



INKSTER CITY COUNCIL

March 2, 2020

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

Mayor – Patrick Wimberly
Mayor Pro Tem – Kim Howard, District V

Council Members:

George Williams, District I
La’Gina Washington, District II
Sandra K. Watley., District III
Steven Chisholm, District IV
Dennard Shaw, District VI

FELICIA RUTLEDGE
CITY CLERK

PATRICK WIMBERLY
MAYOR

TREASURER
DARIN CARRINGTON

DAVID JONES
CITY ATTORNEY

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

Council Orientation Agenda – 6:00 PM

1. Call to Order
2. Discussion
 - A. Agenda Discussion
- Public Participation (limit to 3 minutes)
3. CLOSED SESSION – Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).
4. Adjournment

March 2, 2020

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. FY2019 Audit Presentation
- B. FY2020 Budget Amendment Presentation

4. Public Hearing

5. Consent Agenda

- A. February 17, 2020 Regular City Council Meeting Minutes. **Pg. 1**
- B. February 24, 2020 Special City Council Meeting Minutes. **Pg. 6**
- C. Allen Brother's and Attorneys PLLC Invoice \$31076.71 **Pg. 8**

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. **Pg. 9**

7. Previous Business

8. Ordinance(s)

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

9. New Business

- A. Discussion/Action: (Darin Carrington) Consideration and approval for a Budget Amendments to the General Fund, Water and Sewer and Street Funds.

B. Discussion/Action: (Adrianna Jordan) Consider approval of a Special Land Use (SLU 18-37) for a proposed Medical Marijuana Cultivation Facility in the M-1, Light Industrial District at 2740 Beech Daly, between Princeton and the railroad tracks. Sam Beydoun on behalf of SBR Holdings, LLC is the applicant. **Pg. 16**

C. Discussion/Action: (William Riley) Consideration a request for entering a contract with the Inkster Housing Commission and the Inkster Police Department for supplemental police services with an officer dedicated to the Inkster Housing Commission. **Pg. 42**

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

February 17, 2020
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, February 17, 2020

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

A. Agenda Discussion

Moved by Councilmember Shaw Seconded by Councilmember Howard to go into Executive Session 9:35 p.m. to discuss pending litigation, personnel and land sales in accordance with MCL 15.286 (e). Motion carried unanimously

Moved by Councilmember Howard, Seconded by Councilmember Chisholm to come out of Executive Session 9:45 p.m. motion carried unanimously

Call Meeting to Order

Mayor Wimberly called the meeting to order at 7:00 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 Johnny Harrison

Roll Call

Mayor Wimberly	Present	Councilwoman Howard	Present
Councilwoman Watley	Present	Councilman Williams	Present
Councilwoman Washington	Present	Councilman Chisholm	Present
Councilman Shaw	Present		

Approval of Agenda

Moved by Councilmember Shaw, Seconded by Councilmember Howard
to approve the agenda with the deletion of Item "A" and the addition of Item
"A" under Presentations.
Resolution 02-20-29R - Motion carried.

Presentations/Discussion

- ~~A. Farmer's Market Feasibility Study – The Kidney Foundation~~
A. National Women's Build Day – Habitat for Humanity
B. Ring Doorbell Neighborhood App – Officer Lebo
C. Gardner VS. City of Inkster – Allen Brother's and Attorney's

Public Hearings

Consent Agenda

A. February 3, 2020 Regular City Council Meeting Minutes.

**Moved by Councilmember Shaw, Seconded by Councilmember Williams
to approve the Consent Agenda.
Resolution 02-20-30R – Motion carried.**

Boards and Commission

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

**Moved by Councilmember Chisholm, Seconded by Councilmember Shaw
to appoint LaWanna Abbney-Mitchell to the Parks and Recreation Commission.
Resolution 02-20-31R – Motion carried.**

**Moved by Councilmember Howard, Seconded by Councilmember Shaw
to appoint Ruth Williams to the Election Commission.
Resolution 02-20-32R – Motion carried
Abstain: (Williams)**

**Moved by Councilmember Wimberly, Seconded by Councilmember Williams
to appoint Tonia Williams to the Planning Commission.
Resolution 02-20-33R – Motion carried**

**Moved by Councilmember Wimberly, Seconded by Councilmember Williams
to appoint Will Miller to the Housing Commission.
Resolution 02-20-34R – Motion carried**

**Moved by Councilmember Howard, Seconded by Councilmember Shaw
to appoint Patrick Wimberly to the Nankin Transient
Resolution 02-20-35R – Motion carried**

CONSIDERED NOMINATIONS

Pension Board

1. Lorenzo Moner

Cable

1. Tyress Wimberly

Planning Commission

**1. Byron Nolen
2. Gary Johnson**

Previous Business

- A. Consideration and approval for a separation agreement with Buccilli Group for the City of Inkster Building services to end on March 27, 2020.

Moved by Councilmember Shaw, Seconded by Councilmember Howard to approve to remove from the table for a separation agreement with Buccilli Group for the City of Inkster Building services to end on March 27, 2020. Resolution 02-20-36R – Motion carried.

Moved by Councilmember Watley, Seconded by Councilmember Shaw to approve a separation agreement with Buccilli Group for the City of Inkster Building services to end on March 27, 2020. Resolution 02-20-37R – Motion carried.

Ordinance(s)

- A. First Reading(s)

- B. Second Reading(s)

1. Council to offer a second reading and approval of text amendments (TA 18-28) to the City's Zoning Ordinance pertaining to provisions for social clubs per the recommendations of the Planning Commission.

Moved by Councilmember Shaw, Seconded by Councilmember Howard to approve a second reading of text amendments (TA 18-28) to the City's Zoning Ordinance pertaining to provisions for social clubs per the recommendations of the Planning Commission. Resolution 02-20-38R – Motion carried.

2. Council to offer a second reading and approval text amendments (TA 19-25) to the City's Zoning Ordinance pertaining to provisions for Mixed-Use and Special Land Uses per the recommendations of the Planning Commission.

Moved by Councilmember Shaw, Seconded by Councilmember Chisholm to approve a second reading of to the City's Zoning Ordinance pertaining to provisions for Mixed-Use and Special Land Uses per the recommendations of the Planning Commission. Resolution 02-20-39R – Motion carried.

New Business

- A. Discussion/Action: (Mayor) Consideration and approval for entering into a Memorandum of Understanding with Wayne County Community College.

Moved by Councilmember Shaw, Seconded by Councilmember Williams to approve for entering into a Memorandum of Understanding with Wayne County Community College with the additional items by the City Attorney. Resolution 02-20-40R – Motion carried

Public Participation

- **Yvette Brock** – Asked about the moratorium on Marijuana facilities and about city building sales.
- **Evonne More** – Thanked persons for assisting with the holiday party for resident council. She announced the Census Kick-Off with Inkster Housing Resident Council on February 21, 2020 from 11:00 a.m. until 4:00 p.m.
- **Julle Lowe** – Stated Westwood will be having a sinking fund millage on March 10, 2020 ballot. She stated they need support.
- **Robert Johnson** – Of Habitat of Humanity announced the Women's Build Day that will be happening in the City of Inkster on March 4, 2020 at a Habitat for Humanity Home on Dunning Street.
- **Luscious White** – Stated he wanted to start a wrestling school in the City of Inkster. He also stated that a professional wrestling match would be held at the Booker Dozier of April 19, 2020 beginning at 5:30 p.m.
- **Cameron Lee Fitts** – Asked water questions.
- **Gabe Henderson** – Announced the Middle Park Manor Block Club Black History month program on February 22, 2020 at the Booker Dozier Recreation Complex.
- **Shirley Hankerson** – Asked if there would be a State of the City.
- **Jean Overman** – Stated as part of the NAACP she is going door to door in Inkster registering voters and speaking about the census. She further announced Camp Inspire would be starting up soon.
- **Michael Wells** – Asked about money that was loaned to the city from the State of Michigan, CSO Basin and a pet Ordinance regarding leaving pets outside in the cold.
- **Hardy Robb** – Stated DPS did a great job with snow removal. He stated persons should tell everyone about the census.
- **Gina Stewart** – Wished residents a Happy Black History Month.
- **Belinda Jenkins** – Asked why her business license doubled in renewal fees and she also asked why she had to have cameras.
- **Will Miller** – Thanked city council for their vote of confidence in appointing him to the Inkster Housing Commission. He further stated that Congresswoman Rashida Talib asked persons who signed up for the census to contact her if they have not been hired or heard from the census bureau. He lastly stated that his basement flooded two times.
- **Jackie Davis** – Announced that Alpha Kappa Alpha Eta Iota Chapter was celebrating their sixty years in the city of Inkster. She further stated that AKA was looking to partner with the city on different ventures.
- **Curtisene Barge** – Announced the Census kick-off on February 28, 2019 from 6:00 p.m. until 9:00 p.m.

