



INKSTER CITY COUNCIL
July 20, 2020 (Virtual Meeting)
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. Email your comment to be read for one (1) minute into the record. frutledge@cityofinkster.com (for virtual meeting)

July 20, 2020

Regular City Council Agenda – 7:00 PM (Virtual Meeting)

1. Call Meeting to Order
 - A. Pledge of Allegiance
 - B. Roll Call
 - C. 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).
2. Approval of Agenda
3. Presentations/Discussion

4. Public Hearing

- A. A public hearing to consider an Amendment to Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments. Pg. 1

5. Consent Agenda

- A. July6, 2020 Regular (Virtual) City Council Meeting Minutes. Pg. 8
B. Allen Brother's and Attorney's PLLC Invoice \$ 19,771.56 Pg. 13

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. Pg. 14

7. Previous Business

- A. Discussion/Action: (Special Projects Director) Consideration and approval Consider approval of offer to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlisle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce, in the amount of \$1.00 to Platinum Acquisitions.

(REMOVE FROM THE TABLE) Pg. 21

- B. Discussion/Action: (Adrianna Jordan) Consider approval of Special Land Use (SLU 19-26) for a proposed Adult Foster Care Facility to be located at 3041 John Daly between Yale and Norfolk in the R-1B, One-Family Residential District with the conditions noted per the recommendation of the Planning Commission. Steven Flum is the applicant.

(REMOVE FROM THE TABLE) Pg. 25

8. Ordinance(s)

A. First Reading(s)

1. A first reading to consider Amendments to Senior Citizen Housing PILOT Ordinance #531 in connection with Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments. (See Pg. 1)

2. A first reading of text amendments (TA 20-04) to the City's Zoning Ordinance pertaining to provisions for adult foster care homes per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information". Pg. 46

B. Second Reading(s)

9. New Business

A. Discussion/Action: (Jerome Bivins) Consider authorizing Administration to enter into a cost sharing INTERGOVERNMENTAL AGREEMENT with Wayne County for the construction of Middlebelt Road from Michigan Avenue to Cherryhill and adopt the resolution attached to the IGA. Funding will come from Act 51 Major Roads Budget. Pg. 85

B. Discussion/Action: (William Riley) Consideration and approval to accept the COPS Grant to hire six Police Officers, grant awarded by the Department of Justice.

C. Discussion/Action: (Felicia Rutledge) Consideration and approval for a street closure on Hazelwood on July 25, 2020 from 3:00pm until 8:00pm for a Block/Birthday Party. The applicant is Joslyn Kitzer Pg. 101

D. Discussion/Action: (Felicia Rutledge) Consideration and approval for a street closure on Woodland on August 1, 2020 from 10:00am until 10:00pm for a Block Party. The applicant is Lisa Pritchett Pg. 109

E. Discussion/Action: (Dennis Black) Consideration and approval to convey a quit claim deed to Clarissa Wells of 3119 Harrison. Pg. 115

10. Public Participation (limit to 1 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

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: July 14, 2020

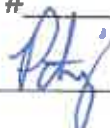
From: Darin Carrington

Date for Council Consideration: July 20, 2020

ACTION REQUESTED: Consideration and approval of an Amendment to Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments.

Current Action X Emergency Future

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

Mayor's Approval 

BACKGROUND INFORMATION

Cherry Hill Place Apartments is located at 29477 Cherry Hill Road. This property is covered by a PILOT (Payment In Lieu Of Taxes) that pays the City 4% of certain revenues. The property is being proposed to be purchased by Larc Community Development Group which is based in Southfield, MI. In order to complete the proposed purchase of the property, the PILOT Ordinance for the property must be amended to allow for this transaction to occur.

SCOPE OF SERVICES

Amend the above referenced ordinance to allow for the transfer of the subject property to a new proposed property owner. The amendment would keep in place the current Payment In Lieu Of Taxes (PILOT).

JUSTIFICATION

The proposed Buyer of this property is looking to make a number of improvements to this development. The Buyer would preserve 186 units of affordable Senior and Family Housing. The PILOT would remain in place and there would be potential increases in revenue to the City. The Buyer is also planning to make a substantial amount of renovations to the property.

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

N/A

PROJECT TIME TABLE

Transaction would close in the next 30 -60 days.

RESOLUTION

Authorization is hereby given to Amend Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments located at 29477 Cherry Hill Road.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

Cherry Hill Place Apartments
29477 Cherry Hill Road, Inkster, MI 48141
(Senior Mid-Rise & Family Low-rise)

PILOT Ordinance #531 – Senior Citizen Housing Ordinance
PILOT Amendment Request Summary

Requested By

Larc Community Development Group, 26711 Northwestern Hwy., Suite 250, Southfield, MI 48033 www.larcgrp.com – Prospective owner

PILOT Request

- **Amend the current 4% PILOT ordinance which covers the 150 senior units to allow for its transfer to an affiliate of Larc as “Buyer” of the property;**
- Current PILOT pays Inkster approximately \$48,000 per year;
- No changes proposed to the current 4% PILOT rate or the calculation of the PILOT amount. City would not lose any revenue;
- PILOT amendment would allow a Larc affiliate to purchase the property, assume the existing PILOT and apply for a full Senior Citizen tax exemption under MCL 211.7d. If approved, the state of Michigan would then pay the City full ad valorem property taxes for the Senior Portion.

Purpose of Amendment

- **Allows for transfer of the PILOT which in turn allows for the following:**
 - First step in a multi-step process which may increase property tax revenue for the City;
 - Preserves 186 units of affordable, Section 8 housing in Inkster;
 - New 20-year Section 8 contract will be obtained for the project;
 - 50-year old project will get an immediate \$1,000,000 in updates and renovations;
 - Without the transfer of the PILOT, Buyer cannot complete the acquisition of the Property.

Larc’s Plan for Cherry Hill

- Acquire the 186-unit property (150 senior units (the “Senior Portion”) and 36 family units (the “Family Portion”));
- Complete \$1,000,000 of repairs and updates to the Property within 12 months;
- Apply for a full property tax exemption for the Senior Portion, pursuant to MCL 211.7d;

- If approved, this would result in a significant increase in tax revenue for the City of Inkster on the Senior Portion;
- Full ad valorem property taxes on the Senior Portion estimated to be approximately \$368,000, an increase of \$320,000 over current PILOT amount;
- Once the exemption is in place, Larc would request transfer of the existing Senior PILOT to the Family Portion;
- Assuming the above, gross property taxes payable to the City would exceed \$381,000, and net taxes to be retained by the City would approximate \$144,600.

Summary of Benefits to City of Inkster

- First step in multi-faceted plan for potential increase in tax revenue to the City;
- Preserves 186 units of affordable Senior and Family housing;
- No reduction of tax revenue for City; substantial potential future increase in revenue however;
- Renovations to the Property will ensure it continues to be a stabilizing influence in the neighborhood

Summary of Benefits to Residents

- \$1,000,000 renovation will improve the immediate condition of the property;
- Buyer will secure a new 20-year Section 8 contract for the Property;
- Buyer will leverage the savings in owner property tax expense to maximize loan proceeds which will fund additional repairs;
- New fitness center and business center (including internet access and printing facilities) will add valuable amenities for our residents' use.

About the Buyer

- Larc Community Development Group is owned by Laurence S. Tisdale;
- Mr. Tisdale has developed or preserved over 6,000 units of affordable housing throughout Michigan since 1991;
- He is currently the president or managing member of 23 affordable housing communities comprised of 3,400 units in 3 states.
- Mr. Tisdale and Larc have preserved affordable housing using a variety of debt and equity sources including FHA, Freddie Mac, FNMA, HOME funds, conventional bank financing, tax exempt bonds and 4% and 9% Low Income Housing Tax Credits.

ORDINANCE NO. 531

SENIOR CITIZEN HOUSING ORDINANCE

An Ordinance to provide for a service charge in lieu of taxes for a proposed multiple family dwelling project for persons of low income to be financed or assisted pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCLA Section 125,1401 et, seq., MSA Section 116,114 (1) et, seq.).

THE CITY OF INKSTER ORDAINS:

SECTION 1. This Ordinance shall hereafter be known and cited as the "City Senior Citizen Housing Ordinance."

