. The system will be controlled via two 10" Crestron touch panels. One will be at the main seating area in the council room and the other will be in the AV room. A iPad can be used for wireless control but is not included in this proposal.

The touch panels will be able to do the following: one button system on. Turn the projectors on and off. Raise and lower the screen. Control audio levels in council room, adjust mic levels, mute mics, and route audio accordingly . if lighting control is added in future lighting control can be added to touch panels.

Installation to happen M-F 8 to 5. Any conduits or 110 power to be provided by other. Existing rack to be used. SVT not responsible for owner provided hardware. Anything outside this scope of work or bill of materials will be a change order. Monthly progressive billing. Freight is pre-paid and will be added to final invoice.



Pricing Summary

Material \$36,482.24

Includes all hardware and materials to ensure a complete and operational system

Professional Services \$25,060.00

Includes engineering, project management, CAD, onsite installation and wiring, coordination and supervision and commissioning.

Shipping & Handling	Prepaid and added to final invoice
Subtotal	\$61,902.24
Taxes	Added to final invoice as applicable
Total	\$61,902.24

If you wish to accept this proposal and related statement of work, please sign and return. The parties to this document agree that their relationship is governed by the Agreement as to Standard Terms and Conditions which can be found at www.gosvt.com/Resources/termsandconditions.

Buyer: _____ Buyer Signature: _____ Date: _____
(Print Name)



Managed Care Pricing

Services	Advantage	Premier	Premier+	XAAS
Unlimited Technical Phone Support	✓	✓	✓	✓
Escalation Support	✓	✓	✓	✓
Warranty Depot Repair/Replacement	✓	✓	✓	✓
Advance Parts Replacement/Repair on Select Equipment	✓	✓	✓	✓
Onsite Service and Support	✓	✓	✓	✓
Service Level Guarantee	✓	✓	✓	✓
Average Speed to Answer	60 Seconds	60 Seconds	60 Seconds	60 Seconds
Onsite Response Time	72 Hours	48 hours	24 Hours	24 Hours
Software Updates and Upgrades		✓	✓	✓
Operational Training and Support		✓	✓	✓
Preventative Maintenance		✓	✓	✓
Annual Business Review		✓	✓	✓
SVT Online Services Portal			✓	✓
Remote Monitoring Available (Crestron Fusion)			✓	✓
Remote Programming Updates			✓	✓
On Demand End User Technology Support			✓	✓
No Upfront Costs				✓
Fixed Monthly Expense				✓
Hardware Upgrades Included				✓
All the Advantages of Premier +				✓
Equipment Move/Add/Changes				✓

Term Length (Select One)	Advantage	Premier	Premier +
12 Months	☐ \$2,956.80	☐ \$3,802.20	☐ \$4,647.60
36 Months	☐ \$8,249.47	☐ \$10,608.14	☐ \$12,966.80
60 Months	☐ \$12,566.40	☐ \$16,159.35	☐ \$19,752.30

If you wish to accept this proposal and related statement of work, please sign and return. The parties to this document agree that their relationship is governed by the Agreement as to Standard Terms and Conditions which can be found at www.gosvt.com/Resources/termsandconditions.

Some features require remote access and equipment capable of monitoring. Training must be pre-scheduled through the SVT Service Center and is subject to availability. Programming Changes include minor adjustments to the system to accommodate replaced hardware or minor functionality/UI changes. Monthly and quarterly payment options available upon request.

Buyer: _____
(Print Name)

Buyer Signature: _____

Date: _____



SVT-as-a-Service Payment Option

SVT-as-a-Service gets you the technology that you need with full service coverage at a low monthly cost. Free up cash to use on advertising, personnel, inventory or other strategic initiatives to grow your business. SVT will make sure your systems are always up and running. We take care of the preventative maintenance and provide remote and onsite diagnostics and repair. Our service center is available to take your calls at any time.

We take care of the technology. You take care of your business.

SVT-as-a-Service includes our Premier Plus Managed Care and we will replace ANY broken components from normal use, wear, and tear.

The following information describes the approximate monthly payment based on the total price without tax. Any variance in the total price will change the monthly payments. Taxes, if applicable will be added to monthly payments.

Term Length	Price per Month
12	\$6,051.35
36	\$2,384.39
60	\$1,635.35

❖XaaS program quote subject to credit approval, documentation and verification



Bill of Materials

MANF	MODEL No.	DESCRIPTION	QTY
Video			
NEC	NP-PA653UL-41ZL	NP-PA653UL Projector with NP41ZL Lens	1
CHIEF	RPMUW	UNIVERSAL RPMA	1
CHIEF	CMS440	8" CEILING PLATE WITH ONE SLOT	1
SVT	MATERIALS	Projector ceiling hardware	1
CRESTRON	AM-200	AirMedia® Presentation System 200	1
LIBERTY WIRE	DL-AR1913	DIGITALINX HDMI ADAPTER RING	1
CRESTRON	DMP53-300-C	3-Series® DigitalMedia™ Presentation System 300	1
CRESTRON	DM-TX-4K-302-C	4K DigitalMedia 8G+® Transmitter 302	2
CRESTRON	DM-RMC-4K-SCALER-C	4K DigitalMedia 8G+® Receiver & Room Controller w/Scaler	1
Audio and Control			
SHURE	MX400DP	Small Desktop Base with Input, switched preamplifier, programmable logic switch and LED. Supports st	8
SHURE	MX410/C	10" Cardioid Gooseneck Microphone with Bi-color Status Indicator	8
SHURE	SLX24/BETA58	Handheld Wireless System: Transmitter, w/ Beta 58 mic.	2
BIAMP	SERVER-IO	DSP Server w/Up to 48 Chs of I/O, 1 DSP-2 Card	1
BIAMP	SEC-4	4 Channel mic/line input card w/ acoustic echo cancellation	7
BIAMP	SOC-4	4-Ch Mic/Line Output Card	2
CRESTRON	TSW-1060-B-S	10.1" Touch Screen, Black Smooth	1
CRESTRON	TSW-1060-TTK-W-S	Tabletop Kit for TSW-1060, White Smooth	1
SVT	MATERIALS	Managment PC - control, audio and video	1
Cabling and Infrastructure			
BELDEN	6500FE010U1000	22/2 PLENUM SHIELDED BLACK 1000'	1
SVT	CAT6-P-S-WHT-1000	Cable Plenum Shieided Cat6, White, 1000 ft	2
C2G	56783	6FT C2G High Speed HDMI® Cable with Ethernet	5
C2G	03983	6' CAT 6 PATCH CABLE BLACK	10
SVT	MATERIALS	Misc Parts and supplies	1

About SVT



HISTORY & heritage

Founded as a family-owned American company in 1955 as Sport View Television Corporation, the company pioneered the concept of video broadcast and streaming for race course facilities throughout North America. Over the years, the company developed expertise in a range of products and services to better serve its customers.

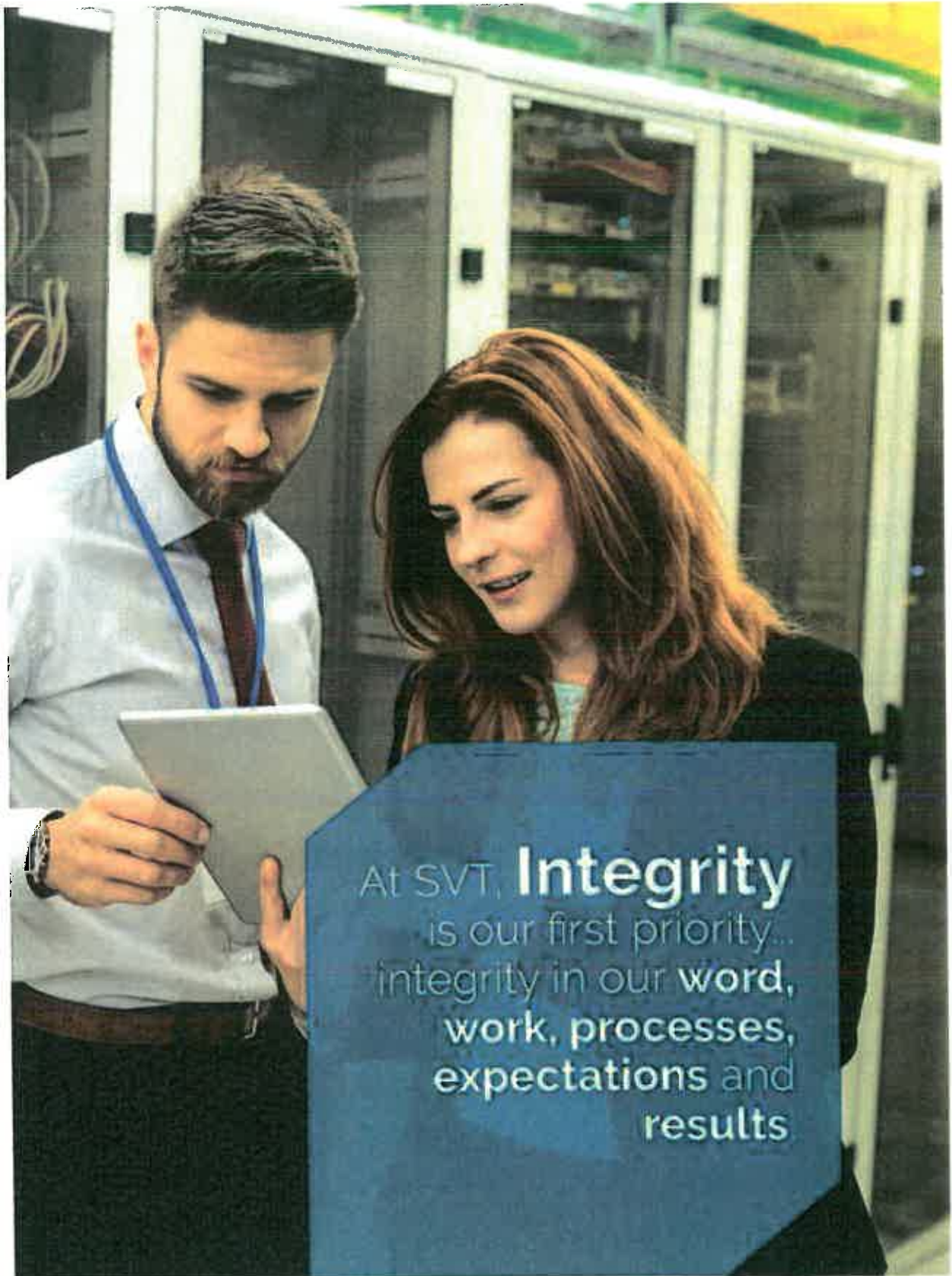
In 2011, we rebranded Sport View Television as SVT, better reflecting our ability to provide a wide variety of electronic system integration solutions. Today, SVT has expanded its operations to many other commercial business and industrial manufacturing facilities becoming an industry leader providing IT centric audio/video and Information Communication Technology systems to casinos, concert & event centers, office buildings, hospitality facilities, healthcare facilities, restaurants and retail outlets, lounges and nightclubs, educational facilities and financial corporations.

SVT specializes in designing, engineering, commissioning and servicing turn-key commercial audio/video systems including: IT, audio/video distribution, digital signage, surveillance & security, broadcasting and a host of other technology systems.

We have a long-standing reputation for providing timely, efficient solutions with the highest level of client satisfaction. Our team consists of seasoned management, certified engineers, project managers, experienced field technicians, and highly trained service personnel that exceed qualifications. SVT directly employs over 100 technicians, with operations dispersed throughout North America.

/Simply stated/ Integrity is our infrastructure. 60 years of success in the technology industry has been a direct result of maintaining our core principles. By staying dedicated to our clients, committed to our workforce and loyal to our partners, we have firmly established a best-in-class cornerstone to our existence.





www.gosvt.com 800.521.4189



SOLUTIONS

audio solutions

-  **/PUBLIC address & paging/**
Over 60 years of knowledge providing large, complex public address systems to our customers.
-  **/SOUND reinforcement/**
Custom design process developed to help you understand and overcome challenges for your unique facility
-  **/PERFORMANCE audio & lighting/**
Industry expert ready to deliver high-quality performance sound and lighting systems.
-  **/VOICE conferencing/**
Providing the very best in collaborative technologies, allowing your business to communicate with ease.

video solutions

-  **/VIDEO distribution/**
Best-in-class video distribution technology for ease of management, flexibility and future expansion.
-  **/LED display & signage/**
For a unique feature for your facility, consider LED displays and tickers.
-  **/IP television/**
Break free from the traditional avenues for your in-room television system.
-  **/DIGITAL signage & wayfinding/**
Through adaptive electronic messaging solutions, you can quickly and directly target your most likely customers.
-  **/COLLABORATION & conferencing/**
Engage workers and teams more effectively through videoconferencing and collaboration. We have a wide array of solutions to fit your needs.

"I have never seen
an AV integrator
provide the level of
service that [SVT]
has on this project."

Bill Starcewich, Sr. Project Manager
Director with Cushman & Wakefield



IT services



/VOICE & data/

Working independently or with our network service partners, we can ensure the stability and security of your network operations.



/WIRELESS solutions/

Providing your business the help needed to develop system flexibility with wireless system integration.



/NOC services/

Monitoring and management of any device on your network from our state of the art Network Operations Center.



/CREATIVE services/

Creative technology integration services to help your business increase customer satisfaction and generate more revenue.

broadcast solutions



/PARIMUTUEL broadcast systems/

Pioneered the concept of video patrol for pari-mutuel race course facilities throughout North America.



/SIMULCAST distribution/

Complete solutions to manage and distribute simulcast racing feeds throughout your facility.



/RACE graphics/

Partnership with ONTract Media and Entertainment to provide their VIP Race Graphics system to our customers.



critical communication



/WIRELESS communication/

An effective communication system assists acute and sub-acute care units through more efficient response times.



/MOBILE voice & data/

Integration of a network that is both secure and dependable and serves as a tool to increase the efficiency of the clinician.



/MEASUREABLE ROI/

Experienced team that understands the dynamics of the medical environment and can help increase customer satisfaction, reduce operational costs, increase revenue, and ultimately improve patient care.



/REAL-TIME location services/

Providing real-time location systems for patient, staff, and asset tracking.



/TELEMEDICINE/

Extending communication between healthcare providers and patients

security solutions



/SURVEILLANCE & video recording/

Thorough understanding of the complexities that are involved in surveillance recording and data storage.



/ACCESS control/

Authorized reseller of multiple Access Control Systems.



SVT

MANAGED CARE

Managing the daily operations of your collaborative technology is time consuming and deprives you of focusing on your organization's mission.

For more than 60 years, SVT has been assuming the responsibility of managing the entire information and communications technology environment for our clients, allowing them to focus on their core objectives.

Key Benefits

- Improve efficiency & reliability of your communication technology. Partnering with SVT will provide you with skilled personnel able to troubleshoot problems and resolve issues when (and sometimes before) they happen.
- Fixed monthly cost allows you to budget for support and allocate your remaining budget to other areas of your business.
- Qualified versus experienced. Our dedicated technicians and staff of engineers not only have the certifications but also the experience and knowledge to troubleshoot, repair and maintain your systems for maximum up time.

Through our Managed Care Solutions, SVT simplifies management and maintenance of your technology investment, to ensure it's working when you need it. Our managed care team provides the service and support required to keep your systems running smoothly.

SVT offers multiple support levels and options to meet your specific needs. You can also integrate the expertise and experience of SVT into your organization by leveraging our strategic onsite staffing program.



SVT IT Services

SVT provides solutions and support that handle day-to-day IT challenges so that our customers can focus on strategy and driving business forward.

Managed IT

Strategically optimize and protect your infrastructure with 24/7/365 proactive monitoring.

- IT Support/Helpdesk
- Remote Monitoring & Maintenance
- IT Consulting

Security Services

Advanced security systems help protect your data and keep your business up and running.

- Network Security
- Unified Threat Management
- Web Filtering & Firewall
- Spam Protection

Cloud IT

Cloud IT is the future of small and medium business technology management.