City Clerk

- No comments

City Treasurer

- Announced the Board of Review meeting dates on March 9, 2020 and March 16th and 17th, 2020.

Mayor and Council

- **Councilwoman Washington** – Announced that there would be a carpool to the Nation of Islam's Saviors day on Cherryhill and Inkster Road at 2:00 pm at the TCF Bank. She announced the Middle Block Manor Black History Month celebration at the Booker Dozier. She thanked persons for their condolences during the passing of her grandmother. She stated on behalf of Senator Betty Jean Alexander there would be a meeting regarding flooding at Annapolis High School on February 19, 2020 at 6:00 p.m.

- **Councilman Chisholm** – Invited residents to attend the Planning Commission meeting on February 18, 2020 at 6:30 p.m.
- **Councilman Shaw** – Invited everyone to participate in the census and to tell someone to tell someone else.
- **Councilman Williams** – Thanked Ms. Moore for his certificate. He further stated there is a street light out on Farnum. He asked about the three million dollar loan to Inkster from the state and how the city planned to begin making payments. He stated that everyone in the city should show more love to one another.
- **Mayor Wimberly** – Stated that safety is the number one priority in the city. He stated that the city of Inkster would have a program like the city of Detroit. He said it would be called spotlight on Inkster. Instead of a green light at businesses, the light will be a yellow light. He said this program would be rolled out in the future. He stated he wants the city of Inkster to attract businesses and retain them. He wants the city to be known as a friendly city to do business.

Adjournment

There being no further business to come before Council, on a motion duly made
By Councilmember Howard, Seconded by Councilmember Shaw and carried,
the Regular Council meeting of February 17, 2020 was adjourned at 9:56 p.m.



Felicia Rutledge, City Clerk
City of Inkster

February 24, 2020
Special City Council Meeting – 4:00 PM

The special meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday, February 24, 2020

Call Meeting to Order

Mayor Pro-Tem Howard called the meeting to order at 4:08 p.m.

Roll Call

Mayor Wimberly	Exc. Absence	Councilwoman Howard	Present
Councilwoman Watley	Present	Councilman Williams	Present
Councilwoman Washington	Present	Councilman Chisholm	Present
Councilman Shaw	Present		

Approval of Agenda

Moved by Councilmember Watley, Seconded by Councilmember Chisholm to approve the agenda.
Resolution 02-20-41SP - Motion carried.

Closed Session

Moved by Councilmember Watley, Seconded by Councilmember Chisholm to go into Executive Session 4:15 p.m. to discuss pending litigation, personnel and land sales in accordance with MCL 15.286 (e). Motion carried unanimously

Moved by Councilmember Shaw, Seconded by Councilmember Chisholm come out of Executive Session 5:30 p.m. motion carried unanimously

New Business

A. Discussion/Action: (City Council) Consideration and approval RFP for legal services.

Moved by Councilmember Chisholm, Seconded by Councilmember Shaw to approve to remove from the agenda an RFP for legal services.
Resolution 02-20-42SP – Motion carried.

B. Discussion/Action: (City Council) To vote in accordance with the vote taken in closed session (Suite B)

Moved by Councilmember Chisholm, Seconded by Councilmember Shaw to vote to approve the vote that was taken in closed session (Suite B)
Resolution 02-20-43SP – Motion carried.
NAY: (Watley)

Public Participation

- No public comments.

Mayor and Council

- **Councilman Williams** – Asked about the budget amendments.

Adjournment

There being no further business to come before Council, on a motion duly made
By Councilmember Shaw, Seconded by Councilmember Chisholm and carried,
the Special Council meeting of February 24, 2020 was adjourned at 5:35 p.m.



Felicia Rutledge, City Clerk
City of Inkster

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

**Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141**

Attn: Darin Carrington

**Page: 1
2/16/2020
Account No: 1897M**

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6,000.00
Municipal Legal Services	1575.00
Labor	1637.50
Litigation	21858.28
Total Invoice for February 2020	31070.78

March 2, 2020

CITY OF INKSTER
Boards & Commissions

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

AGING COMMISSION

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

2 Year Term

9 Members

Ordinances: 414,457 & 508

Denise Champagne, Project Dir.

- (Ex-Officio Member)

Rochelle Wells

Doris Horne

Henry Wade

Toni Bailey

Roosevelt Stubbs

Gabe Henderson

Jean Liddell

Iris Long

June Patter son

Debra Owens

Chuck Coleman

Tenure

Exp. 8/06/20

Exp. 08/06/20

Exp. 08/06/20

Exp. 07/15/21

Exp. 04/15/2021

Exp. 08/06/20

Exp. 08/06/20

Exp. 01/06/22

Exp. 01/06/22

Exp. 05/21/20

Exp. 08/20/20

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment

3 Members

Charter Provision and State Law

WCA Assessing

William Miller

Lenoria Warmack

Ned Sanders

Peggy Bishop (Alternate)

Clerk of the Board – Non Voting

Exp. 01/06/21

Exp. 12/16/20

Exp. 02/03/21

Exp. 10/7/2020

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Kathleen Gibbs

Gabe Henderson

Avis Love

George Williams

Lenoria Warmack

Exp. 07/16/20

Exp. 01/21/22

Exp. 02/18/21

Exp. 01/06/22

Exp. 11/6/19 – Expired

Exp. 12/16/21

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

March 2, 2020

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

Ex. Officio

Troy Seaton Dist. 1

Exp. 01/17/20-Expired

Phineas Cody Dist. 3

Exp. 10/07/22

Octavia Smith Dist. 4

Exp. 07/03/20

Thelma Jean Overman Dist. 5

Exp. 02/06/20

Connie R. Mitchell Dist. 6

Exp. 02/04/22

Sandra Watley **Mayoral**

Exp. 01/06/23

Steven Chisholm At-Large

Exp. 01/17/20- Expired

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Vacant

Vacant - (Employee Representative)

Vacant (Commission Appointment)

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

5 Members

Ordinance 150.140 thru 150.145

Mark Minch (Building Contractor)

Exp. Tenure

Deborah Owens (General Member)

Exp. 01/22 (2 Year Term)

Guy Borrusch General Member)

Exp. 9/19 (2 Year Term)-Expired

Tom Michelini Contractor)

Exp. 01/23 (3 Year Term)

James Garrett (Engineer)

Exp. 9/20 (3 Year Term)-RESIGNED

Charles Rizzo (Alternate)

Exp. 01/21

March 2, 2020

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

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

DOWNTOWN DEVELOPMENT AUTHORITY

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

4 Year Term	12 Members	State Law and Ordinances 687 and 741
Conna P. Marnes		Term
Martha Theis		Exp. 12/17/22
Angela Dodson		Exp. 02/19/22
Barbara Cooper		Exp. 10/7/23
Octavia Smith		Exp. 10/21/23
Sonja Jennings		Exp. 11/4/23
Randa Davis		Exp. 11/4/23
Val Oghonaya		Exp. 07/20/19 - PASSED
Winston Wade		Exp. 07/17/21
Rerhi Onomake (Treasurer)		Exp. 3/16/19-Expired
Uche Ndubuisi		Exp. 7/20/19-Expired
Clarence Oden		Exp. 7/1/23

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

[MEETINGS: Second Thursday each month, held in the Conference Room, City Hall]