SECTION 2. Preamble. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCLA Section 125.1401 et. seq., MSA Section 116.114 (1) et. seq.). The City is authorized by said Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under the Act at any amount it chooses not to exceed the taxes that would be paid but for the Act. It is further acknowledged that such housing for persons of low income is a public necessity, and as the City will be benefitted and improved by such housing, the encouragement of the same by providing certain real estate tax exemption therefor is a valid public purpose; further, that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of taxes during the periods hereinafter contemplated are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance thereon.

The City acknowledges that ~~Herace J. Rodgers, Sponsor, a~~ Cherry Hill Limited td, Dividend Housing Association, Mortgagor ~~its successors and assigns; (thea "Sponsor")~~ has offered subject to receipt of a ~~federally-aided or state-aided mortgage, as defined by the Act, Mortgage Loan from the Authority,~~ to erect, own and operate a housing development identified as Cherry Hill Place Senior Citizen Development on certain property located at Middlebelt and Cherry Hill in the City to serve persons of low income, and that the Sponsor has offered to pay the City on account of said Development an annual service charge for public services in lieu of all taxes,

SECTION 3. Definitions.

- A. Authority means the Michigan State Housing Development,
- B. Act means the State Housing Development Authority Act, being Public Act 346 of 1966, of the State of Michigan, as amended,

C. Contract Rents are as defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to the U.S. Housing Act of 1937, as amended by the Housing and Community Development Act of 1974.

D. Housing Development means a development which contains a significant element of housing for persons of low income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the Authority determines improve the quality of the development as it relates to housing for persons of low income

E. Senior Citizen Housing means housing for a family (as defined in 24 CFR 5.403) whose head, spouse, or sole member is a person who is at least 62 years of age.

F. Reserved for definition of class (i.e. elderly, family, handicapped, etc. to which this Ordinance shall apply).

G. Mortgage Loan means a federally-aided or state-aided mortgage loan to be made by the Authority or another lender to the Sponsor for the construction and permanent financing of the Housing Development.

H. Utilities mean fuel, water, sanitary sewer service and/or electrical service which are paid by the Development.

I. Sponsor means persons or entities, including its successors or assigns, which have applied to the Authority or other lender for a Mortgage Loan to finance a Housing Development and their successors and assigns.

SECTION 4. Class of Housing Developments. It is hereby determined that the class of Housing Developments to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be for Senior Citizen Housing only, which are financed or assisted pursuant to the Act. It is further determined that Cherry Hill Place Senior Citizen Development is of this class.

SECTION 5. Establishment of Annual Service Charge. The Housing Development identified as Cherry Hill Place Senior Citizen Development and the property on which it shall be constructed shall be exempt from all property taxes from and after the commencement of construction as long as the development is used for Senior Citizens housing. The City, acknowledging that the Sponsor and the Authority have established the economic feasibility of the Housing Development in reliance upon the enactment and continuing effect of this Ordinance and the qualification of the Housing Development for exemption from all property taxes and a payment in lieu of taxes as established herein, and in consideration of the Sponsor's offer, subject to receipt of a Mortgage Loan ~~from the Authority~~, to construct, own and operate said Housing Development, hereby agrees to accept payment of an annual service charge for public services in lieu of all property taxes. The Annual service charge shall be equal to four (4%) percent of the difference between Contract Rents actually collected and Utilities.

SECTION 6. Contractual Effect of Ordinance. Notwithstanding the provisions of section 15(a) (5) of the Act, to the contrary, a contract between the City and the Sponsor with the

Authority as third party beneficiary thereunder, to provide tax exemption and accept payments in lieu thereof as previously described is effected by enactment of this Ordinance.

SECTION 7. Payment of Service Charge. The service charge in lieu of taxes as determined hereunder shall be payable in the same manner as general property taxes are payable to the City except that the annual payment shall be paid on or before July 1 of each year.

SECTION 8. Duration. This Ordinance shall remain in effect and shall not terminate so long as the Mortgage Loan remains outstanding and unpaid or the Authority and/or the U.S. Department of Housing and Urban Development has any interest in the property; so long as the development is used for Senior Citizens housing ~~provided, that construction of the Housing Development commences within one year from the effective date of this Ordinance so long as the development is used for Senior Citizens housing.~~

SECTION 9. Severability. The various sections and provisions of this ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of the Ordinance as a whole or any section or provision hereof other than the section or provision so declared to be unconstitutional or invalid,

SECTION 10. Effective Date. This Ordinance shall have immediate effect upon posting. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict,

Betty G. Miller, CMCFelicia Rutledge
City Clerk
Inkster, Michigan

ADOPTED: November 6, 1978May 2020
POSTED: November 10, 1978May 2020

Police Station
Fire Station
City Hall
Courtroom

July 6, 2020

Regular (Virtual) City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan was a virtual meeting held on the Zoom platform in compliance with the State of Michigan Open Meetings Act and Governor Gretchen Whitmer's Executive Order on Monday, July 6, 2020

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

Call Meeting to Order

Mayor Wimberly called the meeting to order at 7:04 p.m.

Pledge of Allegiance

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

Prayer

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 Williams, Seconded by Councilmember Shaw to approve the agenda with added item "C" under New Business.
Resolution 07-20- 73COV - Motion carried.

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Washington	Yea
Councilmember Williams	Yea	Councilmember Shaw	Yea
Councilmember Howard	Yea	Councilmember Watley	Yea

Presentations/Discussion

Public Hearings

Consent Agenda

- A. June 15, 2020 Regular (Virtual) City Council Meeting Minutes.
- B. July 23, 2020 Special (Virtual) City Council Meeting Minutes.

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Washington to approve the Consent Agenda.
Resolution 07-20- 74COV - Motion carried.

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Washington	Yea
Councilmember Williams	Yea	Councilmember Shaw	Yea
Councilmember Howard	Yea	Councilmember Watley	Yea

Boards and Commission

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

Moved by Councilmember Chisholm, Seconded by Councilmember Watley to appoint Mac Wills to the Planning Commission.
Resolution 07-20- 75COV - Motion carried.

ROLL CALL VOTE:

Councilmember Watley	Yea	Councilmember Chisholm	Yea
Councilmember Shaw	Yea	Councilmember Williams	Yea
Councilmember Washington	Yea	Councilmember Howard	Yea

Moved by Councilmember Shaw, Seconded by Councilmember Howard to appoint Steven Chisholm to the Cable Commission
Resolution 07-20- 76COV - Motion carried.

ROLL CALL VOTE:

Councilmember Howard	Yea	Councilmember Williams	Yea
Councilmember Williams	Yea	Councilmember Shaw	Yea
Councilmember Chisholm	Yea	Councilmember Watley	Yea

Moved by Councilmember Williams, Seconded by Councilmember Howard to appoint Roosevelt Stubbs to the Historical Commission.
Resolution 07-20- 77COV - Motion carried.

ROLL CALL VOTE:

Councilmember Williams	Yea	Councilmember Shaw	Yea
Councilmember Howard	Yea	Councilmember Washington	Yea
Councilmember Watley	Yea	Councilmember Chisholm	Yea

Moved by Councilmember Williams, Seconded by Councilmember Howard to appoint Troy Seaton to the Cable Commission.
Resolution 07-20- 78COV - Motion carried.

ROLL CALL VOTE:

Councilmember Washington	Yea	Councilmember Howard	Yea
Councilmember Chisholm	Yea	Councilmember Williams	Yea
Councilmember Shaw	Yea	Councilmember Watley	Yea

Previous Business**Ordinance(s)**

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

New Business

- A. Discussion/Action: (Phineas Cody) Consideration and approval for the Mayor to enter into an agreement with Ecosphere for the installation of Ubiquiti network hardware city wide. Such an agreement would optimize network security, connectivity and telecommunications in support of files, emails and voip.

Moved by Councilmember Williams, Seconded by Mayor Pro-Tem Howard to approve for the Mayor to enter into an agreement with Ecosphere for the installation of Ubiquiti network hardware city wide. Such an agreement would optimize network security, connectivity and telecommunications in support of files, emails and voip for 3 years.

Resolution 07-20-79COV – Motion carried

NAY: (Watley)

ROLL CALL VOTE:

Councilmember Watley	Nay	Councilmember Chisholm	Yea
Councilmember Howard	Yea	Councilmember Williams	Yea
Councilmember Shaw	Yea	Councilmember Washington	Yea

- B. Discussion/Action: (Special Project Director) Consideration and approval Consider approval of offer to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlyle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce, in the amount of \$1.00 to Platinum Acquisitions.