- Hosted Solutions
 - Microsoft Exchange
 - Server
 - Desktop
- Hardware Virtualization
- Cloud Back Up & File Sharing

www.gpsvt.com 800.521.4180





SOLUTION DEL

Our team is comprised of: sales experts that understand your business; design, engineering and technical specialists in each solutions area; experienced project managers that facilitate each phase of delivery; and service specialists and technicians to provide ongoing care. Over our 60 years in business, we have developed numerous processes and methodologies for every stage of your technology journey:

1

INITIAL NEEDS ANALYSIS

We meet with you to discuss the project and desired outcomes. Through this process we identify the objectives and milestones needed to successfully complete the project as well as the deliverables at completion to ensure continued success through training and procedure outlines.

2

DISCOVERY & DESIGN

Once we have an understanding of your requirements and objectives, we develop a technically sound and functional system. The solution will consist of the appropriate equipment, hardware, software and professional services required for successful delivery and implementation.

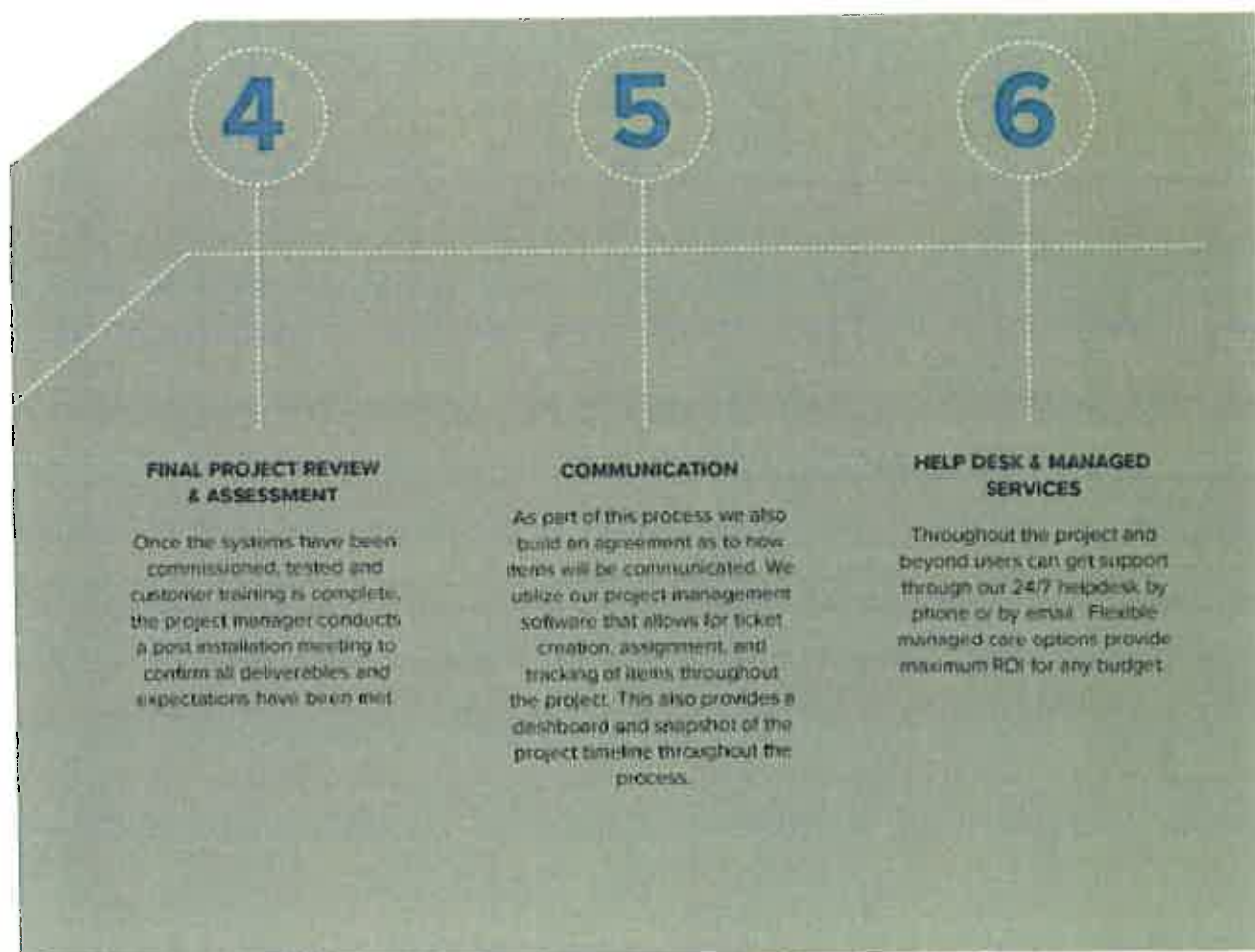
3

INSTALLATION, IMPLEMENTATION & INTEGRATION

An SVT Sr. Project Manager will engage to launch and manage the entire process starting with confirmation of deliverables and expectations with the team and the customer, procurement priorities, resource scheduling, pre-assembly and testing, and finally through onsite installation.



EVERY PROCESS



www.gosvt.com 800.521.4188



MANUFACTURER partners

SVT has built trusted partnerships with our manufacturer partners over the course of our 60+ years in business. We work with our partners to deliver state-of-the-art technology, ensure product quality and reliability, and the best warranty and service options available.



"I could not be more pleased with SVT's install! it has been an Oscar winning performance!"

Lisa C. Berry-Bobowski M.A., Scientist
Director, Wayne State University Kimmel
Cancer Center



certifications & licensing

Certifications and continuing education are a vital part of our ability to bring the best available technology to our clients. Our team members have clear career and training opportunities that encourage professional development to benefit themselves and our customers. Some of their certifications include:

- InfoComm CTE & CTS-D Certified Staff
- On-Staff (EE) Electrical Engineer
- On-Staff Certified RN-BSN
- On-Staff Crestron Programmer
- Crestron DMC-D Digital Media Certified Engineer
- Crestron DMC-D Digital Media Certified Designer
- Crestron Digital Media Certified Designer 4K
- Crestron RLC
- Bosch RDKPro BVMS
- Axis Gold Partner & Certified Professionals
- Chief Certified Partner
- Architectural Media Systems Advanced DSP
- Digital Storage Network Expert Certifications
- CISCO VS
- CISCO VC
- Cisco TelePresence Express Partner
- AutoCAD / BIM (Revit)
- Bi-Amp / Puro-Labs
- NICE Systems 2.7 Certification
- NICE Certified Partner
- Ascom Intelligence Certification
- SVSI Networked AV Design Certification
- Bosch Video Solutions 400/600 Series
- Polycom
- Cambridge Sound
- Galleher
- AMX ACE
- Magenta Research Monitor Certified Partner
- Diamond Certified Solutions Provider
- Genetec Certified Dealer
- Media Matrix / Rankius-Helms
- Ascom UNITE Basic Installation Certificate

In addition to these individual certifications and accolades, SVT holds corporate certifications and affiliations.



The American Institute of Architects

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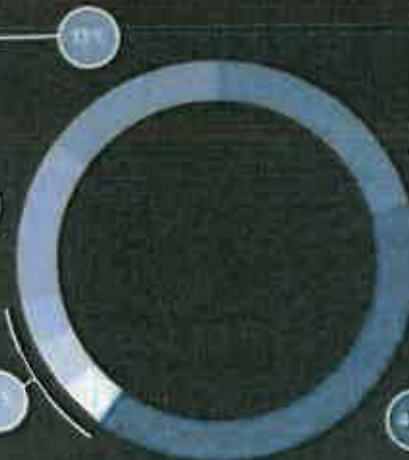
NATIONWIDE REACH

We have a long-standing reputation for providing timely, efficient solutions with the highest level of client satisfaction. Our team consists of seasoned management, certified engineers, project managers, experienced field technicians, and highly trained service personnel that exceed qualifications. SVT directly employs over 100 technicians, with operations and pre-qualified subcontractors dispersed throughout North America.



markets

HEALTHCARE
(ACUTE/SENIOR LIVING)
CASINOS/RACETRACKS
RESTAURANT/RETAIL
EDUCATION
OTHER (CHURCH/
MUNICIPALITY/FINANCIAL)







MANAGEMENT TEAM

The SVT management team is comprised of visionary, experienced and passionate leaders who are dedicated to the success of SVT customers, partners, and employees.



Josh Shanahan
President & CEO

Josh has been President and CEO of SVT since 2011. Part executive, part entrepreneur, he takes a visionary approach to building teams and the business to ensure that the company is always looking forward and on the leading edge of technology. Josh has extensive experience in the Information Technology Services, Low Voltage and Electronic Systems Integration Industries.



James "Jim" Johnson
Chief Financial Officer

Jim joined SVT in 2014 bringing an expert level of financial management to SVT. With over 25 years of experience, he understands the operational nuances of the company and provides key financial insights so the executive team can make informed decisions. Jim serves as the financial authority in the organization, ensuring the integrity of fiscal data and modeling transparency and accountability.



Adam Naylor
VP Strategic Partnerships

Adam joined SVT in 2014. He was able to leverage his previous experience to build partnerships with top technology manufacturers which enables SVT to compete with larger, national companies but with a stronger focus on service and customized solutions. In addition, he has fostered a world class channel program which enables SVT to dramatically lower the



John Grady
VP Customer Experience

John is the newest member of the SVT executive team. He is responsible for ensuring our customers are delighted throughout the delivery and post implementation process. He has a vast amount of experience leading service desk operations and plays an integral role in shaping the overall service offering and continuing the highest level of customer



Tina Peters
VP of Operations

Tina oversees the scheduling of projects and manages the workloads for engineers, project managers and technicians. In addition, she handles subcontractor relationships providing SVT scalability during periods of high project volume. Her hands on leadership approach and experience in project management and service operations has been critical to the success of our technical and delivery teams.

October 7, 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, October 7, 2019

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

A. Agenda Discussion

Moved by Councilmember Watley, Seconded by Councilmember Oden to go into Executive Session 6:29 p.m. to discuss pending litigation, personnel and land sales in accordance with MCL 15.286 (e). Motion carried unanimously

Moved by Councilmember Oden, Seconded by Councilmember Watley to adjourn the closed Executive Session at 6:54 p.m. Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:05 p.m.

Pledge of Allegiance

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

Prayer

Prayer was led by Pastor Hall

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 Councilmember Chisholm, Seconded by Councilmember Mitchell to approve the agenda with the combination of items "A" & "B" under Presentations and the addition of item "B" under Presentations.
Resolution 10-19-148R - Motion carried.

Presentations/Discussion

- A. Tribute to Nick Jones – State Representative, Jewell Jones and Mayor, Byron Nolen
- B. Water and Sewer Survey – DPS Director, Jerome Bivins

Public Hearings**Consent Agenda**

- A. September 16, 2019 Regular City Council Meeting Minutes.
- B. Allen Brothers and Attorney's PLLC Invoice \$41,488.45

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard to approve the Consent Agenda.
Resolution 10-19-149R – Motion carried.**

Boards and Commission

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

**Moved by Councilmember Howard, Seconded by Councilmember Oden to approve to appoint Barbara Cooper to the DDA
Resolution 10-19-150R – Motion carried.**

**Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve to appoint Peggy Bishop to the Board of Review
Resolution 10-19-151R – Motion carried.**

**Moved by Councilmember Watley, Seconded by Councilmember Oden to approve to appoint Phineas Cody to the Cable Commission
Resolution 10-19-152R – Motion carried.**

Previous Business

Ordinance(s)

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

New Business

- A. Discussion/Action: (Jerome Bivins) Consideration and approval authorizing administration to approve the contract with Intertek PSI for John Daly Street Improvement Construction Inspection with an hourly rate of \$68.00 per hour and overtime rate \$90.00 per hour base on a full time inspector with 50 hours a week.

**Moved by Councilmember Howard, Seconded by Councilmember Chisholm to approve authorizing administration to approve the contract with Intertek PSI for John Daly Street Improvement Construction Inspection with an hourly rate of \$68.00 per hour and overtime rate \$90.00 per hour base on a full time inspector with 50 hours a week.
Resolution 10-19-153R– Motion carried.**

- B. Discussion/Action: (Jerome Bivins) Consideration and approval authorizing administration to approve the contract with Pamar Enterprises for the John Daly Street Improvement in the amount of \$1,374,810.75, plus a 15% contingency of \$206,221.61 for a total of \$1,581,032.36 for construction.

Moved by Councilmember Howard, Seconded by Councilmember Oden to approve authorizing administration to approve the contract with Pamar Enterprises for the John Daly Street Improvement in the amount of \$1,374,810.75, plus a 15% contingency of \$206,221.61 for a total of \$1,581,032.36 for construction.
Resolution 10-19-154R– Motion carried.

- C. Discussion/Action: (Jerome Bivins) Consideration and approval to enter into a purchase agreement with DTE Energy to replace the remaining mercury vapor and high pressure sodium bulbs within the boundaries of the City limits to more efficient LED bulbs.

Moved by Councilmember Chisholm, Seconded by Councilmember Mitchell to approve to enter into a purchase agreement with DTE Energy to replace the remaining mercury vapor and high pressure sodium bulbs within the boundaries of the City limits to more efficient LED bulbs.
Resolution 10-19-155R– Motion carried.

- D. Discussion/Action: (Kaitlyn Hines) Consideration and approval of an offer to purchase (Case # LD 19-16) three (3) vacant residential lots which are located on the east side of Allen between Chestnut Ave and Beech Ave. and are legally described as *25U87* LOT 87 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR (Property I.D. 44 010 06 0087 000), *25U88* LOT 88 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR (Property I.D. 44 010 06 0088 000), and *25U89* 90 LOTS 89 AND 90 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR (Property I.D. 44 010 06 0089 000) in the amount of \$1,000.00 to Sharrah Cooley.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve of an offer to purchase (Case # LD 19-16) three (3) vacant residential lots which are located on the east side of Allen between Chestnut Ave and Beech Ave. and are legally described as *25U87* LOT 87 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR (Property I.D. 44 010 06 0087 000), *25U88* LOT 88 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR (Property I.D. 44 010 06 0088 000), and *25U89* 90 LOTS 89 AND 90 WOLVERNINE TRACTOR SUB T2S R9E L38 P34 WCR (Property I.D. 44 010 06 0089 000) in the amount of \$1,000.00 to Sharrah Cooley.
Resolution 9-19-156R– Motion carried.

- E. Discussion/Action: (Darin Carrington) Consideration and approval to authorize Administration to conduct promotional exams within the Police Department at a total estimated costs of \$23,840.00

Moved by Councilmember Oden, Seconded by Councilmember Mitchell to approve to authorize Administration to conduct promotional exams within the Police Department at a total estimated costs of \$23,840.00
Resolution 9-19-157R– Motion carried.

- F. Discussion/Action: (Darin Carrington) Consideration and approval authorizing the reduction of property taxes owed for property located at 3263 Moore Street.

Moved by Councilmember Chisholm, Seconded by Councilmember Oden

to approve authorizing the reduction of property taxes owed for property located at 3263 Moore Street.
Resolution 10-19-158R– Motion carried.