6 Year Term	11 Members	State Law and Ordinances 517 and 570
Bishop Walter Starghill, Jr.		Exp. 06/07/16-Expired
Octavia Smith		Exp. 10/21/25
Angela Dotson		Exp. 10/21/25
Deborah Walker		Exp. 06/07/16-Expired
Mary Weislo		Exp. 03/07/17-Expired
Cassandra Leonard		Exp. 06/07/16-Expired
Herbert Johnson		Exp. 06/07/16-Expired
Dennis Weislo		Exp. 06/07/19-Expired
Charmaine Kennedy		Exp. 01/17/23
Connie R. Mitchell		Exp. 02/06/23

ELECTRICAL EXAMINING BOARD-INACTIVE

Indefinite Terms	4 Members	State Law and Ordinance 616
------------------	-----------	-----------------------------

Walter Bays (Elec. Cont.)
Andrew Hughes (Adm. Official)
Carlton Trouteaud (Rep. of Detroit Edison)

March 2, 2020

LOCAL OFFICERS COMPENSATION COMMISSION

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

7 Year Term

7 Members

State Law and Ordinance 409

Lenoria Warmack	Exp. 10/17/2023
Thelma Jean Overman	Exp. 10/17/2023
Debra Owens	Exp. 10/17/2023
Ann Gross	Exp. 12/5/2023
Ronald Johnson	Exp. 12/19/2023
Courtney Owens	Exp. 12/16/2026
Aaron Sims	Exp. 01/03/2024

PARKS AND RECREATION COMMISSION

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

2 Year Term

9 Members

Ordinances: 493 & 551

VACANT	Dist. 1	Exp. 03/20/19
Opal Nolen	Dist. 2	Exp. 11/6/19- Expired
Tania James	Dist. 3	Exp. 04/01/21
LaWanna Abney-Mitchell	Dist. 4	Exp. 02/17/22
VACANT	Dist. 5	Exp. 02/19/20
Connie R. Mitchell	Dist. 6	Ex. 11/18/21
Ashwanna Butts	Mayoral	Exp. 01/21/22
Shirley Hankerson	Mayoral	Exp. 4/15/21
Ned Sanders	Council	Exp. 07/07/19- Expired

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term

6 Members

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

PLANNING COMMISSION

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

3 Year Term

9 Members

State Law and Ordinance 33

Patrick Wimberly (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 3/22
Tonia Williams	Exp. 02/23
Mack Willis	Exp. 2/20-EXPIRED
James Garrett	Exp. 09/20 -RESIGNED
William Ratliff (Vice-Chair)	Exp. 07/22
Lynette Cain (Secretary)	Exp. 07/22
Steven Chisholm (Chair)	Exp. 07/22
Kim Falson	Exp. 01/21

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

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

2 Year Term

5 Members

Charter

Lorenzo A. Moner, Jr.	Mayoral	Exp. 12/19
Barry O'Bryan	Police Rep	
Jason Kaye	Fire Rep	
Sandra K. Watley	City Council Rep	Exp. 12/20

WATER REVIEW COMMITTEE- INACTIVE

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

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

ZONING BOARD OF APPEALS (ZBA)

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

3 Year Term

7 Members

State Law and Ordinance 277

Ruth E. Williams	Dist. 1	Exp. 12/16/22
Clarence Oden, Jr. (VC)	Dist. 2	Exp. 04/03/20???
James Cross	Dist. 3	Exp. 07/01/16 Expired
Roosevelt Stubbs (S)	Dist. 4	Exp. 08/21/20
Vanola Williams	Dist. 5	Exp. 02/06/20
Norma McDaniel	Dist. 6	Exp. 12/16/22
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 Barnes Community CTR. 32150 Dorsey Westland, MI. 48186]

Mayor Patrick Wimberly
Denise Champagne, Community Appointee

Exp. Tenure - (Tenure is up)
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- No longer on City Council
Clarence Oden (Alternate)	Exp. Tenure-No Longer on City Council

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
Avis Love	Exp. 03/20/23
Rerhi Onomake	Exp. 03/16/21
Vacant	Exp.
Charmaine Kennedy	Exp. 02/20/21
Mary Weislow (Treasurer)	Exp. 06/06/22
Winnie Nwankwo	Exp. 05/18/21

March 2, 2020

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 (Tenure is up)
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: Patrick Wimberly, Mayor

Date: February 25, 2020

From: Adrianna Jordan
City Planner

Date for Council Consideration: March 2, 2020

ACTION REQUESTED: Consider approval of a Special Land Use (SLU 18-37) for a proposed Medical Marijuana Cultivation Facility in the M-1, Light Industrial District at 2740 Beech Daly, between Princeton and the railroad tracks. Sam Beydoun on behalf of SBR Holdings, LLC is the applicant.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND INFORMATION

On Tuesday, February 18, 2020, the Planning Commission reviewed and recommended approval for SLU 18-37 which is a proposed Medical Marijuana Cultivation Facility to be located at 2740 Beech Daly in the M-1, Light Industrial District, subject to the conditions below. The associated Site Plan (SP 18-38) was approved with one condition. City Staff recommended approval of SLU 18-37, and SP 18-38. Sam Beydoun on behalf of SBR Holdings, LLC is the applicant. Draft meeting minutes are attached.

The subject property totals 3.2 acres and is located on the west side of Beech Daly between Princeton and the railroad tracks. There is an existing vacant single-family house and accessory shed on the site. The proposed new structure would total 27,000 square feet. The site plans indicate that there will be 20 employees. The hours of operation are Monday through Friday 10 am to 8 pm.

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

1. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. **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 January 20, 2020 recommends that Planning Commission recommend approval of the Special Land Use because the proposed use

V

is compatible with the Zoning Ordinance, Master Plan, and surrounding uses. Additionally, it would redevelop a vacant property and foster economic development within the City of Inkster. Finally, Planning Commission felt that the proposed hours of operation are reasonable.

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

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

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

RESOLUTION

Resolved by _____

Seconded by _____

To approve a Special Land Use (SLU 18-37) for a Medical Marijuana Cultivation Facility located at 2740 Beech Daly in the M-1, Light Industrial District with the conditions noted per the recommendation of the Planning Commission.

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, February 18, 2020**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:36 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Davis, Falson, Wimberly, Williams

Absent: Willis (excused)

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Community Planner
Allen Asmar, Applicant
Rasha Asmar, Applicant
Tyler Tennent, Attorney for GSP
Robert Ficano, Applicant/Attorney
Bruce Rosenthal, Applicant/ Attorney

Public in attendance: LaGina Washington
Shirley Hinkerson

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF January 27, 2020

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

IV. PUBLIC HEARINGS

A. Case #s 18-37 (SLU) 18-38(SP) Medical Marijuana Cultivation Facility
Public Hearing to review and consider approval of a special land use and site plan for a proposed Medical Marijuana Cultivation Facility in the M-1, Light Industrial District at 2740 Beech Daly, between Princeton and the railroad tracks. Sam Beydoun on behalf of SBR Holdings, LLC is the applicant.

MOVED by Wimberly, Seconded by Cain to open the public hearing for Case #18-37 (SLU), 18-38 (SP) – Medical Marijuana Cultivation Facility. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Commissioner Faison asked about if it was for cultivation only. The applicant responded that it would only be used for cultivation and that there was a security plan that was already approved.
2. Commissioner Wimberly asked if there would be recreational cultivation in the future. The applicant replied that they would apply for the license if it was available. Wimberly then asked how long it took them to get through the planning process. Ms. Jordan said the original plan was submitted December 20, 2018.

Public Comment:

1. Shirley Hinkerson asked if they would be hiring Inkster residents. Commissioner Wimberly responded in saying that the City is working on a Community Benefits Agreement. The applicant agreed that they would be looking for Inkster residents and that they would agree to the CBA.

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

MOVED by Davis, Seconded by Ratliff to recommend approval Case #18-37 (SLU) Medical Marijuana Cultivation Facility with the following conditions:

1. A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

MOTION CARRIED unanimously.