Moved by Councilmember Chisholm, Seconded by Councilmember Shaw to TABLE an offer to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlyle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce, in the amount of \$1.00 to Platinum Acquisitions.

Resolution 07-20-80COV – Motion carried

ROLL CALL VOTE:

Councilmember Watley	Nay	Councilmember Chisholm	Yea
Councilmember Howard	Yea	Councilmember Williams	Yea
Councilmember Shaw	Yea	Councilmember Washington	Yea

- C. Discussion/Action: (Adrianna Jordan) Consider approval of Special Land Use (SLU 19-26) for a proposed Adult Foster Care Facility to be located at 3041 John Daly between Yale and Norfolk in the R-1B, One-Family Residential District with the conditions noted per the recommendation of the Planning Commission. Steven Flum is the applicant.

Moved by Councilmember Shaw, Seconded by Councilmember Williams to TABLE approval of Special Land Use (SLU 19-26) for a proposed Adult Foster Care Facility to be located at 3041 John Daly between Yale and Norfolk in the R-1B, One-Family Residential District with the conditions noted per the recommendation of the Planning Commission. Steven Flum is the applicant.

Resolution 07-20-81COV – Motion carried

ROLL CALL VOTE:

Councilmember Williams
Councilmember Howard
Councilmember Watley

Yea
Yea
Yea

Councilmember Shaw
Councilmember Washington
Councilmember Chisholm

Yea
Yea
Yea

Public Participation

- **Kefentse Mandisa** – Had several statements regarding the Ecosphere contract. He also stated he is interested in volunteering.
- **Patricia Donald** –_Thanked Mayor Pro-Tem Howard for speaking up for the residents in District V, regarding group homes. She stated Inkster is not a dumping ground for businesses no one else wants in their city. She stated she wants to see the city flourish.
- **Rebecca Daniels** –_Stated there is a home at 4180 Moore Street that needs to go on the demo list. She asked for the city to take a look and see if it meets the requirements.

City Clerk

- Stated the Clerk's office is encouraging residents to vote by Absentee Voter Ballots. She stated there is no reason absentee voting and that citizens should take advantage so they do not have to attend the polls on election day due to the COVID-19 Pandemic.

City Treasurer

- Stated that the city tax bills have gone out and are due August 31, 2020. He further stated you can pay your tax bill online.

Mayor and Council

- **Councilman Shaw** – Stated that he would like for his colleagues to consider spending out of the General Fund. He asked about the property on Henry Ruff and Michigan Ave. He stated that property is in a prime area. He further asked for the clarification of seven instances for denying Special Land Use.
- **Councilwoman Washington** –_Asked about what is going on with the Sunoco gas station. She stated several residents have contacted her regarding the gas station.
- **Councilwoman Watley** –_Asked what can be done about the fireworks that are being set off in the city? She stated she had been contacted by former Councilwoman Mitchell about a person within the city who stated he has PTSD and the fireworks really affect him. She asked if homes to be demolished within the city can be used by the fire department for training. She stated this may help assist with the cost of demolishing a home.
- **Councilman Chisholm** –_Stated he concurs with Councilwoman Watley about the fireworks. He said something needs to be done and because of his own personal experience he now thinks differently about fireworks. He further stated that a resident contacted him regarding the citizen's request on the website. He said she stated the citizen's tracker only works with I-phones and she has a Samsung Android phone. The resident wanted to know if something could be done about the issue.
- **Councilman Williams** –_Stated that the old Knox store should be on the demo list. He further stated that the big house on Harrison and Cherry needs to be evaluated to determine its status. Lastly, he stated there are several lights out on Middlebelt and what can be done about all these mini bikes.
- **Councilwoman Howard** –_Stated a resident asked her if they could have a privacy fence in Annapolis Park. She stated the resident did not know if they were part of an association. She

lastly stated that maybe city council needs to look at getting speed bumps for persons who keep speeding within the residential neighborhoods.

- **Mayor Wimberly** –_Thanked Curtesene Barge and Ruth E. Williams for the complete count Census 2020 parade. He stated it was very encouraging to ride the route and was also an eye opener for vacancy and needs within the city. He encouraged residents to complete their Census but also ask someone else to complete theirs.
- **Curtesene Barge** –_Stated the complete count parade went very well. She said the city is at sixty one percent but looking to be at ninety percent. She asked everyone to complete their Census 2020 Information.

CLOSED SESSION

Moved by Councilmember Shaw, Seconded by Councilmember Williams to go into closed session at 9:11 p.m.

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Shaw	Yea
Councilmember Washington	Yea	Councilmember Williams	Yea
Councilmember Howard	Yea	Councilmember Watley	Yea

Adjournment

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

By Councilmember Shaw, Seconded by Councilmember Howard carried, to conclude

the Regular Virtual City Council meeting of July 6, 2020 was adjourned at 9:27PM.



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
6/15/2020
Account No: 1897M**

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6 000.00
Municipal Legal Services	1450.00
Labor	200.00
Litigation	12121.56
Total Invoice for June 2020	19771.56

July 6, 2020 (Virtual Meeting)

CITY OF INKSTER
Boards & Commissions

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

AGING COMMISSION

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

2 Year Term

9 Members

Ordinances: 414,457 & 508

Denise Champagne, Project Dir.
- (Ex-Officio Member)

Tenure

Rochelle Wells

Exp. 8/06/20

Doris Horne

Exp. 08/06/20

Henry Wade

Exp. 08/06/20

Toni Bailey

Exp. 07/15/21

Roosevelt Stubbs

Exp. 04/15/2021

Gabe Henderson

Exp. 08/06/20

Jean Liddell

Exp. 08/06/20

Iris Long

Exp. 01/06/22

June Patter son

Exp. 01/06/22

Debra Owens

Exp. 05/21/20

Chuck Coleman

Exp. 08/20/20

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment

3 Members

Charter Provision and State Law

WCA Assessing

Clerk of the Board – Non Voting

William Miller

Exp. 01/06/21

Lenoria Warmack

Exp. 12/16/20

Ned Sanders

Exp. 02/03/21

Peggy Bishop (Alternate)

Exp. 10/72020

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Exp. 07/16/20

Kathleen Gibbs

Exp. 01/21/22

Gabe Henderson

Exp. 02/18/21

Avis Love

Exp. 01/06/22

George Williams

Exp. 11/6/19 – Expired

Lenoria Warmack

Exp. 12/16/21

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

July 6, 2020 (Virtual Meeting)

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
Phineas Cody 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. 07/06/23
Exp. 10/07/22
Exp. 07/03/20-Expired
Exp. 02/06/20-Expired
Exp. 02/04/22
Exp. 01/06/23
Exp. 07/06/23

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)
Deborah Owens (General Member)
Guy Borrusch General Member
Tom Michelini Contractor
James Garrett (Engineer)
Charles Rizzo (Alternate)

Exp. Tenure

Exp. 01/22 (2 Year Term)
Exp. 9/19 (2 Year Term)-Expired
Exp. 01/23 (3 Year Term)
Exp. 9/20 (3 Year Term)-RESIGNED
Exp. 01/21

July 6, 2020 (Virtual Meeting)

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 Michelin		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
Connie R. Mitchell		Tenure
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 Ogbonaya		Exp. 07/20/19-RESIGNED
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)		

July 6, 2020 (Virtual Meeting)

ELECTION COMMISSION

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

4 Year Term

Council Member (most votes)

City Attorney

City Clerk

LaGina Washington (Mayor and Council appointee)

Ruth E. Williams

Kim Howard

Tenure

Tenure

12/22 – will need to resign

02/24

HOUSING AND REDEVELOPMENT

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

5 Year Term

5 Members

State Law and Ordinance 99

Will Miller

Mable Stroman

Ellis Clifton

DaSalla Scott

Yvette Brock

Exp. 02/25

Exp. 3/22

Exp. 5/24

Exp. 9/20 (Resident Housing)

Exp. 10/24

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

Roosevelt Stubbs

Dist. 1

Exp. 7/06/22

Rhoda Littles

Dist. 2

Exp. 10/24/21

Ruth E. Williams

Dist. 3

Exp. 02/06/19 – Expired

Vacant

Dist. 4

Vacant

Dist. 5

June Liddell

Dist. 6

Exp. 10/21/21

George Mitchell

Exp. 10/21/21

Gabe Henderson

Dist. ???