Public Participation

- **Margo Brunner** – Announced an Expungement Fair on behalf of the Inkster Cannabis Group on Saturday, November 2, 2019 from 12:00 p.m. until 6:00 p.m. at the Booker Dozier Recreation Complex.
- **Yvette Brock** – Announced the city wide debates that would be taking place on Tuesday, October 10, 2019 at the Stardust and October 25, 2019 at the Simmons Center.
- **Commissioner Glenn Anderson** – Announced JAG Grant money that the City of Inkster would be receiving. He further announced the Coffee Hour on October 15, 2019.
- **Michelle Cyrus** – Detroit Regional Chamber collaboration with students who have had some college to receive education forgiveness for attending school. She can be contacted at 734-210-1003.
- **Officer Heyward** – Announced Coffee with a Cop on October 16, 2019 and Movie Night on October 25, 2019.
- **Mrs. Heally and Mrs. Phillips** – Stated that they are glad that Woodson high school has been demolished. She stated that there are a lot of bushes on the fences in that area and she would like for them to be removed. She further asked if speed signs can be placed on pine street because cars are going over 50mph.
- **Larry Motley** – Stated that there is discrepancies in the Allen Brother's and Attorney's Bills. He said that when the city had another attorney, the bills were never this high. He stated that the city has no income from new businesses and that residents should stop supporting drug businesses.
- **Gabe Henderson** – Announced the Inkster Good Fellows Pancake Breakfast.
- **Pastor Jean Overman** – Announced the NAACP Freedom Fund Dinner on October 20, 2019. She further announced the Chili Cook-Off on October 19, 2019.
- **Shirley Hankerson** – Announced that the Parks and Recreation would be hosting an open house for residents on October 23, 2019.
- **Toni Bailey** – Announced the Inkster Good Fellows Pancake Breakfast on October 19, 2019 at 8:00 a.m. until 12:00 p.m. in support of no child without a Christmas.
- **Octavia Smith** – Thanked residents that came out in support of the city-wide garage sale. She further stated the city can feel free to take over that event if they wish. She announced the Inkster Task Force 5K Run/Walk on November 2, 2019 at the Inkster Valley Golf Course.
- **Crystal Linton** – Announced the After School Program on Monday's and Tuesday's. She stated this is in an effort to help students and fight against the school to prison pipeline.
- **William Miller** – Stated he is the current president of NAN. He stated they had a general membership meeting on Saturday. He stated the other Mayoral candidate was supposed to show and he did not.
- **Evonne Moore** – Announced that Inkster Housing Resident council would be hosting a breast cancer and domestic violence event on October 29, 2019 from 12pm-2pm.
- **State Representative, Jewell Jones** – Provided a legislative update.

City Clerk

- Announced that Absentee Ballots have gone out to residents who have requested.

City Treasurer

- No comments.

Mayor and Council

- **Councilwoman Howard** – Stated she is in support of lowering the speed limit on Michigan Ave. She further asked if census information would also be placed on the water bills.

**Moved by Councilmember Howard, Seconded by Councilmember Mitchell
to support the petition to lower the speed limit on Michigan Ave.
Resolution 10-19-159R – Motion carried.**

- **Councilman Chisholm** – Responded to a FB post that stated that Parkwood apartments would be torn down because of a new business project. His response was:
First of all, the persons who are disseminating this information are just as guilty as the ones who initiated it! I would call it bearing false witness! The City of Inkster is not tearing down Parkside Estates. Anybody who wants to look at the site plans so I can point it out are welcome to do so. Parkside Estates is a part of public housing! Which is operated by HUD. I would never vote on the DISPLACEMENT OF INKSTER RESIDENTS. HECK IT'S ILLEGAL. I'm so disappointed by the people you all call elders of the community who fill your minds with propaganda. They're creating a civil war within our own community for absolutely no reason! Some would call it Terrorism. The property outlined on the map was sold last year or so and has been going through the process. The property in question is located NEXT DOOR to Parkside estates. The public hearing is for you all to come out and voice your opinion at a Planning Commission Meeting which are held at City Hall every 2nd and 4th Monday of the month! This is a normal process. Nothing new about it. The people who gave you this info have been playing these games for years. They have transitioned from activists to antagonist. I am so sad that it's come to this. It's an injustice that they have you all fearful in your homes; creating a war that doesn't exist; and even believe their own FALSE information that they spread. It's insane! ENOUGH IS ENOUGH. I'll see you guys at all the upcoming meetings and shed light on what's really happening. Heck you can even reach out to me directly via Facebook messenger or text me 3134098167. And tell those elders that spread this false information to utilize their time increasing voter participation and stop trying to scare people out of INKSTER! Find something better to do and apply that energy to help move this city forward or SIT DOWN!
- **Councilwoman Mitchell** – Stated the Census Complete Count is hosting a meeting on November 9, 2019 at 11:00 a.m. She announced the Trunk or Treat on October 31, 2019 and the Inkster Task Force 5K Run/Walk on November 2, 2019. She stated she has a petition going around and would like residents to sign to lower the speed limit on Michigan Ave. She stated she would be hosting a Town Hall meeting on October 29, 2019. She further announced that Flagstar Bank is on board with helping Inkster residents complete the Financial Literacy Program towards home ownership. She stated that have agreed to help assist qualified residents purchase homes.
- **Councilman Oden** – Stated that Michigan Ave. looks good and he is glad it is a now a drivable street.
- **Councilwoman Watley** – Stated there is dumping on Annapolis and Inkster Road. She said the Beautification Committee would be assisting with the clean-up. She also announced that I-Can would be assisting with a collection of goods for the UAW workers who are on strike.
- **Mayor Nolen** – Announced Lunch with the Mayor. He said the luncheon is not just for seniors. He also stated that the city hosted a food giveaway on September 27, 2019 and the line was almost done to Michigan Ave. from the Recreation Complex. He stated he attended the Universal Soul Circus with seniors. He lastly said that in the past three years, sixteen businesses have opened in the city of Inkster. He asked people not to sell doom and gloom. He said the city is on the up rise and wants people to become active.

Adjournment

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

By Councilmember Howard, Seconded by Councilmember Oden and carried,
the Regular Council meeting of October 7, 2019 was adjourned at 8:54 p.m.



Felicia Rutledge, City Clerk
City of Inkster

CITY OF INKSTER
Boards & Commissions

AGING COMMISSION

Ordinances: 414, 457 & 508

Chuck Coleman

Exp. 08/20/20

Charter Provision and State Law

EXP. 02/04/20

Vacant
Vacant

October 7, 2019

BUILDING AUTHORITY COMMISSION - *inactive*

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

Nathaniel Elcock
Hersey Bryant, (C)
Horace Wells

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

CABLE TELEVISION COMMISSION

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

3 Year Term

9 Members

Ordinances 593 and 609

Vacant

Troy Seaton Dist. 1

~~Leon Houston~~ Dist. 2

Vacant Dist. 3

Octavia Smith Dist. 4

Thelma Jean Overman Dist. 5

Connie R. Mitchell Dist. 6

Sandra Watley **Mayoral**

Steven Chisholm At-Large

Ex. Officio

Exp. 01/17/20

~~Exp. Served Notice; Returned~~

Exp.

Exp. 07/03/20

Exp. 02/06/20

Exp. 02/04/22

Exp. 01/03/20

Exp. 01/17/20

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Clarence Oden

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

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

October 7, 2019

ELECTION COMMISSION

[Per the City Charter, Chapter 4; Section 4.1]

4 Year Term

Council Member (most votes)

City Attorney

Tenure

City Clerk

Tenure

Catherine Morris (Mayor and Council appointee)

12/20

LaGina Washington (Mayor and Council appointee)

12/22

HOUSING AND REDEVELOPMENT

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

5 Year Term

6 Members

State Law and Ordinance 99

Caroline Smith

Exp. 03/24

Mable Stroman

Exp. 3/22

Ellis Clifton

Exp. 5/24

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

October 7, 2019

Sandra K. Watley
Velma Overman

City Council Rep Exp. 12/18
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
Dorsey Williams		Exp. 07/1/22

Nankin Transit

[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit [Jefferson Bams 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
Brittany Abiona	Exp. 06/06/22-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

October 7, 2019

Winnie Nwankwo

Exp. 05/18/21

~~Murdele Alurayem~~

~~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: October 16, 2019

From: Adrianna Jordan
City Planner

Date for Council Consideration: October 21, 2019

ACTION REQUESTED: Consider approval of Special Land Uses (SLUs 18-19, 18-20, 18-21, 18-22) for a proposed Medical Marijuana Multi-use Facility to be located on Industrial Drive between Henry Ruff and Middlebelt in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission. Abe Hachem on behalf of MAD Collective is the applicant.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval ☐

BACKGROUND INFORMATION

On Monday, October 14, 2019, the Planning Commission reviewed and recommended for approval SLUs 18-19 (cultivation), 18-20 (processing), 18-21 (testing), and 18-22 (transportation) which would be located in a new purpose-built multi-use development on both sides of Industrial Drive in the M-1, Light Industrial District, subject to the conditions below. The associated Site Plan (SP 18-23) was approved with conditions. As part of their site plan approval, the Planning Commission approved a waiver from the screening wall requirement due to naturally wooded areas around the site's perimeter, and they also approved a waiver to allow a reduction in the loading area from 70 feet long to 35 feet long for buildings D, E, F, and G. City Staff recommended approval of SLU 18-19, SLU 18-20, SLU18-21, SLU18-22, and SP 18-23. Abe Hachem on behalf of MAD Collective is the applicant. Draft meeting minutes are attached.

The north site contains 5.27 acres and the south site contains 25.23 acres. The site is vacant undeveloped woods and wetlands. The proposed future development includes seven buildings, most of which are located south of Industrial with exception to one six unit cultivation building located north of Industrial. The six unit cultivation building north of Industrial totals 110,000 square feet. In addition, south of Industrial there is one four unit cultivation building totaling 74,640 square feet; one seven unit cultivation building totaling 125,400 square feet; a one unit cultivation building totaling 6,500 square feet; a processing building totaling 10,000 square feet; a transportation facility totaling 4,000 square feet; and a testing building totaling 1,650 square feet. The business applicants include "Healthy Greens", "Vision Transportation", and "Prolab Agricultural Testing, LLC".

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

1. **Utilities.** The applicant must provide the City with information on whether marijuana cultivation requires higher than average levels of water or energy use. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels.
2. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The City Planner's letter dated August 5, 2019 recommends that Planning Commission recommend approval of the Special Land Use because the proposed use is compatible with the Zoning Ordinance, Master Plan, and surrounding uses. Additionally, it would foster economic development within the City of Inkster by bringing an existing vacant site into economic use.

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

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

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

RESOLUTION

Resolved by _____

Seconded by _____

To approve Special Land Uses 18-19 (cultivation), 18-20 (processing), 18-21 (testing), and 18-22 (transportation) for a Medical Marijuana Multi-use Facility proposed at Industrial Drive between Henry Ruff and Middlebelt in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission.

Yes:

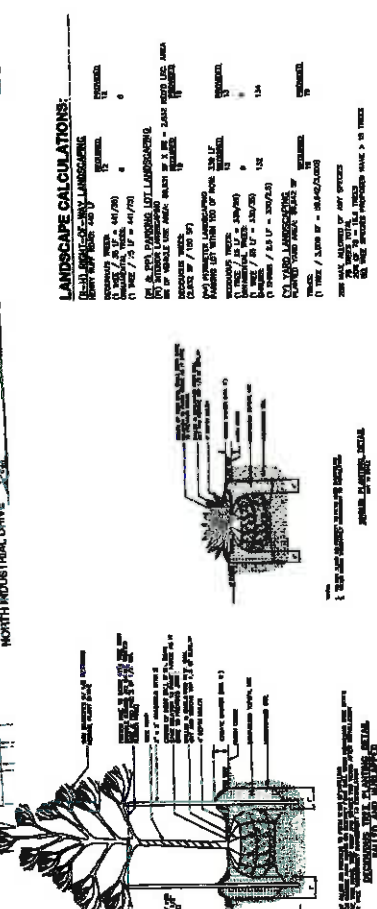
No:

Absent:

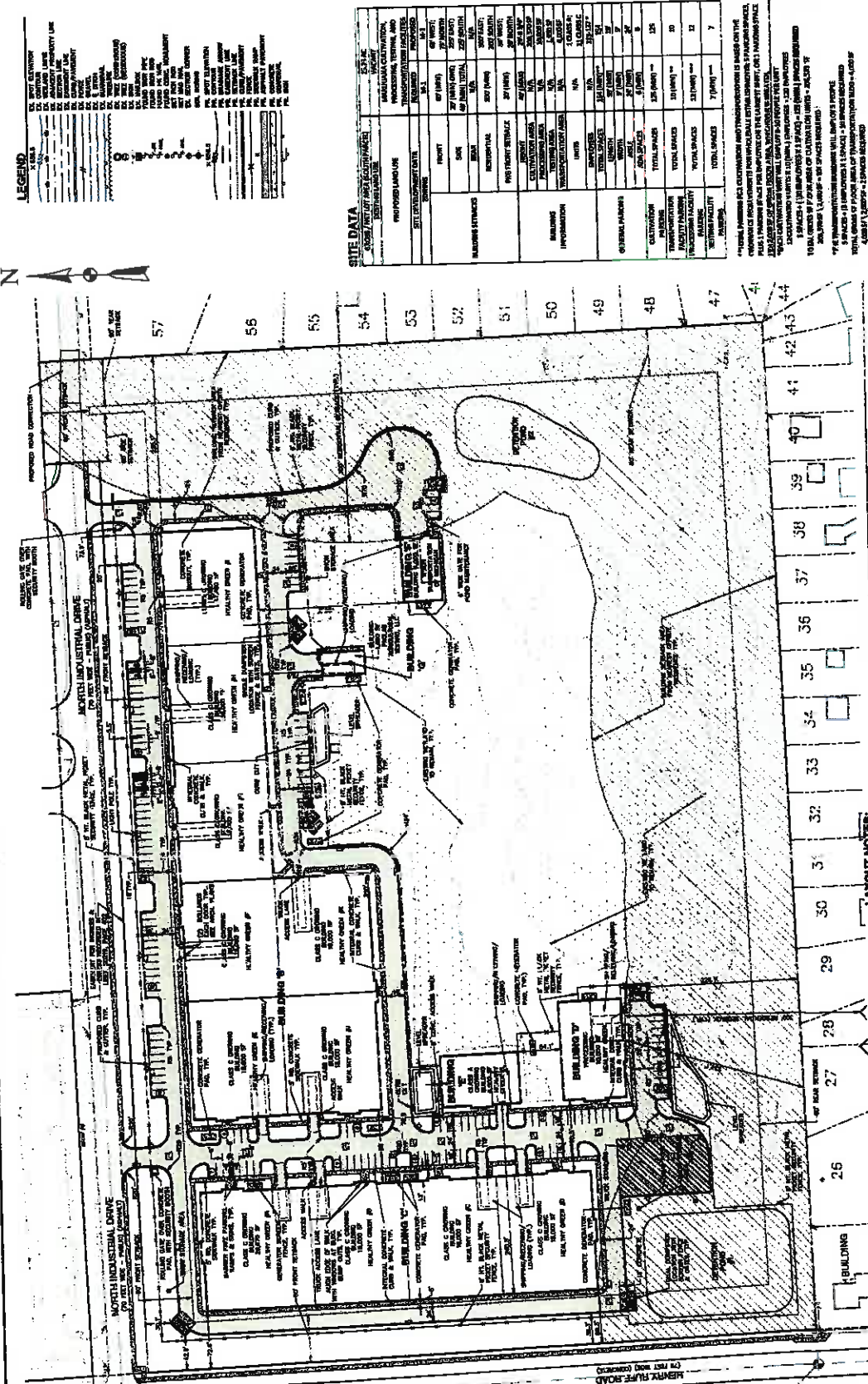


PROPOSED BUILDING FOR: MIDWEST GROWING CAMPUS

HENRY RUFF RD & N. INDUSTRIAL DR., INKSTER, MI 48141



PLANT LIST:			DATE: 05/01/2008
NORTH-OF-WAY-10-10 HARRY REEF ROAD			05/01/2008
01	1	WATER PINE	2.5' CHL 000
02	2	WATER PINE	2.5' CHL 000
03	3	WATER PINE	2.5' CHL 000
04	4	WATER PINE	2.5' CHL 000
05	5	WATER PINE	2.5' CHL 000
06	6	WATER PINE	2.5' CHL 000
07	7	WATER PINE	2.5' CHL 000
08	8	WATER PINE	2.5' CHL 000
09	9	WATER PINE	2.5' CHL 000
10	10	WATER PINE	2.5' CHL 000
11	11	WATER PINE	2.5' CHL 000
12	12	WATER PINE	2.5' CHL 000
13	13	WATER PINE	2.5' CHL 000
14	14	WATER PINE	2.5' CHL 000
15	15	WATER PINE	2.5' CHL 000
16	16	WATER PINE	2.5' CHL 000
17	17	WATER PINE	2.5' CHL 000
18	18	WATER PINE	2.5' CHL 000
19	19	WATER PINE	2.5' CHL 000
20	20	WATER PINE	2.5' CHL 000
21	21	WATER PINE	2.5' CHL 000
22	22	WATER PINE	2.5' CHL 000
23	23	WATER PINE	2.5' CHL 000
24	24	WATER PINE	2.5' CHL 000
25	25	WATER PINE	2.5' CHL 000
26	26	WATER PINE	2.5' CHL 000
27	27	WATER PINE	2.5' CHL 000
28	28	WATER PINE	2.5' CHL 000
29	29	WATER PINE	2.5' CHL 000
30	30	WATER PINE	2.5' CHL 000
31	31	WATER PINE	2.5' CHL 000
32	32	WATER PINE	2.5' CHL 000
33	33	WATER PINE	2.5' CHL 000
34	34	WATER PINE	2.5' CHL 000
35	35	WATER PINE	2.5' CHL 000
36	36	WATER PINE	2.5' CHL 000
37	37	WATER PINE	2.5' CHL 000
38	38	WATER PINE	2.5' CHL 000
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42	42	WATER PINE	2.5' CHL 000
43	43	WATER PINE	2.5' CHL 000
44	44	WATER PINE	2.5' CHL 000
45	45	WATER PINE	2.5' CHL 000
46	46	WATER PINE	2.5' CHL 000
47	47	WATER PINE	2.5' CHL 000
48	48	WATER PINE	2.5' CHL 000
49	49	WATER PINE	2.5' CHL 000
50	50	WATER PINE	2.5' CHL 000
51	51	WATER PINE	2.5' CHL 000
52	52	WATER PINE	2.5' CHL 000
53	53	WATER PINE	2.5' CHL 000
54	54	WATER PINE	2.5' CHL 000
55	55	WATER PINE	2.5' CHL 000
56	56	WATER PINE	2.5' CHL 000
57	57	WATER PINE	2.5' CHL 000
58	58	WATER PINE	2.5' CHL 000
59	59	WATER PINE	2.5' CHL 000
60	60	WATER PINE	2.5' CHL 000
61	61	WATER PINE	2.5' CHL 000
62	62	WATER PINE	2.5' CHL 000
63	63	WATER PINE	2.5' CHL 000
64	64	WATER PINE	2.5' CHL 000
65	65	WATER PINE	2.5' CHL 000
66	66	WATER PINE	2.5' CHL 000
67	67	WATER PINE	2.5' CHL 000
68	68	WATER PINE	2.5' CHL 000
69	69	WATER PINE	2.5' CHL 000
70	70	WATER PINE	2.5' CHL 000
71	71	WATER PINE	2.5' CHL 000
72	72	WATER PINE	2.5' CHL 000
73	73	WATER PINE	2.5' CHL 000
74	74	WATER PINE	2.5' CHL 000
75	75	WATER PINE	2.5' CHL 000
76	76	WATER PINE	2.5' CHL 000
77	77	WATER PINE	2.5' CHL 000
78	78	WATER PINE	2.5' CHL 000
79	79	WATER PINE	2.5' CHL 000
80	80	WATER PINE	2.5' CHL 000
81	81	WATER PINE	2.5' CHL 000
82	82	WATER PINE	2.



SITE DATA

ITEM	DESCRIPTION	AMOUNT
1	TOTAL LOT AREA	1.00 AC
2	TOTAL LOT AREA (SQ. FT.)	136,700
3	TOTAL LOT AREA (SQ. YD.)	15,633
4	TOTAL LOT AREA (AC.)	1.00
5	TOTAL LOT AREA (SQ. MI.)	0.023
6	TOTAL LOT AREA (SQ. KM.)	0.006
7	TOTAL LOT AREA (SQ. M.)	136,700
8	TOTAL LOT AREA (SQ. YD.)	15,633
9	TOTAL LOT AREA (AC.)	1.00
10	TOTAL LOT AREA (SQ. MI.)	0.023
11	TOTAL LOT AREA (SQ. KM.)	0.006
12	TOTAL LOT AREA (SQ. M.)	136,700
13	TOTAL LOT AREA (SQ. YD.)	15,633
14	TOTAL LOT AREA (AC.)	1.00
15	TOTAL LOT AREA (SQ. MI.)	0.023
16	TOTAL LOT AREA (SQ. KM.)	0.006
17	TOTAL LOT AREA (SQ. M.)	136,700
18	TOTAL LOT AREA (SQ. YD.)	15,633
19	TOTAL LOT AREA (AC.)	1.00
20	TOTAL LOT AREA (SQ. MI.)	0.023
21	TOTAL LOT AREA (SQ. KM.)	0.006
22	TOTAL LOT AREA (SQ. M.)	136,700
23	TOTAL LOT AREA (SQ. YD.)	15,633
24	TOTAL LOT AREA (AC.)	1.00
25	TOTAL LOT AREA (SQ. MI.)	0.023
26	TOTAL LOT AREA (SQ. KM.)	0.006
27	TOTAL LOT AREA (SQ. M.)	136,700
28	TOTAL LOT AREA (SQ. YD.)	15,633
29	TOTAL LOT AREA (AC.)	1.00
30	TOTAL LOT AREA (SQ. MI.)	0.023
31	TOTAL LOT AREA (SQ. KM.)	0.006
32	TOTAL LOT AREA (SQ. M.)	136,700
33	TOTAL LOT AREA (SQ. YD.)	15,633
34	TOTAL LOT AREA (AC.)	1.00
35	TOTAL LOT AREA (SQ. MI.)	0.023
36	TOTAL LOT AREA (SQ. KM.)	0.006
37	TOTAL LOT AREA (SQ. M.)	136,700
38	TOTAL LOT AREA (SQ. YD.)	15,633
39	TOTAL LOT AREA (AC.)	1.00
40	TOTAL LOT AREA (SQ. MI.)	0.023
41	TOTAL LOT AREA (SQ. KM.)	0.006
42	TOTAL LOT AREA (SQ. M.)	136,700
43	TOTAL LOT AREA (SQ. YD.)	15,633
44	TOTAL LOT AREA (AC.)	1.00
45	TOTAL LOT AREA (SQ. MI.)	0.023
46	TOTAL LOT AREA (SQ. KM.)	0.006
47	TOTAL LOT AREA (SQ. M.)	136,700
48	TOTAL LOT AREA (SQ. YD.)	15,633
49	TOTAL LOT AREA (AC.)	1.00
50	TOTAL LOT AREA (SQ. MI.)	0.023
51	TOTAL LOT AREA (SQ. KM.)	0.006
52	TOTAL LOT AREA (SQ. M.)	136,700
53	TOTAL LOT AREA (SQ. YD.)	15,633
54	TOTAL LOT AREA (AC.)	1.00
55	TOTAL LOT AREA (SQ. MI.)	0.023
56	TOTAL LOT AREA (SQ. KM.)	0.006
57	TOTAL LOT AREA (SQ. M.)	136,700
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60	TOTAL LOT AREA (SQ. MI.)	0.023
61	TOTAL LOT AREA (SQ. KM.)	0.006
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63	TOTAL LOT AREA (SQ. YD.)	15,633
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65	TOTAL LOT AREA (SQ. MI.)	0.023
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75	TOTAL LOT AREA (SQ. MI.)	0.023
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99	TOTAL LOT AREA (AC.)	1.00
100	TOTAL LOT AREA (SQ. MI.)	0.023

**CITY OF INKSTER
PLANNING DIVISION
26215 TROWBRIDGE
INKSTER, MI 48141
313.563.9760/313.563.6488 (fax)**

PLANNING COMMISSION

**Monday, October 14, 2019
6:30 p.m.**

**26215 Trowbridge
(City Hall Council Chamber)
Inkster, MI 48141**

**MEETING AGENDA
Open to the Public**

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
 - A. Adoption of July 22, 2019 minutes
- IV. PUBLIC HEARING
 - A. **Case # 18-19, 18-20, 18-21, and 18-22 (SLU) – Medical Marijuana Multi Use Complex**
Public Hearing to review and consider special land uses for a proposed Medical Marijuana Multi-Use Complex (SLUs 18-19, 18-20, 18-21, and 18-22) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.
- V. OLD BUSINESS
 - None.
- VI. NEW BUSINESS
 - A. **Case # 18-19, 18-20, 18-21, and 18-22 (SLU) – Medical Marijuana Multi Use Complex**
Public Hearing to review and consider special land uses for a proposed Medical Marijuana Multi-Use Complex (SLUs 18-19, 18-20, 18-21, and 18-22) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.
 - B. **Case # 18-23 (SP) – Consideration of Site Plan Approval for a Medical Marijuana Multi-Use Complex**
Planning Commission to review and consider approval of a site plan for a proposed Medical Marijuana Multi-Use Complex (SP18-23) in the M-1, Light

Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

C. **Case # 18-23 (SP) – Consideration of a Screening Wall Waiver**

Planning Commission to review and consider approval of a screening wall waiver for a proposed Medical Marijuana Multi-Use Complex (SP18-23) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

D. **Case # 18-23 (SP) – Consideration of a Loading Zone Length Waiver**

Planning Commission to review and consider approval of a waiver to reduce the length of the loading zones for buildings D, E, F, and G to 10 feet by 35 feet for a proposed Medical Marijuana Multi-Use Complex (SP18-23) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

II. MISCELLANEOUS

A. None.

III. ADJOURNMENT

ITEM III.A

July 22, 2019 Planning Commission Minutes

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, July 22, 2019**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Vice Chairman Ratliff called the meeting to order at 6:33 p.m.

I. ROLL CALL

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

Absent: Chairman Chisholm, Commissioner Davis

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Community Planner
Ghassan Khalaf, Engineer
Abdul Saleh, Applicant

Public in attendance: None.

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF June 10, 2019

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

IV. PUBLIC HEARINGS

- A. Case # 18-31 (SLU) – Clothing Recycling Warehouse and Wholesaler**
Public Hearing to review and consider special land use for a proposed clothing recycling warehouse and wholesaler (SLU18-31) in the B-3, General Business District at 3000 Middlebelt Road. Abdul Saleh is the applicant. The subject property is located on the west side of Middlebelt Road between Michigan Avenue and the railroad tracks

MOVED by Williams, Seconded by Garret to open the public hearing for Case # 18-31 (SLU) Clothing Recycling Warehouse and Wholesaler. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Commissioner Garret was concerned with whether the amount of times in the lawn service contract is enough. Ms. Jordan replied that there is no quantitative evidence. Mr. Khalaf got up on behalf of the applicant to confirm that the driveway will be closed on Middlebelt due to the city recommendation and to state that even if they had irrigation, the property owner could always turn the water off.
2. Commissioner Faison asked about the signage for the property. Ms. Jordan confirmed that signs will need to be shown on the site plan in regards to dimensions and location.

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

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

- A. **Agenda Amendment – Special Land Use**
Add the special Land Use to the New Business section of the Agenda.

MOVED by Nolen, Seconded by Garret to amend the agenda to include the SLU vote in New Business. **MOTION CARRIED unanimously.**

- B. **Case # 18-31 (SLU) – Clothing Recycling Warehouse and Wholesaler**
Consider special land use for a proposed clothing recycling warehouse and wholesaler (SLU18-31) in the B-3, General Business District at 3000 Middlebelt Road. Abdul Saleh is the applicant. The subject property is located on the west side of Middlebelt Road between Michigan Avenue and the railroad tracks.

MOVED by Nolen, Seconded by Ratliff for Case # 18-31 (SLU) Clothing Recycling Warehouse and Wholesaler. **MOTION CARRIED unanimously.**

- C. **Case # 18-32 (SP) – Consideration of Site Plan Approval for a Clothing Recycling Warehouse and Wholesaler**
Planning Commission to review and consider approval of a site plan for a proposed clothing recycling warehouse and wholesaler (SP18-32) in the B-3, General Business District at 3000 Middlebelt Road. Abdul Saleh is the applicant. The subject property is located on the west side of Middlebelt Road between Michigan Avenue and the railroad tracks.

MOVED by Williams, Seconded by Nolen for Case # 18-32 (SP) Clothing Recycling Warehouse and Wholesaler with the following conditions:

1. **Rooftop Screening.** Applicant must indicate siding material and color for rooftop mechanical equipment screening.
2. **Landscaping Installation.** Installation of required screening and landscaping shall be completed prior to building occupancy, except when building construction is

completed during the off-season when plants cannot be installed, in which case the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season.

3. **Performance Bond.** Whenever a site plan requires any type of landscaping, the applicant may be required to post a Performance Bond prior to the issuance of a temporary or final Certificate of Occupancy to ensure the completion of landscaping (including irrigation) if the landscaping is not 100% complete when any Certificate of Occupancy is requested.
4. **Irrigation.** Planning Commission approval of irrigation waiver to allow a professional landscaping service to manually irrigate landscaping at least three times per week.
5. **Loading.** Extension of loading zone and screening wall to 70 feet long.
6. **Middlebelt entrance.** Closure of Middlebelt secondary entrance as proposed on site plans.
7. **Security Cameras.** Security system and cameras shall be installed, maintained and approved by the City Police Chief.
8. **Signs.** The applicant must provide information on number, dimensions, and style of any proposed signs.
9. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

MOTION CARRIED unanimously.

D. Case # 18-32 (SP) – Consideration of an Irrigation Waiver

Planning Commission to review and consider approval of an irrigation waiver for a proposed clothing recycling warehouse and wholesaler (SP18-32) in the B-3, General Business District at 3000 Middlebelt Road. Abdul Saieh is the applicant. The subject property is located on the west side of Middlebelt Road between Michigan Avenue and the railroad tracks.

Commissioners Concerns:

1. Commissioner Garret asked if watering three times a month will be adequate. Commissioner Nolen asked how we will be able to enforce it.

MOVED by Williams, Seconded by Garret for Case # 18-32 (SP) Consideration of an Irrigation Waiver. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

A. Michigan Association of Planning Training

Planning commission to discuss and choose a training course provided through the Michigan Association of Planning. Last year, the planning commission and zoning board of appeals had the Planning and Zoning Essentials workshop. This year commissioners get to choose from: Zoning Administration, Planning Commissioner Toolkit, Zoning Board of Appeals, Site Plan Review, Capital Improvements Programs, Risk Management, Community Engagement, The Master Planning Process, or Planning for Health.

MOVED by Williams, Seconded by Faison for MAP training: Site Plan. **MOTION CARRIED unanimously.**

VIII. ADJOURNMENT – 7:22 pm

MOVED by Williams, Seconded by Garrett to adjourn the Planning Commission meeting held on July 22, 2019. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner

ITEM VI.A

**Case # 18-19, 18-20, 18-21, and 18-22
(SLU) –Medical Marijuana Multi Use
Complex**



CITY OF INKSTER

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

August 5, 2019

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU18-19 – Medical Marijuana Co-Located Cultivation Facilities Rev #4
Location: Industrial Drive
Zoning: M-1, Light Industrial District
Applicant(s): Abdallah Hachem on behalf of Midwest Investment Enterprise

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for a new medical marijuana multi-use complex at Industrial Drive (address unassigned). This development requires public hearings and special land use approvals from City Council for the four medical marijuana facility types, as well as site plan approval by the Planning Commission. Planning Staff offers the following comments and findings for your consideration. The original site plan was received on September 17, 2018, and most recently resubmitted for review on August 1, 2019.