MOVED by Wimberly, Seconded by Ratliff to approve Case #18-38 (SP) – Medical Marijuana Cultivation Facility with the following condition:

1. Address all other department comments.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. Case #s 19-05 (SLU) 19-06 (SP) Adult Foster Care Facility

Review and consider recommendation of a special land use and approval of a site plan for a proposed Adult Foster Care Facility in the B-2, Thoroughfare Mixed-Use District at 715 Inkster, between Woodsfield and Avondale. Ihsan Asmar on behalf of Forever Care Homes is the applicant.

Commissioners Concerns:

1. Commissioner Faison mentioned that with the newly submitted letter by the attorney for GSP Woodsfield, there would clearly be no parking agreement. She then asked what type of facility it would be and how many people would be there. Ms. Jordan responded that they would not need a parking agreement as there is an easement that runs with the land

- in perpetuity that provides all of the parking they would need. She then said that the facility is considered "large" because there are 13 residents that will live there.
2. Commissioner Davis asked if it was considered a SLU in the B-2 district, and Commissioner Cain followed up asking if it is permitted there. Ms. Jordan responded that it is a SLU so you would need to consider those standards. The applicant then stated that they would only be housing mostly elderly and transitional people.
 3. Commissioner Faison then mentioned that the main concern is for the safety of the children attending the school. The applicant stated that there would be 24 hour security and security cameras in place. Vice Chair Ratliff then asked how long they have owned the building and if they have had to do a lot of work on it. The applicant responded that they bought it around Christmas and that Starfish Family Services has already done a lot to the building. Ratliff then asked how long they have been going through the planning process. Ms. Jordan responded that they started in January of 2019. Ratliff then asked if they had been in contact with the Attorney for GSP Woodfield? The applicant said they had last spoken to them on February 7th and that they were unaware there was another body to go through that wasn't the school board.
 4. Commissioner Davis asked if the residents had background checks. The applicant said they were vetted by the county.
 5. Commissioner Cain asked what the "theme" of the facility will be. The applicant responded that it will be for developmentally disabled people, and not for rehabilitation.
 6. Mr. Tennant then got up and spoke to the concerns of the building owner of the school to the north of the proposed facility and how the zoning does not allow for the use. He could not cite any part of the City's ordinance that allowed for it within the B-2. Commissioner Cain asked why we are labeling it with a different use. Ms. Jordan responded that the way the ordinance is written, we don't have a specific land use for "large" AFC homes and must choose the land use that's most similar.

MOTION CALLED, NO MOTION MADE.

- B. **Case # 19-06 (SP) – Consideration of Shared Parking**
Planning Commission to review and consider approval of shared parking between the applicant and Inkster Preparatory Academy, for a proposed Adult Foster Care Facility (SP 19-06) in the B-2, Thoroughfare Mixed-Use District at 715 Inkster Rd. Ihsan Asmar on behalf of Forever Care Homes is the applicant.

MOTION CALLED, NO MOTION MADE.

- C. **Case # 19-06 (SP) – Consideration of a Loading Zone Walver**
Planning Commission to review and consider approval of a loading zone length waiver for a proposed Adult Foster Care Facility (SP 19-06) in the B-2, Thoroughfare Mixed-Use District at 715 Inkster Rd. Ihsan Asmar on behalf of Forever Care Homes is the applicant.

MOTION CALLED, NO MOTION MADE.

- D. **Case # 19-06 (SP) – Consideration of a Loading Zone Screening Walver**
Planning Commission to review and consider approval of a loading zone screening waiver for a proposed Adult Foster Care Facility (SP 19-06) in the B-2, Thoroughfare

Mixed-Use District at 715 Inkster Rd. Ihsan Asmar on behalf of Forever Care Homes is the applicant.

MOTION CALLED, NO MOTION MADE.

VII. NEW BUSINESS

None.

VIII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 8:00 pm

MOVED by Ratliff, Seconded by Davis to adjourn the Planning Commission meeting held on February 18, 2020. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner



CITY OF INKSTER

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

January 20, 2020

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU18-37 Medical Marijuana Cultivation Facility – Second Review

Location: 2740 Beech Daly

Zoning: M-1, Light Industrial District

Applicant(s): Sam Beydoun on behalf of SBR Holdings, LLC

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for the construction of a new 27,000 square foot industrial building for medical marijuana cultivation at 2740 Beech Daly. This development requires a public hearing and special land use approval from City Council, as well as site plan approval. Planning Staff offers the following comments for your consideration. The site plan was received on December 20, 2018, and is dated December 10, 2018. Revised plans were submitted for review in digital format on July 23, 2019.

SITE DESCRIPTION

The subject property totals 3.2 acres and is located on the west side of Beech Daly between Princeton and the railroad tracks. The site is zoned M-1 (Light Industrial District) and there is an existing vacant single-family house and accessory shed on the site.

The site plans indicate that there will be 20 employees. The hours of operation are Monday through Friday 10 am to 8 pm.

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. Typical uses include: manufacturing, assembly, warehousing, salvage facilities research/office and similar uses. In addition, the zoning is M-1 Light Industrial. Accordingly, light industrial, research, and related office uses permitted in this district should be fully contained within well-designed buildings on amply landscaped sites, with adequate off-street parking and loading areas, and with no outside storage. The proposed cultivation facility is compatible with the master plan and can be compatible with the zoning with proper screening and landscaping. This finding can be made subject to the results of a public hearing.
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.** The applicant has revised the site plan to comply with the landscaping, screening requirements, and other site improvements, and we believe that the proposed use will be visually and physically harmonious and appropriate in appearance with the existing and intended character of the general vicinity. *This finding can be made.*
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 proposed use is improving the appearance of the property by taking a vacant overgrown lot and developing it with new industry, and will bring additional economic benefits to the city. *This finding can be made.*
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 exact impact on utilities is unknown for medical marijuana cultivation. To mitigate the burden on utilities, the applicant indicates that they will use high efficiency plumbing fixtures, and LED lighting fixtures. Further, the cultivation facility 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. Generally speaking, marijuana plant odor will likely permeate from the site. The applicant indicates that odor mitigation measures will include pressure-locked double entryways to cultivation areas, fans, charcoal scrubbers, a custom negative pressure system to draw air towards a centralized “air estuary” for decontamination and purification, odor

destroying UV light exposure, dehumidification, chillers, hospital-grade back-up generators, and climate monitoring. In addition, site security includes security officers, cameras, and security alarms. We defer to the Inkster Police Department on review and approval of the Security Plan.

6. **Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.** The subject site will be located in a stand-alone building and abuts other industrial uses to the north and south, as well as industrial uses in Dearborn Heights to the east. To the west is a vacant lot that was rezoned from R-1B, One-Family Residential to M-1, Light Industrial on March 5, 2018. The proposed use is not likely to have an adverse impact on any of the existing uses in the vicinity. 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.** To mitigate the burden on utilities, the applicant indicates that they will use high efficiency plumbing fixtures, and LED lighting fixtures. In addition, a security plan must be submitted, and input from the Police Department is required.
8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** This finding can be made, subject to the recommendation of the Chief of Police. While the proposed use is a commercial operation to process marijuana to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. Therefore, the Police Department prefers to see different marijuana operations clustered in the same general area to better provide for police patrols. The City recognizes that there is potential for criminal activity surrounding marijuana facilities, and feels this potential can be minimized if the operators put in place good security measures, and work closely with law enforcement to correct issues as they develop.
9. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.** *This finding can be made.*

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA FACILITY (§155.146)

- (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 14 days 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 14 days of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Site security includes security officers, cameras, and security alarms. We defer to the Inkster Police Department on review and approval of the Security Plan.**
- (E) **Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. This standard could be met subject to approval by the Police Department.**
- (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 (§155.150C)

- (A) **Cultivation facilities shall have a minimum 300 foot radius, measured as the shortest distance from front door to front door, to any structure in residentially zoned districts, and a minimum**

500 foot radius, measured as the shortest distance from front door to front door to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, or like facility. *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

The proposed medical marijuana cultivation facility is compatible with the zoning and existing surrounding land uses. Planning Staff recommends approval of the Special Land Use subject to the following conditions:

- 1. A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.**
- 2. 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

**CITY OF INKSTER**

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

January 10, 2020

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP18-38 Medical Marijuana Cultivation Facility – Preliminary Site Plan Review 3
Location: 2740 Beech Daly
Zoning: M-1, Light Industrial District
Applicant(s): Sam Beydoun on behalf of SBR Holdings, LLC

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for the construction of a new 27,000 square foot Industrial building for medical marijuana cultivation at 2740 Beech Daly. This development requires a public hearing and special land use approval from City Council, as well as site plan approval. Planning Staff offers the following comments for your consideration. The site plan was received on December 20, 2018, and is dated December 10, 2018. Revised plans were submitted for review in digital format on November 4, 2019.