Exp. 08/20/20

LIBRARY BOARD

4 year term -Elected

Michael Wells

Exp. 2023

Timothy Williams

Exp. 2023

DeAndra Crystal-Rikay Watley

Exp. 2023

Stephanie Abernathy-Lane

Exp. 2023

Doyse A. Thompson

Exp. 2023

Ruth E. Williams

Exp. 2023

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-Expired

Curtistine Barge

Dist. 2

Exp. 1/20/18-Expired

Brittni Abiolu

Dist. 3

Exp. 3/7/18-Expired

Olubisi B. Ajetunmobi

Dist. 4

Exp. 1/20/18-Expired

Vacant

Dist. 5

Barbara Cooper

Dist. 6

Exp. 5/2/18-Expired

Marie Jenkins

Mayoral

Exp. 1/20/18-Expired

July 6, 2020 (Virtual Meeting)

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

Tiwan 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. 07/23

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 Faison

Exp. 01/21

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

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

2 Year Term

5 Members

Charter

Lorenzo A. Moner, Jr.

Mayoral

Exp. 12/19

Barry O'Bryan

Police Rep

Jason Kaye

Fire Rep

Sandra K. Watley

City Council Rep

Exp. 12/20

July 6, 2020 (Virtual Meeting)

Velma Overman

Board of Trustee Rep

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 Welsio	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 Barns 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

Clarence Oden (Alternate)

Exp. Tenure- No longer on City Council

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

July 6, 2020 (Virtual Meeting)

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: July 1, 2020

From: Special Projects, Director

Date for Council Consideration: July 6, 2020

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlisle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce, in the amount of \$1.00 to Platinum Acquisitions.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND INFORMATION

Platinum has made the application to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlisle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce. The house was foreclosed in 2018 and was acquired by the City through the NSP program, it was recommended for demolition. Platinum has offered to purchase the house to either rehab or demolish it.

SCOPE OF SERVICES

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

JUSTIFICATION

The parcel is located in the R-1B zoning district. The house is in bad shape and needs major renovations. There have been many complaints from residents about the state of the house. Platinum has a proven track record of salvaging properties.

PROJECT OR IMPROVEMENT TASK

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

COST

The applicant is offering the total purchase price of \$1.00.

RESOLUTION

Authorization is hereby given for the sale of (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlisle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR

(Property I.D. 44 010 03 0082 000), or 3544 Spruce, to Platinum subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$1.00), paying the cost of recording the deed (\$18.00), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



3541 Spruce St
44 010 03 0082 000



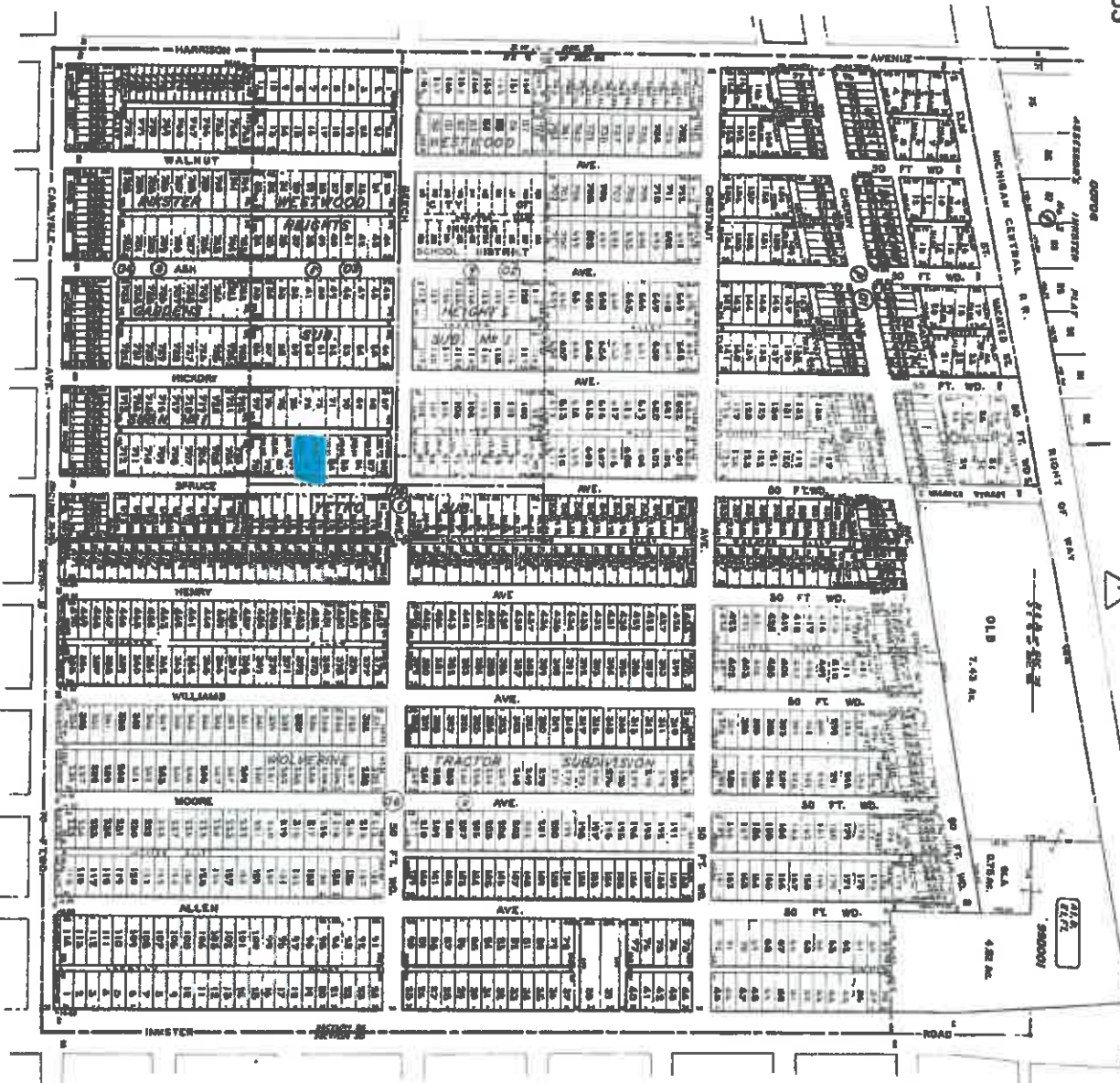
Image capture: Aug 2018 © 2020 Google

Inkster, Michigan



Street View





S.E. 1/4 SECTION 25
T. 2 S. R. 9 E.
WAYNE COUNTY, MICHIGAN

DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND EQUALIZATION DIVISION
© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

ALL INFORMATION ON THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE COUNTY OF WAYNE, STATE OF MICHIGAN, AND THE DEPARTMENT OF MANAGEMENT AND BUDGET, ASSESSMENT AND EQUALIZATION DIVISION, SHALL NOT BE LIABLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING OUT OF OR FROM THE USE OF THIS MAP.

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: June 24, 2020

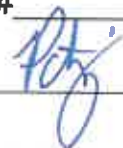
From: Adrianna Jordan
Planning Director

Date for Council Consideration: July 6, 2020

ACTION REQUESTED: Consider approval of Special Land Use (SLU 19-26) for a proposed Adult Foster Care Facility to be located at 3041 John Daly between Yale and Norfolk in the R-1B, One-Family Residential District with the conditions noted per the recommendation of the Planning Commission. Steven Flum is the applicant.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND INFORMATION

On Monday, June 22, 2020, the Planning Commission reviewed and recommended for approval SLU 19-26 which would be located at 3041 John Daly in the R-1B, One-Family Residential District, subject to the conditions below. The associated Site Plan (SP 19-27) was approved with conditions. As part of their site plan approval, the Planning Commission approved a loading zone length waiver to allow a reduction in the loading zone to 10' x 35' on the basis that no vehicles longer than 35' will make deliveries. City Staff recommended approval of SLU 19-26, and SP 19-27. Steven Flum is the applicant. Draft meeting minutes are attached.

The property is located on the northeast corner of John Daly and Yale, and is improved with a 4,900 square foot one-story former religious building that is now vacant. In the R-1B, One-Family Residential District "adult foster care" with between seven and 11 residents is considered a special land use and requires a public hearing in front of the Planning Commission. The population served by this facility includes individuals with developmental and physical disabilities. Hours of operation are 24 hours per day, seven days a week, and the site plan lists six total employees and 11 occupants.