SITE DESCRIPTION

The site is located on the north and south sides of Industrial, between Henry Ruff and Middlebeitz. The north site contains 5.27 acres and the south site contains 25.23 acres. The site is zoned M-1 (Light Industrial District) and is vacant undeveloped woods and wetlands. The proposed future development includes seven buildings, most of which are located south of Industrial with exception to one six unit cultivation building located north of Industrial. The six unit cultivation building north of Industrial totals 110,000 square feet. In addition, south of Industrial there is one four unit cultivation building totaling 74,640 square feet; one seven unit cultivation building totaling 125,400 square feet; a one unit cultivation building totaling 6,500 square feet; a processing building totaling 10,000 square feet; a transportation facility totaling 4,000 square feet; and a testing building totaling 1,650 square feet. The revised site plans now state that the overall applicant for the site is an entity known as "The MAD Collective LLC", and the applicant has submitted articles of incorporation showing Abe Hachem as a manager of the LLC. The only business applicants mentioned on the City Clerk's license applications are "Healthy Greens" and "Vision Transportation". "Healthy Greens" is shown on the proposed site plan as the operator of the cultivation and processing facilities, and "Vision Transportation of Michigan" is shown as the transportation facility operator. The applicant has revised the plans to show that the tenant for the safety compliance testing facility is named "Prolab Agricultural Testing, LLC".

The number of employees is a maximum of ten per unit for cultivation, 10 employees for processing, three employees for testing, and five employees for transportation. The proposed hours of operation are 8 am to 5 pm Monday through Friday, with 24 hour security and monitoring.

SPECIAL LAND USES IN M-1 DISTRICT

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

REVIEW OF SPECIAL LAND USE (§155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is planned for industrial uses which include manufacturing, assembly, warehousing, salvage facilities, research/office, and similar uses. Although located in an industrial area that the future land use plan also designates primarily as industrial, the site is also informally designated as "Site 1" for key redevelopment adjacent to the City's nascent Entertainment District. The Planning Commission must consider how development of this key site with medical marijuana uses will affect the vision and direction of the nearby "Entertainment District". We recommend that the results of a public hearing be considered to assess impacts on the adjacent "entertainment district".
2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** With the installation of the proposed landscaping, we believe that the proposed use could be visually and physically harmonious and appropriate in appearance with the existing and intended character of the general vicinity. *This finding is met.*
3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The subject site is currently a vacant, wooded lot that may also contain wetlands. Development of the subject site, assuming protections or mitigation measures for natural resources including its MDEQ designated wetlands, will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole. *This finding is met.*
4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The proposed cultivation uses will require extensive usage of water and electricity, although the exact impact on utilities is unknown. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels. Further, the cultivation facilities will likely require

additional services in the form of police security and patrolling. A security plan must be reviewed and approved by the Police Department before this finding can be made.

5. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The site is located in an industrial zone; however, it abuts residentially zoned districts on the south and east property lines. Medical marijuana cultivation facilities typically emit strong odors unless mechanical systems such as air scrubbers and ventilation systems are in place to mitigate noxious gasses and fumes. There is a note on the site plan indicating that "each unit will be equipped with specialized air scrubbers and ventilation systems to manage emissions and mitigate odors." The proposed hours of operation are 8 am to 5 pm Monday through Friday, with 24 hour security and monitoring. Site security includes cameras, locking doors, gated entrances, guardhouses, and 24 hour security guards. *This finding is met.*
6. **Will not erode or reduce the economic viability of other existing land uses.** Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City. The proposed cultivation uses would be located in new purpose-built structures that are part of a larger complex that also includes processing, testing and transport of medical marijuana. While properties to the north include a SMART bus terminal and railroad tracks, and the property to the west consists of the Eloise Cemetery in the City of Westland, to the east and south lie potentially incompatible single-family residential uses. As a consequence, the proposed uses may have an adverse impact on the existing uses in the vicinity; therefore, we recommend that the results of a public hearing be considered to assess impacts on the surrounding neighborhood.
7. **Will not impose additional service demands upon the City or its anticipated future resources.** The proposed cultivation facilities will likely require additional water and sewer services and also additional police and public safety services. As suggested earlier, to mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels. In addition, a security plan must be submitted for review and approval from the Inkster Police Department.
8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** While the proposed facilities are commercial operations to grow marijuana to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. Unfortunately, such uses do attract criminal elements, and are an attractive nuisance. For these reasons, the proposed development could possibly be averse to the safety, welfare, morals, character, and comfort of the residents as a whole. This finding can be made, subject to the recommendation of the Chief of Police.

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

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

- (A) The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time. The applicant will be required to supply information and documentation related to the procurement of a state license. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.
- (B) A state and local license is required for all medical marijuana facilities. The applicant will be required to supply information and documentation related to the procurement of a state license.
- (C) Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*
- (D) Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Site security includes cameras, locking doors, multiple gated entrances, guardhouses, and 24 hour security guards. We defer to the Inkster Police Department on review and approval of the Security Plan. Per the December 4, 2017 BMMR emergency rules, surveillance footage must be kept for a minimum of 14 days.
- (E) Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. *This standard is met.*
- (F) The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use, and as such other times as anyone is present on the premises. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*
- (G) Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City

Ordinances. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*

- (H) Any medical marijuana facilities shall not have exterior signage using the word "marihuana" and/or "marijuana", or any other word, phrase, or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that "no loitering is permitted" on such property. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*
- (I) If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*

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

- (A) Cultivation facilities shall have a minimum 300 foot radius, measured as the shortest distance from building to building, to any structure in residentially zoned districts, and a minimum 500 foot radius, measured as the shortest distance from building to building to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility. To City Staff's knowledge the proposed use complies with this requirement. *This standard is met.*
- (B) All activity related to the medical marijuana facilities shall be done indoors. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*
- (C) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*
- (D) Application for a Medical Marijuana Cultivation Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Cultivation Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

RECOMMENDATION

In general, the proposed medical marijuana cultivation facility is compatible with the zoning and existing surrounding land uses, pending the results of a public hearing to assess the impact on the adjacent

“entertainment district” and residential areas. Planning Staff recommends approval of the Special Land Use subject to the following conditions:

1. The applicant must provide the City with information on whether marijuana cultivation requires higher than average levels of water or energy use. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels.
2. A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
3. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

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

Thank you,

A handwritten signature in blue ink, appearing to read 'Adrianna Jordan', with a long horizontal flourish extending to the right.

Adrianna Jordan, AICP
City Planner



CITY OF INKSTER

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

August 5, 2019

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU18-20 – Medical Marijuana Co-Located Processing Facility Rev #4
Location: Industrial Drive
Zoning: M-1, Light Industrial District
Applicant(s): Abdallah Hachem on behalf of Midwest Investment Enterprise

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for a new medical marijuana multi-use complex at Industrial Drive (address unassigned). This development requires public hearings and special land use approvals from City Council for the four medical marijuana facility types, as well as site plan approval by the Planning Commission. Planning Staff offers the following comments and findings for your consideration. The original site plan was received on September 17, 2018, and most recently resubmitted for review on August 1, 2019.

SITE DESCRIPTION

The site is located on the north and south sides of Industrial, between Henry Ruff and Middlebelt. The north site contains 5.27 acres and the south site contains 25.23 acres. The site is zoned M-1 (Light Industrial District) and is vacant undeveloped woods and wetlands. The proposed future development includes seven buildings, most of which are located south of Industrial with exception to one six unit cultivation building located north of Industrial. The six unit cultivation building north of Industrial totals 110,000 square feet. In addition, south of Industrial there is one four unit cultivation building totaling 74,640 square feet; one seven unit cultivation building totaling 125,400 square feet; a one unit cultivation building totaling 6,500 square feet; a processing building totaling 10,000 square feet; a transportation facility totaling 4,000 square feet; and a testing building totaling 1,650 square feet. The revised site plans now state that the overall applicant for the site is an entity known as "The MAD Collective LLC", and the applicant has submitted articles of incorporation showing Abe Hachem as a manager of the LLC. The only business applicants mentioned on the City Clerk's license applications are "Healthy Greens" and "Vision Transportation". "Healthy Greens" is shown on the proposed site plan as the operator of the cultivation and processing facilities, and "Vision Transportation of Michigan" is shown as the transportation facility operator. The applicant has revised the plans to show that the tenant for the safety compliance testing facility is named "Prolab Agricultural Testing, LLC".

The number of employees is a maximum of ten per unit for cultivation, 10 employees for processing, three employees for testing, and five employees for transportation. The proposed hours of operation are 8 am to 5 pm Monday through Friday, with 24 hour security and monitoring.

SPECIAL LAND USES IN M-1 DISTRICT

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

REVIEW OF SPECIAL LAND USE (§155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is planned for industrial uses which include manufacturing, assembly, warehousing, salvage facilities, research/office, and similar uses. Although located in an industrial area that the future land use plan also designates primarily as industrial, the site is also informally designated as "Site 1" for key redevelopment adjacent to the City's nascent Entertainment District. The Planning Commission must consider how development of this key site with medical marijuana uses will affect the vision and direction of the nearby "Entertainment District". We recommend that the results of a public hearing be considered to assess impacts on the adjacent "entertainment district".
2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** With the installation of the proposed landscaping, we believe that the proposed use could be visually and physically harmonious and appropriate in appearance with the existing and intended character of the general vicinity. *This finding is met.*
3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The subject site is currently a vacant, wooded lot that may also contain wetlands. Development of the subject site, assuming protections or mitigation measures for natural resources including its MDEQ designated wetlands, will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole. *This finding is met.*
4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The proposed cultivation uses will require extensive usage of water and electricity, although the exact impact on utilities is unknown. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels. Further, the cultivation facilities will likely require

additional services in the form of police security and patrolling. A security plan must be reviewed and approved by the Police Department before this finding can be made.

5. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The site is located in an industrial zone; however, it abuts residentially zoned districts on the south and east property lines. Medical marijuana cultivation facilities typically emit strong odors unless mechanical systems such as air scrubbers and ventilation systems are in place to mitigate noxious gasses and fumes. There is a note on the site plan indicating that “each unit will be equipped with specialized air scrubbers and ventilation systems to manage emissions and mitigate odors.” The proposed hours of operation are 8 am to 5 pm Monday through Friday, with 24 hour security and monitoring. Site security includes cameras, locking doors, gated entrances, guardhouses, and 24 hour security guards. *This finding is met.*
6. **Will not erode or reduce the economic viability of other existing land uses.** Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City. The proposed processing facility would be located in a new purpose-built structure that is part of a larger complex that also includes cultivation, testing and transport of medical marijuana. While properties to the north include a SMART bus terminal and railroad tracks, and the property to the west consists of the Eloise Cemetery in the City of Westland, to the east and south lie potentially incompatible single-family residential uses. As a consequence, the proposed uses may have an adverse impact on the existing uses in the vicinity; therefore, we recommend that the results of a public hearing be considered to assess impacts on the surrounding neighborhood.
7. **Will not impose additional service demands upon the City or its anticipated future resources.** The proposed processing facility will likely require additional water and sewer services and also additional police and public safety services. As suggested earlier, to mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels. In addition, a security plan must be submitted for review and approval from the Inkster Police Department.
8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** While the proposed facilities are commercial operations to grow marijuana to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. Unfortunately, such uses do attract criminal elements, and are an attractive nuisance. For these reasons, the proposed development could possibly be averse to the safety, welfare, morals, character, and comfort of the residents as a whole. This finding can be made, subject to the recommendation of the Chief of Police.

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

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

- (A) The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time. The applicant will be required to supply information and documentation related to the procurement of a state license. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.
- (B) A state and local license is required for all medical marijuana facilities. The applicant will be required to supply information and documentation related to the procurement of a state license.
- (C) Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*
- (D) Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Site security includes cameras, locking doors, multiple gated entrances, guardhouses, and 24 hour security guards. We defer to the Inkster Police Department on review and approval of the Security Plan. Per the December 4, 2017 BMMR emergency rules, surveillance footage must be kept for a minimum of 14 days.
- (E) Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. *This standard is met.*
- (F) The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use, and as such other times as anyone is present on the premises. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*
- (G) Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City

Ordinances. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.*

- (H) **Any medical marijuana facilities shall not have exterior signage using the word "marihuana" and/or "marijuana", or any other word, phrase, or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that "no loitering is permitted" on such property. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***
- (I) **If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***

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

- (A) **Processing facilities shall have a minimum three hundred-foot radius, measured as the shortest distance from building to building, to any structure in residentially zoned districts, and a minimum 500 foot radius, measured as the shortest distance from building to building to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility. To City Staff's knowledge the proposed use complies with this requirement. *This standard is met.***
- (B) **All medical marijuana shall be contained indoors within the main building in an enclosed, locked facility. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***
- (C) **All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***
- (D) **Application for a Medical Marijuana Processing Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Processing Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council. A state license, local business license, and certificate of occupancy must be obtained prior to operations.**

RECOMMENDATION

In general, the proposed medical marijuana cultivation facility is compatible with the zoning and existing surrounding land uses, pending the results of a public hearing to assess the impact on the adjacent

“entertainment district” and residential areas. Planning Staff recommends approval of the Special Land Use subject to the following conditions:

1. The applicant must provide the City with information on whether marijuana cultivation requires higher than average levels of water or energy use. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels.
2. A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
3. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

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

Thank you,

A handwritten signature in blue ink, appearing to read 'Adrianna Jordan', with a long horizontal flourish extending to the right.

Adrianna Jordan, AICP
City Planner



CITY OF INKSTER

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August 5, 2019

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU18-21 – Medical Marijuana Co-Located Safety Compliance Testing Facility Rev #4
Location: Industrial Drive
Zoning: M-1, Light Industrial District
Applicant(s): Abdallah Hachem on behalf of Midwest Investment Enterprise

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for a new medical marijuana multi-use complex at Industrial Drive (address unassigned). This development requires public hearings and special land use approvals from City Council for the four medical marijuana facility types, as well as site plan approval by the Planning Commission. Planning Staff offers the following comments and findings for your consideration. The original site plan was received on September 17, 2018, and most recently resubmitted for review on August 1, 2019.

SITE DESCRIPTION

The site is located on the north and south sides of Industrial, between Henry Ruff and Middlebelt. The north site contains 5.27 acres and the south site contains 25.23 acres. The site is zoned M-1 (Light Industrial District) and is vacant undeveloped woods and wetlands. The proposed future development includes seven buildings, most of which are located south of Industrial with exception to one six unit cultivation building located north of Industrial. The six unit cultivation building north of Industrial totals 110,000 square feet. In addition, south of Industrial there is one four unit cultivation building totaling 74,640 square feet; one seven unit cultivation building totaling 125,400 square feet; a one unit cultivation building totaling 6,500 square feet; a processing building totaling 10,000 square feet; a transportation facility totaling 4,000 square feet; and a testing building totaling 1,650 square feet. The revised site plans now state that the overall applicant for the site is an entity known as "The MAD Collective LLC", and the applicant has submitted articles of incorporation showing Abe Hachem as a manager of the LLC. The only business applicants mentioned on the City Clerk's license applications are "Healthy Greens" and "Vision Transportation". "Healthy Greens" is shown on the proposed site plan as the operator of the cultivation and processing facilities, and "Vision Transportation of Michigan" is shown as the transportation facility operator. The applicant has revised the plans to show that the tenant for the safety compliance testing facility is named "Prolab Agricultural Testing, LLC".

The number of employees is a maximum of ten per unit for cultivation, 10 employees for processing, three employees for testing, and five employees for transportation. The proposed hours of operation are 8 am to 5 pm Monday through Friday, with 24 hour security and monitoring.

SPECIAL LAND USES IN M-1 DISTRICT

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

REVIEW OF SPECIAL LAND USE (\$155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is planned for industrial uses which include manufacturing, assembly, warehousing, salvage facilities, research/office, and similar uses. Although located in an industrial area that the future land use plan also designates primarily as industrial, the site is also informally designated as "Site 1" for key redevelopment adjacent to the City's nascent Entertainment District. The Planning Commission must consider how development of this key site with medical marijuana uses will affect the vision and direction of the nearby "Entertainment District". We recommend that the results of a public hearing be considered to assess impacts on the adjacent "entertainment district".
2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** With the installation of the proposed landscaping, we believe that the proposed use could be visually and physically harmonious and appropriate in appearance with the existing and intended character of the general vicinity. *This finding is met.*
3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The subject site is currently a vacant, wooded lot that may also contain wetlands. Development of the subject site, assuming protections or mitigation measures for natural resources including its MDEQ designated wetlands, will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole. *This finding is met.*
4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The proposed cultivation uses will require extensive usage of water and electricity, although the exact impact on utilities is unknown. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels. Further, the cultivation facilities will likely require

additional services in the form of police security and patrolling. A security plan must be reviewed and approved by the Police Department before this finding can be made.

5. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The site is located in an industrial zone; however, it abuts residentially zoned districts on the south and east property lines. Medical marijuana cultivation facilities typically emit strong odors unless mechanical systems such as air scrubbers and ventilation systems are in place to mitigate noxious gasses and fumes. There is a note on the site plan indicating that "each unit will be equipped with specialized air scrubbers and ventilation systems to manage emissions and mitigate odors." The proposed hours of operation are 8 am to 5 pm Monday through Friday, with 24 hour security and monitoring. Site security includes cameras, locking doors, gated entrances, guardhouses, and 24 hour security guards. *This finding is met.*
6. **Will not erode or reduce the economic viability of other existing land uses.** Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City. The proposed safety compliance testing facility would be located in a new purpose-built structure that is part of a larger complex that also includes cultivation, processing, and transport of medical marijuana. While properties to the north include a SMART bus terminal and railroad tracks, and the property to the west consists of the Eloise Cemetery in the City of Westland, to the east and south lie potentially incompatible single-family residential uses. As a consequence, the proposed uses may have an adverse impact on the existing uses in the vicinity; therefore, we recommend that the results of a public hearing be considered to assess impacts on the surrounding neighborhood.
7. **Will not impose additional service demands upon the City or its anticipated future resources.** A security plan must be submitted for review and approval from the Inkster Police Department.
8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** While the proposed facilities are commercial operations to grow marijuana to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. Unfortunately, such uses do attract criminal elements, and are an attractive nuisance. For these reasons, the proposed development could possibly be averse to the safety, welfare, morals, character, and comfort of the residents as a whole. This finding can be made, subject to the recommendation of the Chief of Police.
9. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.** The site plan submitted does

not include adequate information in regards to the architectural, parking, and loading requirements necessary to make this finding.

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA FACILITY (\$155.289)

- (A) **The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time. The applicant will be required to supply information and documentation related to the procurement of a state license. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.**
- (B) **A state and local license is required for all medical marijuana facilities. The applicant will be required to supply information and documentation related to the procurement of a state license.**
- (C) **Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***
- (D) **Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Site security includes cameras, locking doors, multiple gated entrances, guardhouses, and 24 hour security guards. We defer to the Inkster Police Department on review and approval of the Security Plan. Per the December 4, 2017 BMMR emergency rules, surveillance footage must be kept for a minimum of 14 days.**
- (E) **Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. *This standard is met.***
- (F) **The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use, and as such other times as anyone is present on the premises. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***
- (G) **Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***

- (H) Any medical marijuana facilities shall not have exterior signage using the word “marihuana” and/or “marijuana”, or any other word, phrase, or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that “no loitering is permitted” on such property. There is a note on the site plan indicating applicant’s willingness to comply. *This standard is met.*
- (I) If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire. There is a note on the site plan indicating applicant’s willingness to comply. *This standard is met.*

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

- (A) Testing facilities shall have a minimum 500 foot radius, measured as the shortest distance from building to building to any child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility. To City Staff’s knowledge the proposed use complies with this requirement. *This standard is met.*
- (B) All testing facilities shall have a secured laboratory space that cannot be accessed by the general public. There is a note on the site plan indicating applicant’s willingness to comply. *This standard is met.*
- (C) All medical marijuana shall be contained indoors within the main building in an enclosed, locked facility. There is a note on the site plan indicating applicant’s willingness to comply. *This standard is met.*
- (D) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards. There is a note on the site plan indicating applicant’s willingness to comply. *This standard is met.*
- (E) Application for a Medical Marijuana Testing Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Testing Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

RECOMMENDATION

In general, the proposed medical marijuana cultivation facility is compatible with the zoning and existing surrounding land uses, pending the results of a public hearing to assess the impact on the adjacent

“entertainment district” and residential areas. Planning Staff recommends approval of the Special Land Use subject to the following conditions:

1. The applicant must provide the City with information on whether marijuana cultivation requires higher than average levels of water or energy use. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels.
2. A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
3. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

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

Thank you,



Adrianna Jordan, AICP
City Planner



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August 5, 2019

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU18-22 – Medical Marijuana Co-Located Transport Facility Rev #4
Location: Industrial Drive
Zoning: M-1, Light Industrial District
Applicant(s): Abdallah Hachem on behalf of Midwest Investment Enterprise

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for a new medical marijuana multi-use complex at Industrial Drive (address unassigned). This development requires public hearings and special land use approvals from City Council for the four medical marijuana facility types, as well as site plan approval by the Planning Commission. Planning Staff offers the following comments and findings for your consideration. The original site plan was received on September 17, 2018, and most recently resubmitted for review on August 1, 2019.

SITE DESCRIPTION

The site is located on the north and south sides of Industrial, between Henry Ruff and Middlebelt. The north site contains 5.27 acres and the south site contains 25.23 acres. The site is zoned M-1 (Light Industrial District) and is vacant undeveloped woods and wetlands. The proposed future development includes seven buildings, most of which are located south of Industrial with exception to one six unit cultivation building located north of Industrial. The six unit cultivation building north of Industrial totals 110,000 square feet. In addition, south of Industrial there is one four unit cultivation building totaling 74,640 square feet; one seven unit cultivation building totaling 125,400 square feet; a one unit cultivation building totaling 6,500 square feet; a processing building totaling 10,000 square feet; a transportation facility totaling 4,000 square feet; and a testing building totaling 1,650 square feet. The revised site plans now state that the overall applicant for the site is an entity known as "The MAD Collective LLC", and the applicant has submitted articles of incorporation showing Abe Hachem as a manager of the LLC. The only business applicants mentioned on the City Clerk's license applications are "Healthy Greens" and "Vision Transportation". "Healthy Greens" is shown on the proposed site plan as the operator of the cultivation and processing facilities, and "Vision Transportation of Michigan" is shown as the transportation facility operator. The applicant has revised the plans to show that the tenant for the safety compliance testing facility is named "Prolab Agricultural Testing, LLC".

The number of employees is a maximum of ten per unit for cultivation, 10 employees for processing, three employees for testing, and five employees for transportation. The proposed hours of operation are 8 am to 5 pm Monday through Friday, with 24 hour security and monitoring.

SPECIAL LAND USES IN M-1 DISTRICT

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

REVIEW OF SPECIAL LAND USE (§155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is planned for industrial uses which include manufacturing, assembly, warehousing, salvage facilities, research/office, and similar uses. Although located in an industrial area that the future land use plan also designates primarily as industrial, the site is also informally designated as "Site 1" for key redevelopment adjacent to the City's nascent Entertainment District. The Planning Commission must consider how development of this key site with medical marijuana uses will affect the vision and direction of the nearby "Entertainment District". We recommend that the results of a public hearing be considered to assess impacts on the adjacent "entertainment district".
2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** With the installation of the proposed landscaping, we believe that the proposed use could be visually and physically harmonious and appropriate in appearance with the existing and intended character of the general vicinity. *This finding is met.*
3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The subject site is currently a vacant, wooded lot that may also contain wetlands. Development of the subject site, assuming protections or mitigation measures for natural resources including its MDEQ designated wetlands, will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole. *This finding is met.*
4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The proposed cultivation uses will require extensive usage of water and electricity, although the exact impact on utilities is unknown. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels. Further, the cultivation facilities will likely require

additional services in the form of police security and patrolling. A security plan must be reviewed and approved by the Police Department before this finding can be made.

5. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The site is located in an industrial zone; however, it abuts residentially zoned districts on the south and east property lines. Medical marijuana cultivation facilities typically emit strong odors unless mechanical systems such as air scrubbers and ventilation systems are in place to mitigate noxious gasses and fumes. There is a note on the site plan indicating that “each unit will be equipped with specialized air scrubbers and ventilation systems to manage emissions and mitigate odors.” The proposed hours of operation are 8 am to 5 pm Monday through Friday, with 24 hour security and monitoring. Site security includes cameras, locking doors, gated entrances, guardhouses, and 24 hour security guards. *This finding is met.*
6. **Will not erode or reduce the economic viability of other existing land uses.** Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City. The proposed transport facility would be located in a new purpose-built structure that is part of a larger complex that also includes cultivation, processing, and safety compliance testing of medical marijuana. While properties to the north include a SMART bus terminal and railroad tracks, and the property to the west consists of the Eloise Cemetery in the City of Westland, to the east and south lie potentially incompatible single-family residential uses. As a consequence, the proposed uses may have an adverse impact on the existing uses in the vicinity; therefore, we recommend that the results of a public hearing be considered to assess impacts on the surrounding neighborhood.
7. **Will not impose additional service demands upon the City or its anticipated future resources.** A security plan must be submitted for review and approval from the Inkster Police Department.
8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** While the proposed facilities are commercial operations to grow marijuana to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. Unfortunately, such uses do attract criminal elements, and are an attractive nuisance. For these reasons, the proposed development could possibly be averse to the safety, welfare, morals, character, and comfort of the residents as a whole. This finding can be made, subject to the recommendation of the Chief of Police.
9. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.** The site plan submitted does

not include adequate information in regards to the loading requirements necessary to make this finding.

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

- (A) **The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time. The applicant will be required to supply information and documentation related to the procurement of a state license. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.**
- (B) **A state and local license is required for all medical marijuana facilities. The applicant will be required to supply information and documentation related to the procurement of a state license.**
- (C) **Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***
- (D) **Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Site security includes cameras, locking doors, multiple gated entrances, and a guardhouse. We defer to the Inkster Police Department on review and approval of the Security Plan. Per the December 4, 2017 BMMR emergency rules, surveillance footage must be kept for a minimum of 14 days.**
- (E) **Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. *This standard is met.***
- (F) **The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use, and as such other times as anyone is present on the premises. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***
- (G) **Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances. There is a note on the site plan indicating applicant's willingness to comply. *This standard is met.***

- (H) Any medical marijuana facilities shall not have exterior signage using the word “marihuana” and/or “marijuana”, or any other word, phrase, or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that “no loitering is permitted” on such property. There is a note on the site plan indicating applicant’s willingness to comply. *This standard is met.*
- (I) If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire. There is a note on the site plan indicating applicant’s willingness to comply. *This standard is met.*

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA TRANSPORTATION FACILITIES (\$155.150B)

- (A) All medical marijuana shall be stored indoors within the main building in an enclosed, locked facility when not actively in transit. There is a note on the site plan indicating applicant’s willingness to comply. *This standard is met.*
- (B) Application for a Medical Marijuana Transportation Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Transportation Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

RECOMMENDATION

In general, the proposed medical marijuana cultivation facility is compatible with the zoning and existing surrounding land uses, pending the results of a public hearing to assess the impact on the adjacent “entertainment district” and residential areas. Planning Staff recommends approval of the Special Land Use subject to the following conditions:

1. The applicant must provide the City with information on whether marijuana cultivation requires higher than average levels of water or energy use. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels.
2. A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
3. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

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

City of Inkster Planning Commission
SLU18-22 – Industrial – Transport Rev #4
August 5, 2019
Page 6

Thank you,

A handwritten signature in blue ink, appearing to read 'Adrianna Jordan', with a stylized flourish extending to the right.

Adrianna Jordan, AICP
City Planner

ITEM VI.B

Case # 18-23 (SP) – Consideration of Site Plan Approval for a Medical Marijuana Multi-Use Complex



CITY OF INKSTER

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

August 5, 2019

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP18-23 Medical Marijuana Multi-Use Complex (Preliminary Site Plan Review #4)

Location: Industrial Drive

Zoning: M-1, Light Industrial District

Applicant(s): Abdallah Hachem on behalf of Midwest Investment Enterprise

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for a new medical marijuana multi-use complex at Industrial Drive (address unassigned). This development requires public hearings and special land use approvals from City Council for the four medical marijuana facility types, as well as site plan approval by the Planning Commission. Planning Staff offers the following comments and findings for your consideration. The original site plan was received on September 17, 2018, and most recently resubmitted for review on August 1, 2019.

SITE DESCRIPTION

The site is located on the north and south sides of Industrial, between Henry Ruff and Middlebelt. The north site contains 5.27 acres and the south site contains 25.23 acres. The site is zoned M-1 (Light Industrial District) and is vacant undeveloped woods and wetlands. The proposed future development includes seven buildings, most of which are located south of Industrial with exception to one six unit cultivation building located north of Industrial. The six unit cultivation building north of Industrial totals 110,000 square feet. In addition, south of Industrial there is one four unit cultivation building totaling 74,640 square feet; one seven unit cultivation building totaling 125,400 square feet; a one unit cultivation building totaling 6,500 square feet; a processing building totaling 10,000 square feet; a transportation facility totaling 4,000 square feet; and a testing building totaling 1,650 square feet. The revised site plans now state that the overall applicant for the site is an entity known as "The MAD Collective LLC", and the applicant has submitted articles of incorporation showing Abe Hachem as a manager of the LLC. The only business applicants mentioned on the City Clerk's license applications are "Healthy Greens" and "Vision Transportation". "Healthy Greens" is shown on the proposed site plan as the operator of the cultivation and processing facilities, and "Vision Transportation of Michigan" is shown as the transportation facility operator. The applicant has revised the plans to show that the tenant for the safety compliance testing facility is named "Prolab Agricultural Testing, LLC".

The number of employees is a maximum of ten per unit for cultivation, 10 employees for processing, three employees for testing, and five employees for transportation. The proposed hours of operation are 8 am to 5 pm Monday through Friday, with 24 hour security and monitoring.

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

	Existing Land Use	Current Zoning	Future Land Use Designation
Subject Site	Medical Marijuana Cultivation, Processing, Testing, and Transport Multi-Use Complex	M-1, Light Industrial District	Industrial
North	SMART Terminal and Railroad Tracks	M-1, Light Industrial District and B-3, General Business District	Industrial and Regional Commercial
South	Single-Family Houses and Townhomes	RM, Restricted Multiple-Dwelling District and R1-B, One-Family Residential	Low and Medium Density Residential
East	Single-Family Houses and the SMART Terminal	M-1, Light Industrial and R1-B, One-Family Residential	Industrial and Low Density Residential
West	Eloise Cemetery	City of Westland	City of Westland

REVIEW COMMENTS

1. **Zoning and Use (§155.048(C)).** The proposed use is a medical marijuana multi-use complex consisting of a medical marijuana cultivation center, processing center, testing facility, and transport facility, all of which are permitted as Special Land Uses (SLUs) subject to compliance with the general conditions listed in §155.289 and specific conditions listed in §155.146, §155.150, §155.150A, §155.150B, and §155.150C of the Zoning Ordinance.