SITE DESCRIPTION

The subject property totals 3.2 acres and is located on the west side of Beech Daly between Princeton and the railroad tracks. The site is zoned M-1 (Light Industrial District) and there is an existing vacant single-family house and accessory shed on the site.

The site plans indicate that there will be 20 employees. The hours of operation are Monday through Friday 10 am to 8 pm.

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	M-1, Light Industrial District	Industrial
North	Large Parking Lot	M-1, Light Industrial District	Industrial
South	Logistics Facility	M-1, Light Industrial District	Industrial
East	Industrial Building	City of Dearborn Heights	N/A
West	Vacant Land	M-1, Light Industrial District	Industrial

REVIEW COMMENTS

1. **Zoning and Use (§155.048(C)).** The proposed use is a medical marijuana cultivation facility which is a Special Land Uses (SLU) subject to compliance with the general conditions listed in §155.289 and specific conditions listed in §155.146 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	Meets requirement
Rear Setback	N/A	Meets requirement
Side Yard Setback (Both)	40 ft. min	Meets requirement
Side Yard Setback (One)	20 ft. min	Meets requirement
Lot Size	Dimensions must permit parking and landscaping	Meets requirement
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks	Meets requirement
Height	40 ft. max	Meets requirement

EXHIBIT A: PARCEL MAP

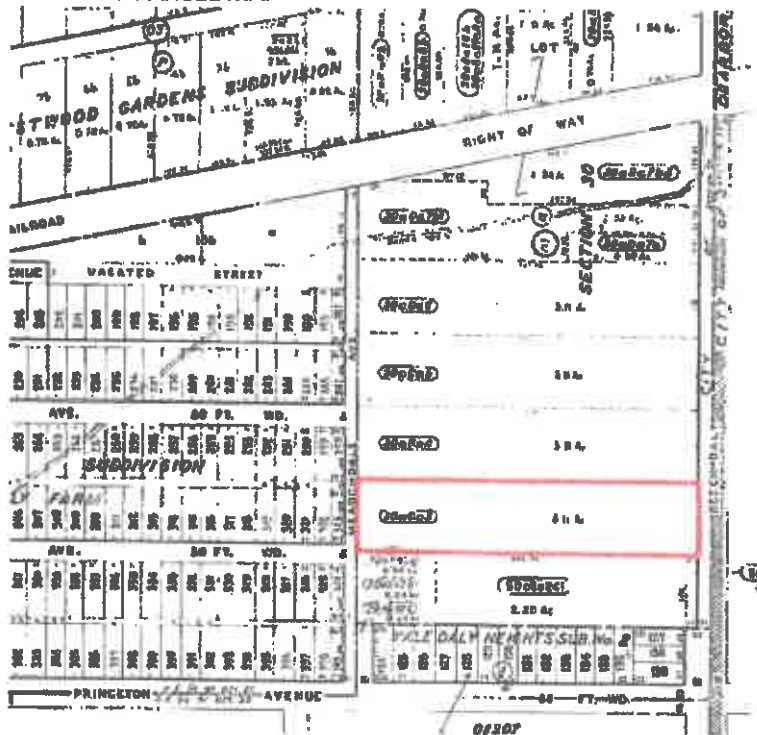


EXHIBIT B: AERIAL VIEW OF SITE



2. **Architectural Features (§155.072).** The proposed building is 28 feet tall. On the front (east) elevation the building material is entirely beige split-face block with four 14 foot high cut stone columns, and on the remaining elevations the first eight feet is constructed of split-face block, and the remaining 20 feet is clad in vertical beige metal siding. There are also two block columns extending three-quarters of the way up the building on the west (rear) façade. The façade is broken up by split face block columns along the south and north elevations that have been revised in the latest plan set to project at least three feet.
3. **Landscaping (§155.073).** Pursuant to §155.073, the following landscaping items must be addressed:
 - a. **Street Trees.** Due to the parking lot facing and located within 100 feet of the Beech Daly right-of-way the street tree ordinance requirements are superseded by the perimeter landscaping requirements (Item 10c in this review letter).
 - b. **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. The applicant has indicated that they will provide an underground sprinkler system.
 - c. **Deadline for Installation.** Installation of required screening and landscaping shall be completed prior to or at the time of completion of building construction.
4. **Walls (§155.074).** The Ordinance requires all loading and service areas in the M-1 district to be screened from abutting properties by a 6'-8' high wall. The service areas are located on the west side of the proposed building; the trash enclosure is screened by vegetation and the enclosure materials itself, and the loading area is now located inside the building and not visible from the exterior. Finally, there appears to be an existing chain link fence around the entire property,

although it may not extend across the front. The applicant is proposing to replace this chain link fence with a new six foot high wrought iron fence. The accessory transformer was moved to the south west corner of the building and will be screened by an enclosure that is similar to the dumpster's enclosure.

5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan proposes one 10' x 20' x 8' beige split face block dumpster enclosure on a six inch concrete pad in the northwest corner of the subject property with a dark brown opaque metal gate.
6. **Exterior Lighting and Security (§155.076).**
 - a. **Lighting.** The lighting intensities have been revised so that lighting does not exceed 0.3 foot candles at any property line.
 - b. **Security.** Please reference the SLU review letter for medical marijuana requirements.
7. **Off-street Parking (§155.077) and Circulation.** The requirement for cultivation facilities is most similar to a wholesale establishment which is five parking spaces plus one per employee in the largest working shift or one per 2,000 square feet, whichever is greater. There are 28 spaces provided, so this requirement is met. The site proposes to improve the access drive off of Beech Daly by widening it to 36 feet wide.

There is an existing five foot wide public sidewalk along Beech Daly, a proposed five foot wide sidewalk in front of the east elevation parking area, and a proposed five foot wide sidewalk along the rear parking area.
8. **Accessible Parking for Physically Disabled Persons (§155.078).** One van-accessible space and one standard ADA space is required for a total of 28 parking spaces, and two van-accessible spaces are provided.
9. **Off-street Loading and Unloading (§155.079).** One 10 foot by 70 foot striped off-street loading areas is provided inside the building and is screened by nature of its location.
10. **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.** 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. This requirement is met.
 - b. **Terminal Islands.** The terminal island ends contain four Freeman's Maple trees.
 - c. **Perimeter Landscaping.** Perimeter landscaping shall be provided along the edge of any parking lot facing and located within 100 feet of a public right-of-way. Perimeter parking lot landscaping shall include a minimum of one deciduous shade tree per each 25 linear feet, and one ornamental tree per each 35 linear feet. For 135 feet of frontage (minus paved area), five deciduous trees and four ornamental trees are required. Five

deciduous Freeman's Maple trees and four ornamental Snowdrift Crabapples have been provided.

d. **Snow storage area.** Snow storage area shown in site's rear.

11. **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. **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
313-963-0612
313-963-2156

January 10, 2020

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 18-38 (SP)/18-37(SLU)
2740 Beech Daly – Medical Marijuana Cultivation
Preliminary Site Plan Approval

Dear Mr. Bivins:

Alfred Benesch & Companies, (Benesch) has completed a review of the plans with the latest revision date of January 5, 2020 and recommends acceptance and approval of the plans.

Please note the following:

1. The proposed storm water management facility (detention basin) shall be designed to Wayne County standards and requires the review and approval of the Wayne County Construction Permits Office. See the Wayne County Public Services Engineering website for more information regarding the permitting process and associated plan reviews: <https://www.waynecounty.com/departments/publicservices/engineering/construction-permit.aspx>.
2. The site is over 1 acre in sized and therefore requires a soil erosion sediment control (SESC) permit. Wayne County issues all soil erosion sediment control (SESC) permits on behalf of the City of Inkster and a SESC permit shall be obtained prior to the start of work on the site. See the Wayne County Environmental Services website for more information regarding the permitting process and associated plan reviews: <https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>.
3. A construction permit from the City of Inkster is required to work in the Beech Daly Road and Meadowdale Avenue right-of-way.