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. **Lot Merger.** The applicant must merge all three APNs into one parcel under the street address of 3041 John Daly.
2. **Public Services.** Planning Staff defers to Police and Fire regarding the impacts of adult foster care homes on the health and safety of the City, and any associated public costs.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Planning Director's review letters dated March 1, 2020 recommend that the Planning Commission recommend approval of the Special Land Use because the proposed uses are 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 structure 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 from the Building Department in order to begin operation.

RESOLUTION

Resolved by _____

Seconded by _____

To approve Special Land Use 19-26 for an Adult Foster Care Facility proposed at 3041 John Daly between Yale and Norfolk in the R-1B, One-Family Residential 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, June 22, 2020**, virtually through ZOOM.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:40 p.m.

I. ROLL CALL

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

Absent: None

Others in attendance: Adrianna Jordan, Planning Director
Kaitlyn Hines, Community Planner
Gloria Hamilton, Applicant
Steven Flum, Architect
Darin Carrington, City Treasurer
Troy Seaton, Media Specialist

Public in attendance: Felicia Studstill

II. ADOPTION OF AGENDA

MOVED by Ratliff, seconded by Cain to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES

A. Adoption of revised October 28, 2019 minutes

MOVED by Ratliff, seconded by Faison to Adopt the revised Minutes. **MOTION CARRIED unanimously.**

B. Adoption of February 18, 2020 minutes

MOVED by Ratliff, seconded by Davis to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. Case #s 19-26 (SLU) 19-27 (SP) Adult Foster Care Facility
Public Hearing to review and consider approval of a special land use and site plan for a proposed Adult Foster Care Facility in the R-1B, One Family Residential District at 3041 John Daly. Steven Flum is the applicant.

MOVED by Davis, seconded by Ratliff to open the public hearing for Case #s 19-26 (SLU), 19-27 (SP) – Adult Foster Care Facility. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Commissioner Davis asked about why there is no fire suppression for the facility. Mr. Flum responded that they are putting plans together that will be submitted and approved by the fire marshal.
2. Commissioner Faison asked if this was for permanent residency. Ms. Hamilton replied that this is the residents' house so they are free to move out as they wish, but it would be considered permanent residency.
3. Commissioner Davis asked how many rooms there will be. Ms. Hamilton responded that there would be ten bedrooms, nine singles and one double.

Public Comment:

1. Felicia Studstill, a neighbor of the property, asked what type of security there would be for the building and how they will keep the residents from knocking on neighbors' doors. Ms. Hamilton assured that there is staff to facilitate, but the residents are wheelchair bound and barrier free.

MOVED by Davis, seconded by Faison to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Ratliff, seconded by Faison to recommend approval of Case #19-26 (SLU) Adult Foster Care Facility with the following conditions:

1. The applicant must merge all three APNs into one parcel under the street address of 3041 John Daly.
2. Planning Staff defers to Police and Fire regarding the impacts of adult foster care homes on the health and safety of the City, and any associated public costs.

MOTION CARRIED unanimously.

MOVED by Ratliff, seconded by Davis to approve Case #19-27 (SP) Adult Foster Care Facility with the following condition:

1. The applicant must merge all three APNs into one parcel under the street address of 3041 John Daly.
2. Existing irrigation system must be tested and found to be in working order as part of conditions compliance.
3. Security cameras shall be approved by the City Police Chief.
4. Planning Commission approval of waiver request to reduce the size of the loading area to 10 feet by 35 feet. Also, loading area must be striped.
5. All applicable City departments and consultants should review the site plan and identify any remaining issues.

MOTION CARRIED unanimously.

V. OLD BUSINESS

None.

VII. NEW BUSINESS

A. **Case # 19-27 (SP) – Consideration of a Loading Zone Waiver**

Planning Commission to review and consider approval of a loading zone length waiver for a proposed Adult Foster Care Facility (SP 19-27) in the R-1B, in the R-1B, One Family Residential District at 3041 John Daly. Steven Flum is the applicant.

MOVED by Ratliff, seconded by Davis to approve case #19-27 (SP) Loading Waiver. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:12 pm

MOVED by Ratliff, seconded by Davis to adjourn the Planning Commission meeting held on June 22, 2020. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, Planning Director

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

PLANNING COMMISSION

**Monday, June 22, 2020
6:30 p.m.**

Via Virtual Remote Electronic Access

**MEETING AGENDA
Open to the Public**

I. ROLL CALL

II. ADOPTION OF AGENDA

III. ADOPTION OF MINUTES

- A. Adopted of revised October 28, 2019 minutes
- B. Adoption of February 18, 2020 minutes

IV. PUBLIC HEARING

- A. **Case #s 19-26 (SLU) 19-27 (SP) Adult Foster Care Facility**
Public Hearing to review and consider approval of a special land use and site plan for a proposed Adult Foster Care Facility in the R-1B, One Family Residential District at 3041 John Daly. Steven C. Flum, Inc. is the applicant.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

- A. **Case # 19-27 (SP) – Consideration of a Loading Zone Waiver**
Planning Commission to review and consider approval of a loading zone length waiver for a proposed Adult Foster Care Facility (SP 19-27) in the R-1B, in the R-1B, One Family Residential District at 3041 John Daly. Steven C. Flum, Inc. is the applicant.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT

ITEM IV.A

**Case #s 19-26 (SLU) and 19-27 (SP) –
Adult Foster Care Facility
3041 John Daly**



CITY OF INKSTER

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

March 1, 2020

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU 19-26 Proposed Adult Foster Care Facility – SLU Review #2

Location: 3041 John Daly

Zoning: R-1B, One-Family Residential District

Applicant(s): Steven C. Flum, Inc.

Owner(s): Gloria Hamilton

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application and associated Special Land Use application (SLU19-26) for an adult foster care facility, and offers the following comments and findings for your consideration. This review is based on the site plan dated December 20, 2019 and revised on February 21, 2020 to re-occupy an existing 4,900 square foot one-story building, as well as a site visit held on January 9, 2020.

SITE DESCRIPTION

There is a discrepancy in the acreage with the applicant listing the site as 0.83 acres and the City Assessor listing the site as 0.53 acres because the property includes three Assessor Parcel Numbers (APNs) but only one APN is associated with the street address. As part of the approval process the applicant must merge all three APNs into one parcel under the street address of 3041 John Daly. The applicant should consult with the City Assessor regarding initiation of this action.

The property is located on the northeast corner of John Daly and Yale, and is improved with a 4,900 square foot one-story former religious building that is now vacant. The site is located in the R-1B, One-Family Residential District. In the R-1B, One-Family Residential District “adult foster care” with between seven and 11 residents is considered a special land use and requires a public hearing in front of the Planning Commission. The population served by this facility includes individuals with developmental and physical disabilities. Hours of operation are 24 hours per day, seven days a week, and the site plan lists six total employees and 11 occupants.

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 Neighborhood Mixed-Use. The Neighborhood Mixed-Use designation blends residential uses with commercial and low impact Industrial land uses that provide day-to-day services and employment to adjacent neighborhoods and to the local community. The proposed use is a large adult foster care or group home. The applicant has provided information stating that care will be provided for up to 11 occupants. The proposed use meets the intent of the Master Plan and is harmonious with the intent of the Neighborhood Mixed-Use land use. *This standard is met.*
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.** At this time no major modifications to the existing building are proposed, although new fenestration may be required by code, and the existing building is visually and physically harmonious with the intended character of the general vicinity. *This standard 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 existing building is vacant. Re-occupancy of this vacant building will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole. In addition, the applicant is adding new street tree and parking lot perimeter landscaping to further improve the visual appearance of the property. *This standard 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 capacity of the City's infrastructure and services appears to be sufficient to accommodate the business if the number of occupants is limited to no more than 11 residents; however, Planning will defer to Fire, Police, DPS, and Engineering on making these findings.
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 proposed adult foster care or group home is located off of John Daly Road which is a Major Collector designed to provide service to arterial roads and connect major population and employment centers. No adverse impacts from light, odor, exhaust, or similar nuisances are anticipated. The proposed land use is immediately adjacent to single-family

residential development, but is screened by an existing six foot tall opaque white vinyl fence. *This standard 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 land use will have a positive economic impact on the area by re-occupying an existing vacant building. Although the site is immediately adjacent to single-family residential land uses it is sufficiently screened from these uses by a six foot tall opaque white vinyl fence. That being said, Planning still recommends that the results of a public hearing be considered to assess impacts on the surrounding uses given the nature of the land use as an adult foster care home.
7. **Will not impose additional service demands upon the City or its anticipated future resources.** In addition to utilities, the applicant must clarify if any other services such as Police and Fire would be required from the City to support the proposed use.
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.** Planning Staff defers to Police and Fire on this finding, as they are most familiar with the impacts of adult foster care homes on the health and safety of the City, and any associated public costs.
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 most recent site plan is consistent with the intent of the Zoning Code. *This standard is met.*