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

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

EXHIBIT A: PARCEL MAP

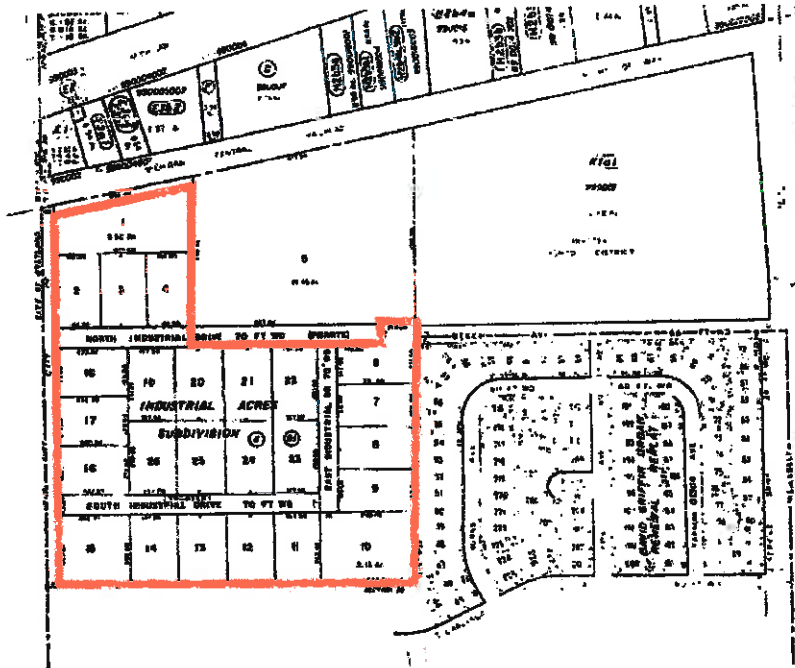


EXHIBIT B: AERIAL VIEW OF SITE



2. **Architectural Features (§155.072).** The applicant is proposing seven one-story buildings ranging in height from 20 feet to 28'-10' feet. All wall pack lighting locations are shown, and the color "Renaldo", which matches the split face block, will be used to screen roof top equipment.

The first eight feet of the buildings are composed of split-face block, and the rest of the façade is metal siding. There are windows proposed in all of the buildings except the transportation and safety compliance testing buildings. Aside from the decorative split-face block, the design is utilitarian. The architecture is appropriate for an industrial park

Landscaping (§155.073). Pursuant to §155.073, the following landscaping items must be addressed:

- a. **Street Trees.** Deciduous shade trees are required every 35 feet and ornamental trees are required every 75 feet per §155.073(D)(13) along Industrial Drive and Henry Ruff Road. The "north" section of the site has 440 feet of frontage along Henry Ruff, and the frontage along Industrial is subject to the more stringent Perimeter Landscaping requirements due to parking facing and within 100 feet of the Industrial ROW. For 440 feet of frontage, 12 shade trees and six ornamental trees are required; the north site meets and exceeds the street tree requirements. Please see Item 10 in this letter for Perimeter Landscaping requirements. The "south" section of the site has approximately 850 feet of frontage along Henry Ruff. For 850 feet of frontage, 24 shade trees and 11 ornamental trees are required; the south site meets the street tree requirements for Henry Ruff. Along Industrial, the "south" site section has approximately 314 feet of "street tree" frontage with the remaining frontage subject to the more stringent Perimeter Landscaping requirements. For 314 feet of frontage, nine shade trees and four ornamental trees are required; the south site meets the street tree requirements for Industrial.
 - b. **Yard Landscaping.** A minimum of one tree per 3,000 square feet of planted yard area shall be provided. Where possible this requirement is met; much of the south site is protected wetland that will remain undisturbed.
 - c. **Irrigation.** To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system, and this requirement is noted on the landscape plan.
 - d. **Performance Bond.** Whenever a site plan requires any type of landscaping, the applicant is required to post a Performance Bond prior to the issuance of a Certificate of Occupancy to ensure the completion of landscaping (including irrigation), and this bond may be held up to two years by the City to provide a means of replacing landscaping that dies within the first two years.
 - e. **Deadline for installation.** Installation of required screening and landscaping shall be completed prior to or at the time of completion of building construction, except when building construction is completed during the off-season when plants cannot be installed.
3. **Walls (§155.074).** The Ordinance requires M-1 properties adjacent to residentially zoned districts, and all loading and service areas in the M-1 district to be screened by a 6'-8' high wall. The subject site's layout helps to provide screening without the use of a wall due to loading and service areas being screened by existing wooded areas that will be preserved around the subject

site's perimeter, and the dumpster enclosure adjacent to the storm water pond is screened by proposed arbor vitae shrubs. An eight foot high black metal picket security fence is also proposed around the perimeter of the development. The applicant must request a waiver from the Planning Commission to waive the wall requirement between residential and industrial areas based on the presence of the natural wooded greenbelt.

4. **Waste Receptacle (Dumpster) or Storage Screening (\$155.075).** The site plan proposes two 22' x 8' dual dumpster enclosures on the north site section, four 22' x 8' dual dumpster enclosures on the south site section, and an additional two 14' x 8' single dumpster enclosures on the south site section. All of the dumpster enclosures are six feet high and located on six inch concrete pads. All enclosures and gates are to match the "Renaldo" color of the split face block

5. **Exterior Lighting and Security Cameras (\$155.076).**

- a. **Lighting.** Per Sheet 16, there are a total of 14 wall-mounted down-shielded LED lights, and eight 25 foot tall down-shielded LED pole lights proposed for the north site section. Revised site plans show wall packs on elevations.

Per Sheet 17, there are a total of 65 wall-mounted down-shielded LED lights, and 16 25 foot tall down-shielded LED pole lights proposed for the south site section. Revised site plans show location of wall packs on elevations.

Further, lighting exceeds 0.3 foot-candles at the various entrances to the development along Industrial drive; however, this is not a concern because the public right-of-ways should be well-lit anyway.

- b. **Security Cameras.** For all medical marijuana facilities, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 14 concurrent days of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week. An alarm system is required that must be operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief. The applicant has provided security camera locations on the site plans, and Planning Staff defers to the Police Chief regarding approval of the camera locations.

6. **Off-street Parking (\$155.077) and Circulation.** The medical marijuana cultivation and transport facilities most closely resemble "wholesale" establishments in terms of off-street parking. As such, parking must be provided at a rate of five parking spaces plus one for every employee in the largest shift, or one space for every 2,000 square feet of gross floor area, whichever is greater. The medical marijuana processing and testing facilities most closely resemble industrial industrial/research establishments in terms of off-street parking. As such, parking must be provided at a rate of five spaces plus one for every one and a half employees in the largest working shift or one per 1,000 square feet of gross floor area, or whatever is greater. Employee parking rates are calculated on an assumption that each cultivation "unit" will have ten

employees, the processing building will have a maximum of 10 employees, the transportation facility will have five employees, and the testing facility will have three employees, based on site plan data, and discussion with the applicant.

Facility Type	Required Parking (based on sf)*	Required Parking (based on employ)*	Provided Parking
Cultivation Facilities (wholesale)			
<i>Building A (110,050 sf)</i>	55 spaces	65 spaces	65 spaces
<i>Building B (125,400 sf)</i>	63 spaces	70 spaces	70 spaces
<i>Building C (74,670 sf)</i>	37 spaces	40 spaces	40 spaces
<i>Building E (6,500 sf)</i>	3 spaces	15 spaces	15 spaces
Total Cultivation Parking	158 spaces	190 spaces	190 spaces
Building D Processing Facility (Industrial) (10,000 sf)	10 spaces	12 spaces*	12 spaces
Building F Transport Facility (wholesale) (4,000 sf)	2 spaces	10 spaces*	10 spaces
Building G Testing Facility (Industrial) (1,650 sf)	2 spaces	7 spaces*	7 spaces
Total Site Parking	At least 219 parking spaces are required.		219 spaces

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

Five foot wide public sidewalks are now shown on the site plans along both Industrial Drive and along Henry Ruff Road.

North Industrial Drive currently stops just short of connecting with Beech Avenue. Encouraged by the City of Inkster, the applicant is proposing an extension of the street to connect with Beech Avenue. This will substantially increase vehicular connectivity, and will be practical for accessing the proposed medical marijuana facility, the SMART bus terminal, and the former high school site which is a key redevelopment property for the City.

- 7. Accessible Parking (\$155.078).** Based on a total of 65 parking spaces on the north site section, one van-accessible space and two standard ADA spaces are required and three are provided, one being van-accessible. For the south site section, based on a total of 154 parking spaces, six ADA parking spaces are required including one van-accessible space, and one van-accessible space and five standard ADA spaces are provided. The spaces have been relocated to be closer to building entrances.
- 8. Off-street Loading and Unloading (\$155.079).** Each facility requires 10 foot by 70 foot off-street loading areas as detailed in the table below:

Facility Type	Required Loading	Provided Loading
Cultivation Facilities		
Building A (110,050 sf)	5 spaces	6 spaces (10' x 70' partially indoors)
Building B (125,400 sf)	5 spaces	7 spaces (10' x 70' partially indoors)
Building C (74,670 sf)	3 spaces	4 spaces (10' x 70' partially indoors)
Building E (6,500 sf)	1 space	1 space (10' x 35' partially indoors)
Building D Processing Facility (10,000 sf)	1 space	1 space (10' x 35')
Building F Transport Facility (4,000 sf)	1 space	1 space (10' x 35')
Building G Testing Facility (1,650 sf)	None	1 space (10' x 35')
Total Loading Spaces	16 spaces	21 spaces (4 reduced length)

The applicant states that a reduced loading area is sufficient for buildings D, E, F, and G because their largest delivery vehicle is a box truck, and no semi-trailers will be making deliveries. Planning Staff supports a Planning Commission waiver to reduce the loading areas. Two "Truck Standing Areas" are also proposed on the plans for the north site and are screened by proposed landscaping.

9. **Parking Lot Landscaping (\$155,080).** Interior landscaping shall be provided within the boundaries of the parking lot, and shall comply with the following provisions:
 - a. Interior landscaping areas equivalent to 5% of the vehicle use area shall be required in all parking lots of 20 spaces or more. One deciduous shade tree shall be required for each 150 square feet of required interior landscape area. For the north site section, based on 55,742 square feet of vehicular area, 2,787 square feet of interior landscaping is required, including 19 shade trees. For the south site section, based on 133,891 square feet of vehicular area, 6,695 square feet of interior landscaping is required, including 45 shade trees.
 - b. Terminal landscape islands shall be provided at the end of each row of parking spaces to separate parking from adjacent drive aisles. Terminal islands shall be curbed, and shall be at least 144 square feet in area and 18 feet long for each single row of parking spaces. Each landscape island shall have a minimum of one shade tree, unless shade trees would conflict with truck circulation as noted on site plan. Parking aisles must be terminated on either side of loading zones. This requirement is met.
 - c. Curbing shall be installed to prevent vehicles from encroaching more than two feet into any interior landscaped area. If a landscape area is used for parking overhang, at least two feet of clear area planted with lawn or covered with mulch shall be provided where cars will overhang the curb to protect landscape plantings from damage. It appears that landscape plan meets this requirement.
 - d. Snow storage area. Adequate snow storage area shall be provided within the site. Plant materials in snow storage areas shall be hardy, salt-tolerant groundcovers characterized

by low maintenance requirements. There is a note on the site plan indicating applicant's intent to comply with this provision.

Perimeter landscaping shall be provided along the edge of any parking lot facing and located within 100 feet of a public right-of-way, and shall comply with the following provisions:

- e. Perimeter parking lot landscaping shall include a minimum of one deciduous shade tree per each 25 linear feet or fraction thereof, and one ornamental tree per each 35 linear feet or fraction thereof. Wherever a parking lot is located within 30 feet of a public street or right-of-way, the perimeter landscaping shall also include a continuous hedge of deciduous or upright evergreen shrubs planted not more than 30 inches on center between the parking area and the street. Based on 330 linear feet of parking lot within 30 feet of industrial on the north site section, 13 shade trees, nine ornamentals, and a hedge are required and provided. Based on 658 linear feet of parking lot within 30 feet of industrial on the south site section, 26 shade trees, 19 ornamentals, and a hedge are required and provided.

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

RECOMMENDATION

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

1. **Walls.** A waiver must be approved by the Planning Commission based on the presence of the natural wooded greenbelt for the required wall between residential and industrial areas.
2. **Security.** The security plan and location of security cameras must be reviewed and approved by the Chief of Police.
3. **Loading.** A loading zone length waiver must be approved by the Planning Commission for Buildings D, F, E, and G.
4. **Other Department Comments.** Address all other department comments.

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

Thank you,



Adrianna Jordan, AICP
City Planner



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

October 10, 2019

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 18-23 (SP)/18-19-22 (SLU)
MAD Collective Center – Medical Marijuana Cultivation & Processing Facility
Preliminary Site Plan Conditional Approval

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated April 18, 2019 with the latest revision date of August 1, 2019 for the above referenced project.

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

1. Proposed structures are located where utility easements and public road right-of-way exist. All utilities with rights to these easements shall be contacted to determine if the easements can be vacated. Written approval from the utilities shall be provided to the City upon preliminary site plan approval. All easements and right-of-way shall be vacated prior to final site plan approval.
2. The City of Inkster is a proponent of detention basins in lieu of underground storage facilities. Detention basins and the systems associated with them are typically less expensive to construct and maintain long term. Directing storm runoff from the 5.49-acre site north of Industrial Drive to the proposed detention basins south of Industrial Drive will eliminate the need for underground storage. The City is willing to advocate for this design with the Wayne County Permitting Office. Wayne County will make the ultimate decision on the basin design; however, the City of Inkster has a vested interest due to the maintenance agreement the County requires the City to execute making the City responsible for maintenance in the event the property owner is unable.

Please note that in addition to obtaining the necessary permits from the City of Inkster prior to construction, the owner must also obtain permits from Wayne County for soil erosion and sediment control (SESC) and construction of the storm water detention facilities.

Please contact me at 313-495-0296 if you have any questions.

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: Adrianna Jordan, AICP, City of Inkster Planner
Kaitlyn Hines, City of Inkster Community Planner
Eric Tucker, P.E., Project Manager
File: 00040010.00

Adrianna Jordan

From: Jeffrey Twardzik
Sent: Tuesday, May 14, 2019 4:39 PM
To: Adrianna Jordan
Subject: RE: Industrial med marijuana site plans

Hello...

As I recall...the concerns that I have are as follows:

Have Beech Street go through to the location so that emergency vehicle can enter from Middlebelt....and don't have to turn around. They can exit onto Henry Ruff.
Have external lighting on the buildings...all of them. Parking lot needs to be illuminated at night.
Have cameras installed in the parking lots as well as the interior of the buildings.
Have the system ready for the PD to tie into the camera system at a later date.
Have the PD inspect the cameras prior to the business license being approved.

Lt. Twardzik

From: Adrianna Jordan
Sent: Tuesday, May 14, 2019 4:29 PM
To: Jason Kaye; Jeffrey Twardzik
Cc: Kaitlyn Hines
Subject: industrial med marijuana site plans

Hey,

Just a reminder I do need your reviews of the revised plans for the large medical marijuana facility on Industrial. The project is almost completely different from the first submittal so that's why I'm asking for you to review again at this stage. Please get the reviews to me at your earliest convenience, but no later than Thursday this week.

Thank you,
Adrianna Jordan, AICP
City Planner

ajordan@cityofinkster.com
(313) 429-2366

Please note that I am not in the office on Wednesdays or Fridays. Thank you.

INKSTER FIRE DEPARTMENT
FIRE MARSHALS OFFICE

To: Adrianna Jordan, City Planner

From: Jason Kaye, Fire Inspector

Date: 05-15-2019

Subject: MAD Collective Center (Industrial) Site Plan

After review of the above mentioned site plan, the fire department has determined the following items applicable;

The fire department requires the installation of an approved automatic sprinkler system in any building that is over 12,000 sq.ft. in accordance with NFPA 13. A general fire alarm system will be installed with 24hr monitoring. Portable fire extinguishers will be required and placed where they are readily accessible in the event of a fire. They shall be located along normal paths of travel, including exits from areas and be mounted with visible labels.

The fire department requires One-Strike panic hardware on egress doors. Emergency lighting and means of egress signs will be provided in all buildings. Exit signs at the point of discharge will be illuminated and have battery back-up floods.

The fire department will require 24hr access to the site. A KNOX BOX will be mounted on the exterior of each building. The KNOX BOX shall contain keys to the entry doors and any interior door that may be locked that houses utilities, alarm panels, or any equipment that may need access in the event of an emergency. The keys must be clearly labelled. The KNOX BOX will only be utilized by fire department personnel in the event of an emergency.