Please call 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: Thursday, January 24, 2019 2:29 PM
To: Adrianna Jordan
Subject: 2740 Beech Daly

Ms. Jordan,

The following is my recommendation for 2740 Beech Daly;

1. Lighting on the exterior of the building.
2. Camera system – able to connect to the P.D.
3. Alarm system that is monitored 24 hours a day.

Please let me know if there is anything else you may need.

Thanks!

Lt. Jeffrey J. Twardzik



**(LES/FOUO) LAW ENFORCEMENT SENSITIVE - FOR OFFICIAL USE ONLY
WARNING:**

The information contained in this email is considered confidential and sensitive in nature as well as sensitive but unclassified and/or legally privileged information. It is not to be released to the media, the general public, or to non-law enforcement personnel who do not have a "need-to-know". This information is not to be posted on the Internet, or disseminated through unsecured channels, and is intended for law enforcement personnel only. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.

DISSEMINATION INSTRUCTIONS: *This document is marked Law Enforcement Sensitive/For Official Use Only and may be disseminated, with proper attribution, to Law Enforcement, DOD, or U.S. Intelligence Agencies. Further disclosure to unauthorized entities could jeopardize ongoing investigations, operations, and personal safety. This product shall not be released to the public or media.*



CITY OF INKSTER

FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

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

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

To: Adrianna Jordan, City Planner

From: Jason Kaye, Fire Inspector

Date: 01-24-2019

Subject: 2740 Beech Daly

After review of the above mentioned site plan and recent DRT meeting, the fire department determines the following items applicable;

The fire department requires the proposed building (27,000sq. ft.) have an automatic sprinkler system installed with fire alarm and 24hr monitoring in accordance with NFPA 13.

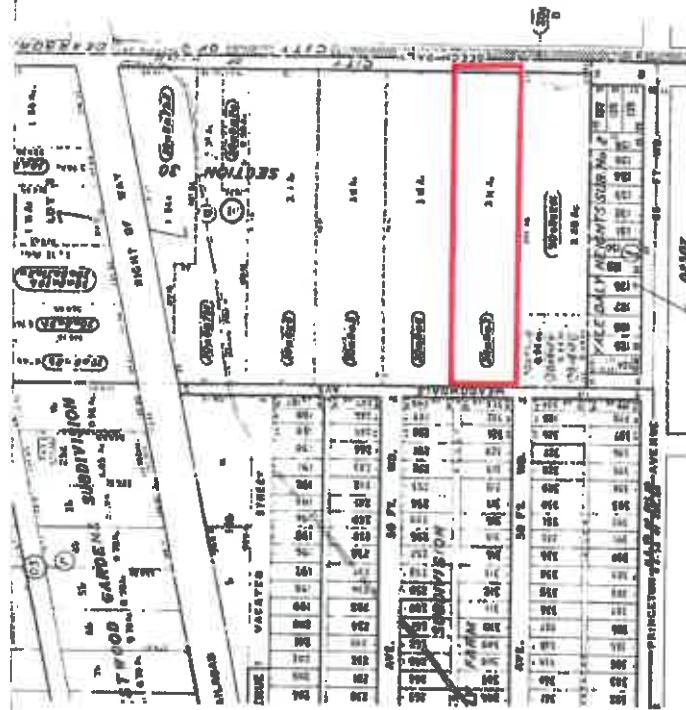
The fire department requires emergency exit lighting installed and any door that opens to the exterior of the building have one-strike panic hardware.

The fire department requires that either a separate key pad be installed with the code provided to the fire department or the code for the one key pad that is to be installed be given to the fire department so it may access the property in the event of an emergency.

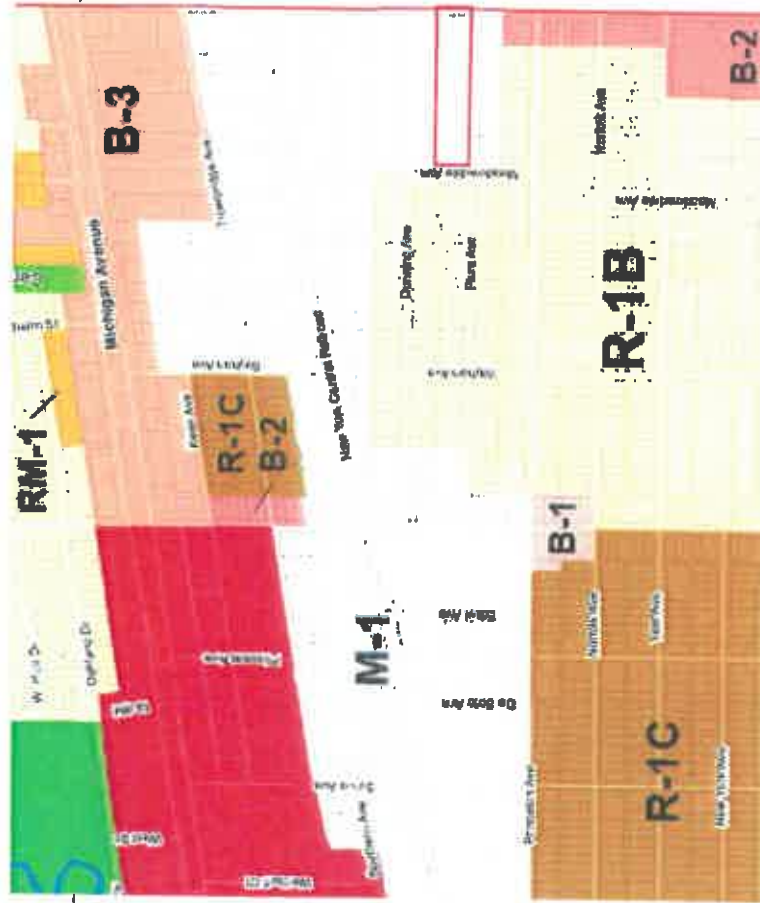
The fire department requires a KNOX BOX be mounted on the exterior of the building in an appropriate location for fire personnel to easily access. The KNOX BOX shall contain keys for entry into the building and keys to any interior door that may be locked which houses alarm panels or utilities. These keys will only be used in the event of an after-hours emergency to mitigate any unnecessary damage to the building.