RECOMMENDATION

In general, the proposed foster adult care home is harmonious and compatible both with the master plan and the proposed location on John Daly Road subject to feedback from public safety regarding its potential impact on their services. Therefore, Planning Staff recommends approval of the Special Land Use subject to the following conditions:

1. **Lot Merger.** The applicant must merge all three APNs into one parcel under the street address of 3041 John Daly.
2. **Public Services.** Planning Staff defers to Police and Fire regarding the impacts of adult foster care homes on the health and safety of the City, and any associated public costs.

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



Adrianna Jordan, AICP
Planning Director



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

March 1, 2020

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP 19-27 Proposed Adult Foster Care Facility – Preliminary Site Plan Review #2
Location: 3041 John Daly
Zoning: R-1B, One-Family Residential District
Applicant(s): Steven C. Flum, Inc.
Owner(s): Gloria Hamilton

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application and associated Special Land Use application (SLU19-26) for an adult foster care facility, and offers the following comments and findings for your consideration. This review is based on the site plan dated December 20, 2019 and revised on February 21, 2020 to re-occupy an existing 4,900 square foot one-story building, as well as a site visit held on January 9, 2020.

SITE DESCRIPTION

There is a discrepancy in the acreage with the applicant listing the site as 0.83 acres and the City Assessor listing the site as 0.53 acres because the property includes three Assessor Parcel Numbers (APNs) but only one APN is associated with the street address. As part of the approval process the applicant must merge all three APNs into one parcel under the street address of 3041 John Daly. The applicant should consult with the City Assessor regarding initiation of this action.

The property is located on the northeast corner of John Daly and Yale, and is improved with a 4,900 square foot one-story former religious building that is now vacant. The site is located in the R-1B, One-Family Residential District. In the R-1B, One-Family Residential District "adult foster care" with between seven and 11 residents is considered a special land use and requires a public hearing in front of the Planning Commission. The population served by this facility includes individuals with developmental and physical disabilities. Hours of operation are 24 hours per day, seven days a week, and the site plan lists six total employees and 11 occupants.

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

	Land Use	Current Zoning	Future Land Use Designation
Subject Site	AFC	R-1B, One-Family Residential	Neighborhood Mixed-Use
North	Religious Building	B-1, Local Business District	Neighborhood Mixed-Use
South	Vacant Land	R-1B, One-Family Residential	Low Density Residential
East	Single-Family Residential	R-1B, One-Family Residential	Low Density Residential
West	Single-Family Residential	R-1C, One-Family Residential	Neighborhood Mixed-Use

EXHIBIT A: AERIAL VIEW OF SITE



EXHIBIT B: ASSESSOR'S PARCEL MAP



REVIEW COMMENTS

1. **Zoning and Use (§155.046).** The site is in the R-1B, One-Family Residential District and is bordered on the south and east by sites in the R-1B, One-Family Residential District, on the west by the R-1C, One-Family Residential District, and on the north by the B-1, Local Business District. Adult Foster Care homes are a special land use in the R-1B, One-Family Residential District, and are subject to a public hearing at the Planning Commission, City Council approval, and compliance with the schedule of regulations listed in §155.061, site plan approval standards listed in §155.287, and the Special Land Use standards listed in §155.112 of the Zoning Ordinance, among others.

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

Setbacks	Required	Proposed
<i>Front Setback</i>	25'	Existing. Complies.
<i>Rear Setback</i>	30'	Existing. Complies.
<i>Side Yard Setback (Both)</i>	14'	Existing. Complies.
<i>Side Yard Setback (One)</i>	5'	Existing. Complies.
<i>Min. Lot Size</i>	7,200 square feet	Existing. Complies.
<i>Min. Lot Width</i>	60'	Existing. Complies.
<i>Max. Lot Coverage</i>	30%	Existing. Complies.
<i>Height</i>	25 ft (2 stories)	Existing. Complies.
<i>Min. Floor Area</i>	1,200 sq. ft.	Existing. Complies.

2. **Architectural Features (§155.072).** The existing one-story brick building is painted a beige color with a brown asphalt-shingled gable roof. There are no existing windows, and there is one entrance door on the east façade, and a double entrance door on the north façade. There is also an awning extending from the building on the north façade, a 187 square foot beige-painted brick shed on the south façade, and an enclosed 350 square foot HVAC equipment pad on the south side of the building. The existing building does not have any windows and new windows are proposed as part of the redevelopment.
3. **Site Design and Landscaping (§155.073).** Pursuant to §155.073, the following landscaping comments must be addressed:
 - a. **Deadline for installation (§155.073(D)(1)(a)).** 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.
 - b. **Performance Bond (§155.073(D)(2)).** 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 (as dated from the issuance of the Certificate of Compliance/Occupancy).

- c. **Irrigation (§155.073(D)(12)).** Existing irrigation system must be tested and found to be in working order as part of conditions compliance.
 - d. **Right-of-way Landscaping (§155.073(D)(13)).** Due to the parking lot facing and located within 100 feet of the John Daly right-of-way the street tree ordinance requirements are superseded by the perimeter landscaping requirements (item 10c in this review letter) where the parking lot faces John Daly. Along Yale there is approximately 119 feet of ROW (excluding the driveway); therefore, three shade trees and one ornamental tree are required and provided on the site plan. Along Norfolk there is approximately 134 feet of ROW; therefore three shade trees and one ornamental tree are required and provided on the site plan. Norfolk is a local street and City may permit trees in the public right-of-way to fulfill landscaping requirements given space constraints.
4. **Walls and Fences (§155.074).** There is an existing chain link fence around the north, south, and west perimeter of the parking lot, and an existing white vinyl fence along the east side of the parking lot adjacent to the residential land uses. Both fences appear to be in good condition. Should the chain link fence be destroyed or otherwise removed the City would like to see it replaced with a more attractive fence material.
 5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** There is a proposed 12'x8'x6' white brick veneer masonry dumpster enclosure with white opaque composite board gates shown on the site plan on the east side of the site, northeast of the main structure.
 6. **Exterior Lighting and Security Cameras (§155.076).**
 - a. **Exterior Lighting (§155.076(A)).** Existing lighting is shown on elevations with a note that all existing lighting will remain. There is a note on the site plan stating that lighting will not exceed 0.1 foot-candles at property lines.
 - b. **Security Cameras (§155.076(B)).** Security cameras shall be 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 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. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.
 7. **Off-Site Parking §155.077(A)(1).** Using the assumption that the residents cannot drive, the "nursing and convalescent home" parking standard is the closest fit for the facility, and is one parking space per four beds plus one space per employee. Therefore, if there are six employees,

nine parking spaces are required and 42 are provided. There is a note on the site plans to re-stripe parking lot.