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

ITEM VI.C
**Case # 18-23 (SP) – Consideration of a
Screening Wall Waiver**

The MAD Collective

26051 Michigan Ave,
Inkster, MI 48141
P: (313) 254-9106

June 28th, 2019

City of Inkster
ATTN: Planning and Zoning
26215 Trowbridge
Inkster, MI 48141

RE: Request for Waiver of Separation Wall in Dense Wooded Areas

Dear City of Inkster Planning and Zoning,

The MAD Collective respectfully requests a Waiver from the Separation Wall requirements between the areas adjacent to the Proposed Complex. The Waiver is justified insofar as there is densely wooded areas between the Proposed Complex and the adjacent parcels from which such a Separation Wall would otherwise be required. Where such densely wooded areas tend to work as a "Natural Separation Wall", the requirement for a block Separation Wall should be waived.

If you should have any questions, please feel free to contact me at the number listed below.

Sincerely,

The MAD Collective,

A handwritten signature in black ink, appearing to read 'Abe Hachem', written over a horizontal line.

C/O Abe Hachem, Managing Member
The MAD Collective, LLC
(313) 304-9099

ITEM VI.D
Case # 18-23 (SP) – Consideration of a
Loading Zone Length Waiver

Adrianna Jordan

From: Abe Hachem <Abe@mwrnich.com>
Sent: Thursday, October 10, 2019 3:37 PM
To: Kaitlyn Hines
Cc: Adrianna Jordan
Subject: RE: Planning Commission committee

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

I'm asking for a waiver for the Buildings D,E,F,G since we will be using box truck only on these building. Thank you

Appreciate you,

Abe Hachem
CEO/President



Midwest Recycling
26051 Michigan Ave
Ann Arbor, Michigan 48141
Office: +1-313-254-9106
E Fax: +1-313-731-0442
Cell: +1-313-304-9099
www.mwrnich.com
Abe@mwrnich.com

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**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, October 14, 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 6:37 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Nolen, Garrett, Davis, and Williams.

Absent: Commissioner Faison, Commissioner Willis

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Community Planner
Abdallah Hachem, Applicant
Candice Briere, Metro Consulting
Ali Hammond, Attorney
Hassan Zeltoun, Midwest Unity

Public in attendance: Jewell Jones, State Representative
Larry Motley
Sheryl Lightsy
Paul Bollinger, Inkster Housing
Tina Grant
Barbara Cooper
Christine Day
LaGina Washington
Rebecca Daniels
Monet Taylor
Mohammed Aptunmabi
Sandra Watley, Councilwoman
Darin Carrington, Treasurer

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF July 22, 2019

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

IV. PUBLIC HEARINGS

A. Case # 18-19, 18-20, 18-21, and 18-22 (SLU) – Medical Marijuana Multi Use Complex

Public Hearing to review and consider special land uses for a proposed Medical Marijuana Multi-Use Complex (SLUs 18-19, 18-20, 18-21, and 18-22) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

MOVED by Nolen, Seconded by Garret to open the public hearing for Case #18-19, 18-20, 18-21, and 18-22 (SLU) – Medical Marijuana Multi Use Complex. **MOTION CARRIED unanimously.**

Public Remarks:

1. Larry Motley, of the Southwest Block Club, stated that he was against this type of investment within the City and that City should be searching for other investment opportunities so we do not become the marijuana capitol of the world. Mr. Motley then brought up the lack of school system within the City. He also mentioned young people do not want to live here with this much marijuana. He also mentioned that we should introduce a sin tax of 50%.
2. Sheryl Lightsey, a property owner near the proposed facility, complained of fallen trees and of her yard flooding. She also mentioned she was worried about property values going down for nearby properties as they will have to look at the industrial site. Commissioner Nolen replied that the property will be properly screened as part of the zoning requirements.
3. Paul Bollinger, Inkster Housing, asked about the screening of the property as well.
4. Sandra Watley, Councilwoman, was concerned about the impact on the wetlands. Candice Briere assured the audience that the majority of the wetlands will be preserved, and that only about an acre of the site is being developed. Ms. Watley also mentioned that the City is home to many schools, just not a public school system.
5. Tina Grant, a property owner near the proposed facility, asked how this would impact the city socially and in regards to jobs. She also stated that she did not vote for this.
6. Barbara Cooper, concerned citizen and President of the Inkster Goodfellows, asked how close this will be to the neighborhood. Ms. Briere mentioned that it meets the proper setback requirements and that the protected wetlands will be an appropriate barrier.
7. Abe Hachem, the applicant, stated that he has had a business in Inkster since 2012 and has sponsored both the Police and Fire departments. He is invested in this City.
8. Christine Day, a concerned resident, asked how much revenue will be generated, how much the company will make and how much tax revenue will be collected. She also asked if crime would increase in the area. Commissioner Nolen replied that the City will not have any of that information until after the project is built and starts operation. Regarding crime however, the City does not expect it to increase. Ms. Day had a followup question of how many facilities are going to be within the City. The City Planner stated that there are four more currently in the planning process.
9. LaGina Washington, a concerned resident, asked how many residents will be employed by these jobs. She also mentioned that she understands the marijuana is a positive thing and has seen firsthand how it helps people. Commissioner Nolen stated that the City is currently working on instituting a community benefits agreement.
10. Rebecca Daniels, a concerned resident, asked if this has already been approved. Chairman Chisholm replied that this is what the public hearing is for, it has not been approved. Ms. Daniels followed up with asking for more communication from the City

regarding these matters. Commissioner Williams mentioned that we send notice to property owners within 300ft of the proposed site, we can try other ways of outreach. Later in the meeting she asked with all of these marijuana facilities, where could a school be located. Chairman Chisholm mentioned that the zoning map tells us where any building can go.

11. Monet Taylor, concerned resident, mentioned that she is worried about the air quality in the area, and how long it will take to build the facility. Commissioner Nolen assured her that she shouldn't be able to smell it. Mr. Hachem said it would take about a year to build the facility.
12. Bishop Wallace, concerned resident, asked if the public could tour the existing facility. Commissioner Nolen stated that would require State of Michigan approval.
13. Jeff Carter, resident, mentioned that he lives near the facility that is currently operating and that he can sometimes smell the marijuana when they have their loading doors open.
14. Jewell Jones, State Representative, stated that Abe has been a good steward to the community and that other surrounding communities are now opting in. This would be a missed opportunity for the City.
15. Mohammad Aptunmabi, resident, mentioned that the City needs to take into account the social equity of the area.
16. Darin Carrington, City Treasurer, addressed comments made earlier by Larry motley regarding taxation. The city cannot levy taxes as it has limited taxing authority.
17. Sandra Watley then asked why there is no cap on cultivation facilities, as there is with dispensaries. Commissioner Nolen said there is limited land for cultivation, so it caps itself.

Commissioners Concerns:

1. Commissioner Faison requested via email who the individual applicants are. Mr. Hachem said he is currently the only applicant as there are no tenants currently.
2. Commissioner Ratliff mentioned that he is not for or against marijuana, and that the commission is just looking at if the project meets the requirements as far as public safety.

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

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

A. **Case # 18-19, 18-20, 18-21, and 18-22 (SLU) – Medical Marijuana Multi Use Complex**

Public Hearing to review and consider recommendation of special land uses for a proposed Medical Marijuana Multi-Use Complex (SLUs 18-19, 18-20, 18-21, and 18-22) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

MOVED by Nolen, Seconded by Ratliff to recommend approval of Case # 18-19, 18-20, 18-21, and 18-22 (SLU) – Medical Marijuana Multi Use Complex **Motion Carried.**

B. Case # 18-23 (SP) – Consideration of Site Plan Approval for a Medical Marijuana Multi-Use Complex

Planning Commission to review and consider approval of a site plan for a proposed Medical Marijuana Multi-Use Complex (SP18-23) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

MOVED by Davis, Seconded by Cain for Case # 18-23 (SP) Medical Marijuana Multi-Use Complex with the following conditions:

1. **Walls.** A waiver must be approved by the Planning Commission based on the presence of the natural wooded greenbelt for the required wall between residential and industrial areas.
2. **Security.** The security plan and location of security cameras must be reviewed and approved by the Chief of Police.
3. **Loading.** A loading zone length waiver must be approved by the Planning Commission for Buildings D, F, E, and G.
4. **Phasing.** A phasing plan must be included.
5. **Other Department Comments.** Address all other department comments.

MOTION CARRIED unanimously.

C. Case # 18-23 (SP) – Consideration of a Screening Wall Waiver

Planning Commission to review and consider approval of a screening wall waiver for a proposed Medical Marijuana Multi-Use Complex (SP18-23) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

MOVED by Nolen, Seconded by Garret for Case # 18-23 (SP) Consideration of a Screening Wall Waiver. **MOTION CARRIED unanimously.**

D. Case # 18-23 (SP) – Consideration of a Loading Zone Length Waiver

Planning Commission to review and consider approval of a waiver to reduce the length of the loading zones for buildings D, E, F, and G to 10 feet by 35 feet for a proposed Medical Marijuana Multi-Use Complex (SP18-23) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

Commissioners Concerns:

1. Commissioner Williams asked if the extension from Beech to Industrial will be paved. The City Planner indicated that it is required.

MOVED by Nolen, Seconded by Davis for Case # 18-23 (SP) Consideration of a Loading Zone Length Waiver. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

A. None.

VIII. ADJOURNMENT – 9:07 pm

MOVED by Williams, Seconded by Garrett to adjourn the Planning Commission meeting held on October 14, 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: October 16, 2019

From: Darin Carrington
Community Planner

Date for Council Consideration: October 21, 2019

ACTION REQUESTED: Consideration to approve a Resolution for Huntington Bank for the installment purchase agreement of the 2020 Freightliner FL114SD New Model Vector Combination Sewer Cleaner. Funds have been budgeted for.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval

BACKGROUND INFORMATION

Huntington National Bank and/or an affiliate of said bank (Assignee) shall act as the financing source under an installment agreement purchase agreement for a 2020 Freightliner FL114SD New Model Vector Combination Sewer Cleaner VIN# 1FVHG3FE0LHKX1315

SCOPE OF SERVICES

JUSTIFICATION

To have a Resolution for the aggregate purchase price of a 2020 Freightliner.

PROJECT OR IMPROVEMENT TASK

COST

Purchase price is \$429,359.00 the amount has been budgeted.

RESOLUTION

Authorization is hereby given for Resolution for Huntington Bank for the installment purchase agreement of the 2020 Freightliner FL114SD New Model Vector Combination Sewer Cleaner. Funds have been budgeted for.

Resolved by

Seconded by

Yes:

No:

Absent:



RESOLUTION AND DECLARATION OF OFFICIAL INTENT

Municipality/Purchaser: **City of Inkster, Michigan ("Purchaser")**

Aggregate Purchase Price Expected To Be Financed: **\$429,359.00**

Description Of Property To Be Acquired: **2020 Freightliner FL114SD with New Model Vactor Combination Sewer Cleaner. VIN 1FVHG3FE0LHKX1315**

Vendor: **Jack Doheny Companies ("Vendor")**

WHEREAS, the Purchaser is a political subdivision of the State of **Michigan** (the "**State**") and is duly organized and existing pursuant to the Constitution and laws of the State.

WHEREAS, pursuant to Act 99, Public Acts of Michigan, 1933, as amended, and other applicable law, the governing body of the Purchaser ("**Governing Body**") is authorized to acquire, dispose of and encumber real and personal property, including, without limitation, rights and interest in property, Installment Purchase Agreements and easements necessary to the functions or operations of the Purchaser.

WHEREAS, the Governing Body hereby finds and determines that the execution of one or more installment-purchase agreements ("**Installment Purchase Agreements**") in the amount not exceeding the Purchase Price amount stated above ("**Principal Amount**") for the purpose of acquiring the property ("**Property**") described briefly above and to be described more completely in the Installment Purchase Agreements is appropriate and necessary to the functions and operations of the Purchaser.

WHEREAS, the Vendor, as the seller and supplier of the Property is identified above.

WHEREAS, for the purpose of providing the financing under the Installment Purchase Agreements, **The Huntington National Bank** and/or an affiliate of said bank ("**Assignee**") shall act as the financing source under said Installment Purchase Agreements and in connection therewith, the Vendor shall assign all of Vendor's rights (including, but not limited to, the right to collect the installment payments due and payable under the Installment Purchase Agreements), but none of its obligations, under the Installment Purchase Agreements to Assignee.

WHEREAS, the Purchaser may pay certain capital expenditures in connection with the Property prior to its receipt of proceeds of the Installment Purchase Agreements ("**Purchase Proceeds**") for such expenditures and such expenditures are not expected to exceed the Principal Amount.

WHEREAS, the U.S. Treasury Department regulations do not allow the proceeds of a tax-exempt borrowing to be spent on working capital and the Purchaser shall hereby declare its official intent to be reimbursed for any capital expenditures for Property from the Installment Purchase Agreement Purchase Proceeds.

NOW, THEREFORE, Be It Resolved by the Governing Body of the Purchaser:

Section 1. Any one of the Authorized Representatives identified below (each an "**Authorized Representative**") acting on behalf of the Purchaser is hereby authorized to negotiate, enter into, execute, and deliver one or more Installment Purchase Agreements in substantially the form set forth in the document presently before the Governing Body, which document is available for public inspection at the office of the Purchaser. Each Authorized Representative acting on behalf of the Purchaser is hereby authorized to negotiate, enter into, execute, and deliver such other documents relating to the Installment Purchase Agreements (including, but not limited to, property acquisition fund agreements) as the Authorized Representative deems necessary and appropriate. All other related contracts and agreements necessary and incidental to the Installment Purchase Agreements are hereby authorized.

Authorized Representatives of Purchaser:



Section 2. By a written instrument signed by any Authorized Representative, said Authorized Representative may designate specifically identified officers or employees of the Purchaser to execute and deliver agreements and documents relating to the Installment Purchase Agreements on behalf of the Purchaser.

Section 3. The aggregate original principal amount of the Installment Purchase Agreements shall not exceed the Principal Amount and shall bear interest as set forth in the Installment Purchase Agreements and the Installment Purchase Agreements shall contain such options to purchase or prepay by the Purchaser as set forth therein.

Section 4. The Purchaser agrees that its obligation to pay all of the installment payments due under the Installment Purchase Agreements to Assignee shall be absolute and unconditional upon the delivery and acceptance of the Property (or the funding of any applicable property acquisition fund agreement associated with the Purchase Agreements) and that it shall levy such taxes as are permitted by applicable State law to pay all of the installment payments due under the Installment Purchase Agreements.

Section 5. The Governing Body of Purchaser anticipates that the Purchaser may pay certain capital expenditures in connection with the Property prior to the receipt of the Purchase Proceeds for the Property. The Governing Body of Purchaser hereby declares the Purchaser's official intent to use the Purchase Proceeds to reimburse itself for Property expenditures. This section of the Resolution is adopted by the Governing Body of Purchaser for the purpose of establishing compliance with the requirements of Section 1.150-2 of Treasury Regulations. This section of the Resolution does not bind the Purchaser to make any expenditure, incur any indebtedness, or proceed with the purchase of the Property.

Section 6. As to each Installment Purchase Agreement, the Purchaser reasonably anticipates that it and entities controlled by it will not issue more than \$10,000,000 of tax-exempt obligations (other than "private activity bonds" which are not "qualified 501(c)(3) bonds") during the calendar year in which each such Installment Purchase Agreement is issued and hereby designates each Installment Purchase Agreement as a qualified tax-exempt obligation for purposes of Section 265(b) of the Internal Revenue Code of 1986, as amended.

Section 7. This Resolution shall take effect immediately upon its adoption and approval.

ADOPTED AND APPROVED on this October _____, 2019.

CERTIFICATION

The undersigned Secretary/Clerk of the above-named Purchaser hereby certifies and attests that the undersigned has access to the official records of the Governing Body of the Purchaser, that the foregoing resolutions were duly adopted by said Governing Body of the Purchaser at a meeting of said Governing Body and that such resolutions have not been amended or altered and are in full force and effect on the date stated below.

Signature of Secretary/Clerk of Purchaser

Print Name: _____

Official Title: _____

Date: October _____, 2019