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

Plat Map



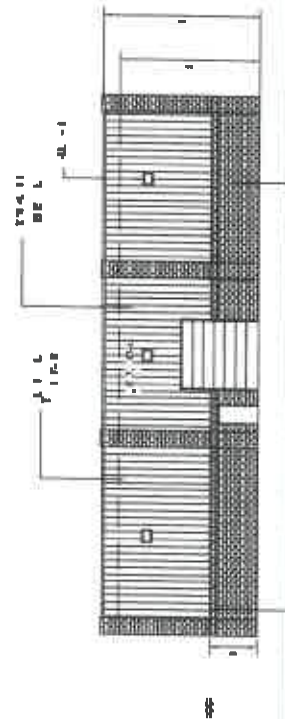
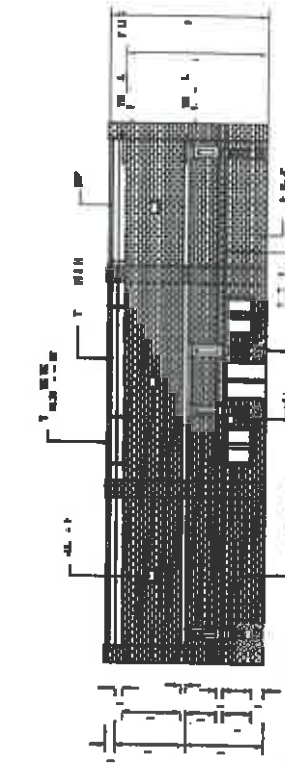
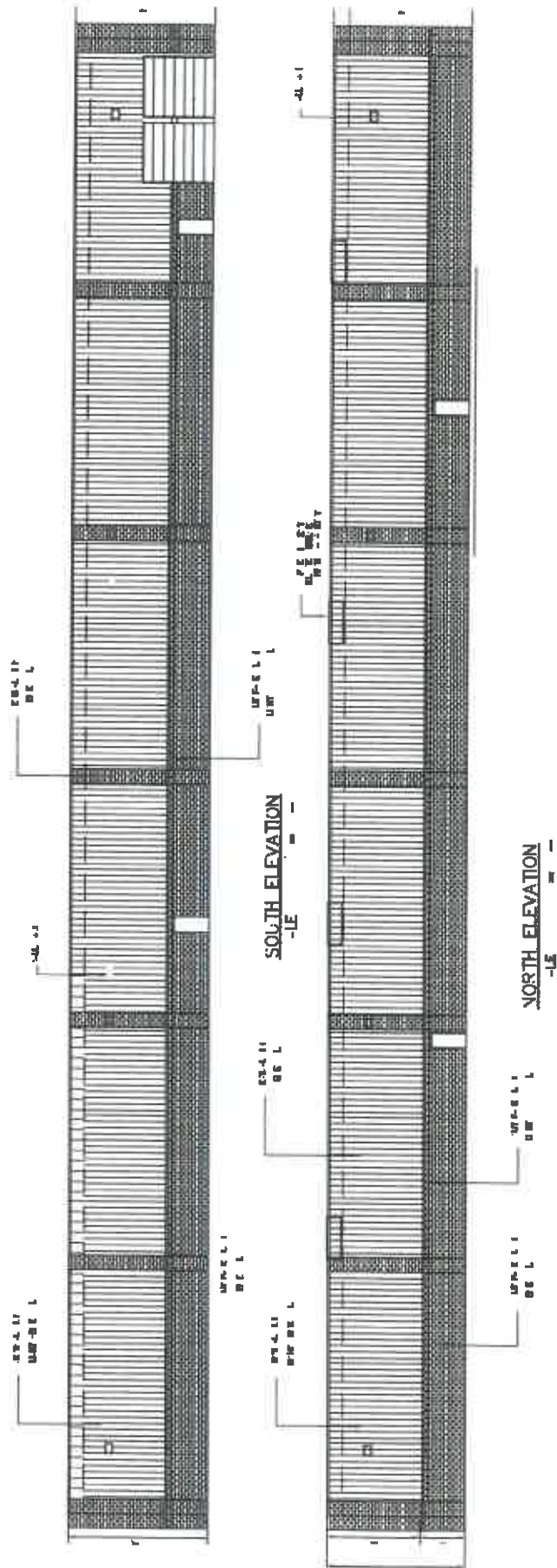
Zoning Map



February 16, 2017



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



REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: February 26, 2020

From: Chief William Riley/David W. Jones

Date for Council's
Consideration: March 2, 2020

ACTION REQUESTED: Consider request for entering a contract with the Inkster Housing Commission and the Inkster Police Department for supplemental police services with an officer dedicated to the Inkster Housing Commission.

Current Action _____ Emergency _____ Future x

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

Mayor's Approval _____



BACKGROUND:

The Commission desires to contract with the City for additional police services to create a drug and crime free environment and to provide for the safety and protection of the residents in its public housing developments; and the City, by and through its police department, desires to assist in the effort by providing effective police services at all Housing Commission locations,

SCOPE OF SERVICES:

Upon an affirmative vote of the Council, the City Attorney's office cause to be executed a contract for provision of supplemental police services.

JUSTIFICATION:

To supplement police services and to create a drug and crime free environment and to provide for the safety and protection of the residents in its public housing developments.

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

The parties acknowledge that the current Project Costs do not cause the City as the Housing Commission is incurring the costs of the Inkster Police Officer.

PROJECTED TIME TABLE:

The Project is scheduled to start April 1, 2020

RESOLUTION:

THEREFORE, BE IT RESOLVED, the Inkster City Council hereby authorizes the Chief of Police to enter the contract with the Inkster Housing Commission for the provisions of supplemental police services.

Resolved by _____ Seconded _____ by _____

Yes:

No:

Absent:

**Contract No. C19003 between the Inkster Housing Commission
and Inkster Police Department**

**AGREEMENT BETWEEN THE INKSTER
HOUSING COMMISSION AND THE CITY
OF INKSTER FOR THE PROVISION OF
SUPPLEMENTAL POLICE SERVICES**

This Contract, effective the First day of _____ 2020 between the Inkster Housing Commission, (hereinafter called the "Commission") and the City of Inkster, hereinafter called the "City") is for the provision of specific police services associated with the Commission's Security Programs.

WHEREAS, the Commission desires to contract with the City for additional police services to create a drug-and crime-free environment and to provide for the safety and protection of the residents in its public housing developments; and

WHEREAS, the City, by and through its police department, desires to assist in the effort by providing effective police services at all Commission locations,

NOW THEREFORE, the Commission and the City agree as follows:

**ARTICLE I
Scope of Services**

SECTION ONE: SERVICES PROVIDED BY THE CITY

The City agrees that the services rendered by the Assigned Personnel under this Contract are in addition to baseline police services. The City agrees that it will not reduce its current level of police services to the public housing developments, particularly in the areas of community policing, patrol, criminal investigations, records, dispatch and special operations.

The manner and method of performance of services is specified in Article IV, Plan of Operations.

The duties and extent of services of the Assigned Personnel shall include, but shall not be limited to:

- A. The City, by and through its police department, will provide a minimum of (1) police officer to perform specialized patrols to enforce state, local laws and the Commission Rules specified in this Contract. Sworn officers shall at all times remain part of, subject to and in direct relationship with the police department's chain of command and under police department rules, regulations and standard operating procedures.
- B. The City agrees to assign police officers to targeted areas during specific periods of time identified by the Commission and agreed upon by the City as high crime or high workload (directed patrol) times, or as requested by the Commission in the public housing community areas, to maintain a police patrol presence. It is understood that officers shall only be assigned in accordance with the terms of their collective bargaining agreement with the City of Inkster.

**Contract No. C19003 between the Inkster Housing Commission
and Inkster Police Department**

- C. The City agrees that the police department will employ a community policing concept and will assist screening new applicants and enhancing crime prevention programs in the public housing communities. In-addition the City will provide background checks to the Commission for new employees as a part of the Commission's pre-employment requirements.
- D. The City agrees to collect and provide workload data in public housing developments.
- E. It is further agreed that to the extent necessary, the Assigned Personnel may appear as witnesses in the Commission's administrative grievance procedures or quasi-criminal conduct proceedings (with prior approval from the Inkster Chief Police and/or his designee and such approval shall not unreasonably be withheld) civil dispossession hearings, or other civil or court proceedings where the issue includes criminal or in or near public housing developments involving any resident, member of a resident's household, or any guest Or guests of a resident or household member.
- F. Without limiting any of the foregoing, the City agrees that with respect to the services to be performed by any police personnel in accordance with this Contract, the appropriate police department Patrol Commander or Supervisor will meet with resident leadership and management representatives of the Commission on a routine basis for the purposes of reviewing the enforcement and prevention efforts and planning for future changes or modifications anticipated by this Contract. These meetings shall occur at least monthly.
- G. The City agrees that it will provide the Assigned Personnel with such basic equipment as may be necessary and reasonable in order to allow the police officers to carry out the duties anticipated under this Contract.
- H. The Police Department shall designate a command officer as the Administrative Liaison Officer, who will work in concert with the Executive Director of the Commission or that, officials designate,
- I. The city will at times provide supervision, control, and direction of work activities and assignments of police personnel. This includes disciplinary actions, if necessary. It is expressly understood that the Police Department shall be responsible for the compensation of the officers and all employee benefits, as well as any injury to officers, their property, or the City's property while on the Commission's property.

SECTION TWO: SERVICES PROVIDED BY THE COMMISSION

- A. The Commission will provide training to the residents and the Assigned Personnel with workshops on community policing and crime prevention issues associated with public housing. This shall include, but not limited to, training in the following:
 - 1. Crime prevention and security responsibilities;
 - 2. Community organization/mobilization against the cause of and precursors to crime;
 - 3. Drug awareness and control;
 - 4. Orientation and familiarization with the public housing communities for the assigned officers, and
 - 5. Orientation to the lease contract, and lease compliance enforcement procedures and policies.