8. **Accessible Parking (\$155.078).** One van-accessible and one standard ADA parking space are required, and four spaces are provided.
9. **Off-Street Loading (\$155.079).** Planning Staff supports applicant's waiver request to reduce the size of the loading area to 10 feet by 35 feet. Revised site plans show proposed loading area directly to the east of the building next to the rear building door. Loading area must be striped.
10. **Perimeter Landscaping and Snow Storage (\$155.080).**
 - a. **Perimeter Landscaping.** Along John Daly, approximately 218 feet of perimeter landscaping is required including eight shade trees and six ornamental trees. Existing trees in good condition and of a desirable species located near or within street rights-of-way shall be preserved where feasible, and be counted toward the street tree planting requirement. There are seven existing ornamental trees along John Daly that can count towards the ornamental requirements for six trees. Planning Staff also supports substituting one of the existing ornamentals for one of the required shade trees. Therefore, only seven new shade trees are required and provided on the site plans. John Daly is a locally maintained street and City may permit trees in the public right-of-way to fulfill landscaping requirements given space constraints.
 - b. **Snow storage area.** Snow storage shown on revised site plans.
11. **Signs (\$155.251).** No new signs are proposed.
12. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

Planning Staff recommends approval of the proposed Adult Foster Care home subject to the following conditions:

1. **Lot Merger.** The applicant must merge all three APNs into one parcel under the street address of 3041 John Daly.
2. **Irrigation.** Existing Irrigation system must be tested and found to be in working order as part of conditions compliance.
3. **Security Cameras.** Security cameras shall be approved by the City Police Chief.
4. **Off-Street Loading.** Planning Commission approval of waiver request to reduce the size of the loading area to 10 feet by 35 feet. Also, loading area must be striped.
5. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

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

City of Inkster Planning Commission
PSPR2 19-27 – 3041 John Daly – AFC
March 1, 2020
Page 6

Thank you,

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

Adrianna Jordan, AICP
Planning Director



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

February 19, 2020

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 19-27 (SP)/19-26 (SLU)
3041 John Daly Road – Adult Foster Care Facility
Preliminary Site Plan – Approval

Dear Mr. Bivins:

Alfred Benesch & Companies, (Benesch) has completed a review of the plans dated December 20, 2019 for the above referenced project with the latest revision date of January 28, 2020 and recommends acceptance and approval of the plans.

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

Sincerely,

Alfred Benesch & Company

A handwritten signature in black ink that reads "Carrie Loya-Smalley". The signature is written in a cursive, flowing style.

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

From: [Jeffrey Twardzik](#)
To: [Adrianna Jordan](#)
Subject: 3041 John Daly
Date: Friday, January 10, 2020 2:29:27 PM
Attachments: [Image001.png](#)

Ms. Jordan,

The building itself was in great shape...the only issues the PD has is the updated alarm system and the cameras added to the exterior of the location as well as the main door. I was hoping to have the cameras in high definition and able to be linked to the IPD at a future date.

Thanks!

Lt Jeffrey J. Twardzik



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

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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

Fire Marshal's Office

To: Adrianna Jordan, City Planner

From: Jason Kaye, Fire Inspector

Date: 02-19-2020

Subject: 3040 John Daly (Adult Care)

The fire department is satisfied with the updated information for this property.

No further comments at this time.
Final approval subject to final inspection.

ITEM VI.A

Case # 19-27 (SP) – Consideration of Loading Zone Length Waiver for Proposed Adult Foster Care Facility

From: [lori.perlick](#)
To: [Adrianna.Jordan](#)
Cc: [Steven.Flum](#)
Subject: Consideration of a Waiver -Planning Commission meeting SP19-17/SLU 19-26
Date: Friday, February 21, 2020 11:25:19 AM

Proposed Adult Foster Care Facility Change of Use:

We request approval of a waiver of the required 70-foot long loading zone for the re-occupancy of a grandfathered non-conforming religious institution, located in the R1-B zoning at **3041 John Daly Street.**

No vehicles larger than 35-foot length will make deliveries to this site (small care facility) at any time.

Lori Perlick
Architectural Project Manager
Steven C. Flum, Inc.
Ph. 313.831.2844

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: July 14, 2020

From: Adrianna Jordan
Planning Director

Date for Council Consideration: July 20, 2020

ACTION REQUESTED: Council to offer a first reading of text amendments (TA 20-04) to the City's Zoning Ordinance pertaining to provisions for adult foster care homes per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information".

Current Action X Emergency Future

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

Mayor's Approval 

BACKGROUND INFORMATION

A public hearing was held by the Planning Commission for the proposed text amendments, and the amendments were also recommended for approval by the Planning Commission on Monday, July 13, 2020. Public comments were received on the amendments at the public hearing. Draft meeting minutes are attached.

Proposed modifications include in § 155.029 "Definitions", modify definitions for Foster Care Facilities and add definitions for "Adult Foster Care Small Group Home", and "Adult Foster Care Large Group Home"; in § 155.036 "Schedule Of Land Uses", modify Child/Adult Foster Care Facilities; in § 155.041 (B and C) "R-1A Through R-1C One-Family Residential District", modify Child/Adult Foster Care Facilities; in § 155.042 (B and C) "RM Restricted Multiple-Family Dwelling District", modify Child/Adult Foster Care Facilities; in § 155.043 (B and C) "RM-1 Multiple-Family Residential District", modify Child/Adult Foster Care Facilities; in § 155.046 (B) "B-2 Thoroughfare Mixed-Use District", add Adult Foster Care Large Group Home (Three Stories or Less); in § 155.049 (B) "TCD Town Center District", add Adult Foster Care Large Group Home (Three Stories or Less); delete § 155.112 "Child and Adult Foster Care Facilities"; modify § 155.122 "Multiple-Family Dwelling (Three Stories or Less)".

A 2nd reading and request for approval of the proposed text amendments will occur at the Council meeting scheduled on Monday, August 3, 2020.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The proposed zoning text amendments are being initiated by the City of Inkster in order to bring the City's Zoning Ordinance into compliance with state law (Act 218 of 1979: the *Adult Foster Care Facility Licensing Act (AFCLA)*), the 1993 Michigan Attorney

General's Opinion No. 6778, and the 1985 Michigan Supreme Court ruling in the case of *Livonia v. Department of Social Services*.

Per state regulations and established case law, AFC homes must receive similar treatment under the zoning ordinance to equivalent residential uses that are similar densities. Therefore, AFC family homes and small AFC homes shall be treated similar to single-family residential homes under the Zoning Ordinance, and large AFC homes shall be treated similar to multi-family residential homes. Specifically, our City Attorney cited the following language in the Livonia ruling: "Local ordinances, regulations, or construction codes regulating institutions shall not be applied to adult foster care large group homes, adult foster care small group homes, or adult foster care family homes. This section shall not be construed to exempt adult foster care facilities from local construction codes which are applicable to private residences."

The text amendment language is attached for review.

PROJECT OR IMPROVEMENT TASKS

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

COSTS

There are no associated costs.

PROJECT TIME TABLE

A second reading and request for approval of the proposed text amendments is scheduled during the Council meeting on Monday, August 3, 2020. If the request is approved by Council, the amendment will be published and posted and become effective after 30 days.

RESOLUTION

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, July 13, 2020**, in Inkster City Council Chambers.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:50 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Secretary Cain, Davis,
Willis, Williams

Absent: Vice Chairman Ratliff, Wimberly, Faison

Others in attendance: Adrianna Jordan, Planning Director
Kaitlyn Hines, Community Planner
Sharon Fowler Turner, Applicant
Dr. Carl Turner, Applicant
Chris Fueri, Applicant
Jacqueline Swanson, Applicant

Public in attendance: Mark Dickow
Rasha Asmar
Allen Asmar
Cody Corbin
Sheila Jackson
Charles Jackson
Olga Wierszawski
Tom Mockrgaesk

II. ADOPTION OF AGENDA

MOVED by Davis, seconded by Cain to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES

A. Adoption of June 22, 2020 minutes

MOVED by Davis, seconded by Willis to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. Case # 18-35 (SLU) Precision Metal Working

Planning Commission to review and consider a recommendation of approval of a special land use and associated site plan (18-36) for a metal-working facility in the M-1, Light Industrial District at 26700 Princeton, between Edsel and John Daly. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

POSTPONED

B. Case # 20-04 (TA) Adult Foster Care

Planning Commission to review and consider a recommendation of approval of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for Adult Foster Care Facilities. Proposed modifications include changes to § 155.029 "Definitions", modify definitions for Foster Care Facilities and add definitions for "Adult Foster Care Small Group Home", and "Adult Foster Care Large Group Home" and § 155.122 "Multiple-Family Dwelling (Three Stories or Less), and other associated changes.

MOVED by Davis, seconded by Williams to open the public hearing for Case #s 20-04 (TA), Adult Foster Care. **MOTION CARRIED unanimously.**

Public Comment:

1. Cody Corbin, an attorney, mentioned that the surrounding cities have made these same changes to their ordinance to bring them into compliance, and that he is in favor of the text amendments.