**Contract No. C19003 between the Inkster Housing Commission
and Inkster Police Department**

- B. The Commission shall provide a quarterly assessment of the results achieved, as measure against the performance objectives specified in the Plan of Operations listed in Article IV of the Contract.
- C. The Commission will provide the City with the applicable housing commission rules and documentation to comply with this Contract.

**ARTICLE II
Enforcement of Rules and Regulations**

- A. The City, through its police officers, is hereby empowered to enforce the following Commission rules and regulations:
 - 1. Unauthorized visitors in unoccupied structures of the Commission shall be removed.
 - 2. Unauthorized visitors creating disturbance or otherwise interfering with the peaceful enjoyment of lessees on Commission property shall be removed.
 - 3. Unauthorized visitors destroying, defacing or removing Commission Property shall be removed and/or criminal enforcement actions shall be taken.

With regard to the foregoing rules and regulations, the City's police officers are hereby authorized to give criminal trespass warnings to any persons found in violation of said rules or regulations, i.e., to give notice to any violators that their entry on the property or premises is forbidden, and to arrest or cause the arrest and prosecution of any violators, when appropriate.

- B. The City, through its police officers, is hereby empowered to enforce the following Commission rules or regulations:
 - 1. The resident agrees to park his or her car in parking spaces provided by the Commission or on city streets and further agrees not to drive a car or truck onto or over the ground of the Development.
 - 2. Resident agrees to remove abandoned cars from property within 2 days from notification date.

With regard to the foregoing rules or regulations, the City's police officers are hereby authorized to remove any and all vehicles found parked in violation of said rules or regulations, pursuant to established City procedure for impounding vehicles.

- C. Nothing herein contained shall be construed as permitting or authorizing police officers to use any method or to act in any manner in violation of law or of their sworn obligation as police officers.

**Contract No. C19003 between the Inkster Housing Commission
and Inkster Police Department**

**ARTICLE III
Communications, Reporting and
Evaluation**

A. Communications

1. Access to Information

The City agrees that the Commission will have unrestricted access to all public information, which in any way deals with criminal activity in any of the developments. Upon request, it is further agreed that the City Police Department will provide to the Commission copies of such incidents, reports, arrest reports or other public documents which document or substantiate actual or potential criminal activity in or connected with the public housing developments. This information will be provided at no cost by the City Police Department on a regular basis in accordance with specific procedures that have been or will be established.

Existing procedures should be included as an Addendum to this Contract.

B. Reporting

1. Forms

The City agrees to provide the Commission with copies of all incidents that occur on Commission grounds. The City further agrees to provide the Commission with reports of criminal activities that do not occur on Commission grounds, if the City is aware that residents are involved in the criminal activity.

2. Media Coordination

The Police Department will relay to the Executive Director or his designee information related to any major crime or incident that occurs on Commission property, *preferable before the media is informed*, or as soon as possible.

C. Evaluation

The City and the Commission agree that any evaluation shall include:

1. Hours worked by police officers for:
 - a. Foot patrol
 - b. Bicycle patrol
 - c. Motorized patrol
 - d. Other (tactical)
2. Response times to targeted communities by City-paid officers and Commission-paid officers by Priority I (emergency), Priority II (non-emergency) and Priority III (if utilized).

3. Arrests (to include drug violations)
4. Vehicles towed
5. Positive contacts
6. Referrals
7. Trespassers removed
8. All UCR or NIBRS Reports
9. Calls for service
10. Weapons seized
11. Property stolen/recovered
12. Community feedback

It is further agreed that the City will provide comparable crime information for the City as a whole to facilitate the evaluation to include what proportion of activities City-wide occur on Commission property.

**ARTICLE IV
Plan of Operations**

- A. The City shall continue its detailed plan of operations for use in eliminating drug-related crime and provide crime data to the Housing Commission on a regular basis. The purpose of the plan is to specify the manner and method of performance by which each of the services identified is to be administered.

The plan of operations will minimally specify the following:

1. Service goals and minimum performance criteria (e.g., a definition of what is to be achieved and the expected benefits or outcomes that will be derived);
2. Staffing levels;
3. Responsibilities of key personnel;
4. Organization and resources, to include personnel, equipment, in-kind support, etc.;
5. Hours of operation, to encompass schedules of major tasks, activities and;
6. Community interface to evidence and methodology by which resident

**Contract No. C19003 between the Inkster Housing Commission
and Inkster Police Department**

involvement will be gained and maintained during the term of this Contract.

- B. The plan of operations will be administrated by the Housing Officers from the date of execution of this Contract by both parties, if any changes are made to the current contract agreement. It is understood that, the Commission may request reasonable modification to the initial plan of operations, as it deems appropriate. The Commission must approve the plan in order for payments to continue.
- C. If during the term of the Contract, if either party desires to amend the scope of the plan of operations, either party may request such an amendment via written notification. The Executive Director of the Commission and/or the Chief of Police shall provide final determinations regarding the establishment of an amendment to the plan of operations.

ARTICLE V

Term of Contract

This contract is initially executed for the period of 1 year with the option, at the Agency's discretion, of 2 additional one year option periods, for a maximum total of 3 years.

ARTICLE VI

Compensation to the City

- A. The Commission shall reimburse the total sum of wages and all benefits of the one officer not to exceed \$90,000 for the contractual period. Monthly reimbursement payments will be made to the City of Inkster upon receipt of performance of the proposed services and evidence of authorized expenditures.
- B. The City shall provide the following documentation in requesting reimbursement:
 - 1. Copies of Payroll Time Reports documenting names, employee identification, hours worked in public housing development, supervisory approval of this report. Prior approval by the Executive Director with an explanation of the necessity for any overtime to be performed in public housing must documented in writing by the Commission and provided to the housing officers' supervisor.
- C. All requests for reimbursement are subject to the approval of the Executive Director, or that official's designee and the Commission shall thereafter make payment of the approved amount within thirty (30) days of receipt of the request for reimbursement.

ARTICLE VII

Termination

- A. The Commission may terminate this Contract upon thirty (30) days written notice to the City of Inkster. Such notice shall be delivered by Certified Mail, Return Receipt Requested, to the address specified in Article VIII.

**Contract No. C19003 between the Inkster Housing Commission
and Inkster Police Department**

- B. City shall have the right to terminate this contract with or without cause, for the convenience of City. In the event of termination for the City's convenience, the commission shall not be entitled to compensation. Notice of termination shall be in writing to the Commission delivered by Certified Mail, Return Receipt Requested, to the address specified in Article VIII.
- C. The Commission shall have the right to terminate this contract with or without cause, for the convenience of the Commission. In the event of termination for the Commission's convenience, the City shall only be entitled to compensation up to and including the date that Notice of Termination is given. Notice of termination shall be in writing to the City delivered by Certified Mail, Return Receipt Requested, to the address specified in Article VIII.

**ARTICLE VIII
Notices**

Any notices required pursuant to the terms of this Contract shall be sent by United States Certified Mail to the principal place of business of each of the parties hereto, as specified below:

Authority: Paul Bollinger
Executive Director
Inkster Housing Commission
4500 Inkster Road
Inkster, MI 48141

City: William T. Riley, III
Chief of Police
City of Inkster Police Department
26279 Michigan Avenue
Inkster, MI 48141

**ARTICLE IX
Construction of Laws**

This Contract is made and entered into in the City of Inkster. Any and all questions of law arising hereunder shall be construed in accordance with the laws of the State in which the City is located.

**Contract No. C19003 between the Inkster Housing Commission
and Inkster Police Department**

**ARTICLE X
Entire Contract**

This contract shall consist of the following component parts.

- (a) This Contract,
- (b) Any subsequent addendums agreed to by both parties.

CITY OF INKSTER

BY:

William T. Riley
Inkster Police Department

Date

ATTEST: _____

INKSTER HOUSING COMMISSION

BY:

Paul Bollinger
Executive Director

Date

ATTEST: _____