MOVED by Davis, seconded by Willis to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Williams to recommend approval of Case #20-04 (TA) Adult Foster Care. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VII. NEW BUSINESS

A. Case # 18-30 (SP) Medical Clinic

Planning Commission to review and consider approval of a site plan for a proposed medical clinic in the B-2, Thoroughfare Mixed-Use District at 1250 Middlebelt, between Glenwood and Hazelwood. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

Commissioner Concerns:

1. Commissioner Davis asked what the applicant is going to do about the grading problem with the parking lot. Ms. Jordan said they would need to replace it.
2. Commissioner Cain asked what the previously intended uses were and why they changed the original use. Mr. Fueri replied that it was originally to help people with substance abuse, but now it will only be for geriatric patients. He then asked about the water being shut off to the building and if that is a normal procedure for re-occupancy. Ms. Jordan responded that the building department will turn it off if a building does not have a Certificate of Occupancy or Compliance. Commissioner Chisholm agreed that it is normal procedure. Ms. Swanson, the property owner, mentioned that she has been paying taxes on the building since 2017 and has not been able to use it. Commissioner Chisholm reminded her that taxes follow the land and not the occupancy.
3. Ms. Swanson mentioned that she tried to get a permit to plant trees in the right-of-way, but the city does not have a maintenance plan for the trees so you can't plant them. Ms. Jordan replied that other applicants around the City have planted trees in the right-of-way by providing the required performance bond. Commissioner Williams asked how much the bond is per tree. Ms. Jordan responded that it is about the price of a replacement tree, about \$500 per tree. Commissioner Davis asked why we require trees to be planted over a water main. Ms. Jordan replied that we recommend species that do not interfere with the sidewalk or the water main.

MOVED by Davis, seconded by Cain to approve case #18-30 (SP) Medical Clinic with the following conditions:

1. Planning Commission approval of an irrigation waiver conditioned on the use of a hose bib, and gator bags for trees for the first two years after planting.
2. Planning Commission approval of a waiver request to substitute a six-foot-high white vinyl fence in lieu of a masonry wall.
3. Police Chief approval of the applicant's security cameras and system.
4. Planning Commission approval of a loading zone length waiver.
5. Address all other department comments.

MOTION CARRIED unanimously.

B. Case # 18-30 (SP) – Consideration of an Irrigation Waiver

Planning Commission to review and consider approval of an irrigation waiver for a proposed medical clinic in the B-2, Thoroughfare Mixed-Use District at 1250 Middlebelt, between Glenwood and Hazelwood. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

MOVED by Davis, seconded by Williams to approve case #18-30 (SP) Medical Clinic-Irrigation Waiver. **MOTION CARRIED unanimously.**

C. Case # 18-30 (SP) – Consideration of a Screening Wall Waiver

Planning Commission to review and consider approval of a screening wall waiver for a proposed medical clinic in the B-2, Thoroughfare Mixed-Use District at 1250 Middlebelt, between Glenwood and Hazelwood. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

Commissioner Concerns:

1. Commissioner Davis asked if the fence is only on the backside of the building. Ms. Swanson confirmed that it was.

MOVED by Davis, seconded by Willis to approve case #18-30 (SP) Medical Clinic – Screening Wall Waiver. **MOTION CARRIED unanimously.**

D. Case # 18-30 (SP) – Consideration of a Loading Zone Waiver

Planning Commission to review and consider approval of a loading zone length waiver for a proposed medical clinic in the B-2, Thoroughfare Mixed-Use District at 1250 Middlebelt, between Glenwood and Hazelwood. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

MOVED by Davis, seconded by Williams to approve case #18-30 (SP) Medical Clinic – Loading Zone Waiver. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

Chair Chisholm led a discussion regarding whether future meetings during the ongoing pandemic will be held virtually or in-person relative to the MZEA public hearing requirements, the Open Meetings Act, and the Governor's Executive Orders.

VIII. ADJOURNMENT – 7:43 pm

MOVED by Davis, seconded by Willis to adjourn the Planning Commission meeting held on July 13, 2020. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, Planning Director

- In § 155.029 “Definitions”, modify definitions for Foster Care Facilities.
- In § 155.036 “Schedule Of Land Uses”, modify Child/Adult Foster Care Facilities.
- In § 155.041 (B and C) “R-1A Through R-1C One-Family Residential District”, modify Child/Adult Foster Care Facilities.
- In § 155.042 (B and C) “RM Restricted Multiple-Family Dwelling District”, modify Child/Adult Foster Care Facilities.
- In § 155.043 (B and C) “RM-1 Multiple-Family Residential District”, modify Child/Adult Foster Care Facilities.
- In § 155.046 (B) “B-2 Thoroughfare Mixed-Use District”, add Adult Foster Care Large Group Home (Three Stories or Less)
- In § 155.049 (B) “TCD Town Center District”, add Adult Foster Care Large Group Home (Three Stories or Less)
- Delete § 155.112 “Child and Adult Foster Care Facilities”.
- Modify § 155.122 “Multiple-Family Dwelling (Three Stories or Less)”.

General Provisions

- 155.011 Title
- 155.012 Enactment
- 155.013 Applicability and jurisdiction
- 155.014 Intent
- 155.015 Rules of interpretation and application
- 155.016 Conflicting provisions
- 155.017 Transitional provisions
- 155.018 Construction of language
- 155.019 Reconstruction of damaged properties
- 155.020 Vested rights prohibited
- 155.021 Conflict of laws and prohibited land uses
- 155.022 Reserved through § 155.028
- 155.029 Definitions

Districts and Boundaries; Maps; Schedule of Land Uses

- 155.031 Districts established
- 155.032 Zoning map
- 155.033 Interpretation of district boundaries
- 155.034 Zoning of vacated areas
- 155.035 Zoning of annexed areas
- 155.036 Schedule of land uses
- 155.037 Reserved through § 155.039

Zoning District Regulations

- 155.041 R-1A through R-1C One-Family Residential Districts

- 155.042 RM Restricted Multiple-Family Dwelling District
- 155.043 RM-1 Multiple-Family Dwelling District
- 155.044 O-1 Office Building District
- 155.045 B-1 Local Business District
- 155.046 B-2 Thoroughfare Mixed-Use District
- 155.047 B-3 General Business District
- 155.048 M-1 Light Industrial District
- 155.049 TCD Town Center District
- 155.050 Reserved through § 155.059

Schedule of Regulations

- 155.061 Schedule of regulations
- 155.062 Reserved through § 155.069

General Development Standards

- 155.071 Intent
- 155.072 Architectural features
- 155.073 Site design features
- 155.074 Walls
- 155.075 Waste receptacle (dumpster), storage screening, or collection bins
- 155.076 Exterior lighting and security cameras
- 155.077 Off-street parking
- 155.078 Accessible parking for physically disabled persons
- 155.079 Off-street loading and unloading
- 155.080 Parking lot landscaping
- 155.081 Use restriction
- 155.082 Height, area and use exceptions
- 155.083 Required site development

Special Land Use Standards

- 155.111 Intent
- 155.112 Reserved
- 155.113 Nursery schools, day nurseries and child care centers (not including dormitories)
- 155.114 Nursing and convalescent homes
- 155.115 Religious Institutions
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§ 155.029. DEFINITIONS. (Modify the following definitions)
FOSTER CARE FACILITIES.

(1) **ADULT FOSTER CARE HOME.** A licensed residential setting that provides 24-hour personal care, protection, and supervision for individuals who are developmentally disabled, mentally ill, physically handicapped or aged who cannot live alone but who do not need continuous nursing care. Adult Foster Care Homes are restricted to providing care to no more than 20 adults. There are three types of "Adult Foster Care Homes" including Adult Foster Care Family Homes, Adult Foster Care Small Group Homes, and Adult Foster Care Large Group Homes.

(2) **ADULT FOSTER CARE FAMILY HOME.** A private residence with the approved capacity to receive six or fewer adults to be provided with foster care for 5 or more days a week and for two or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.

(3) **ADULT FOSTER CARE SMALL GROUP HOME.** An adult foster care facility with the approved capacity to receive 12 or fewer adults to be provided with foster care.

(4) **ADULT FOSTER CARE LARGE GROUP HOME.** An adult foster care facility with the approved capacity to receive at least 13 but not more than 20 adults to be provided with foster care.

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

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

§ 155.036. SCHEDULE OF LAND USES

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

Table 2-1 Schedule of Land Uses by Zoning District

	Zoning Districts								
	R-1	RM	RM-1	O-1	B-1	B-2	B-3	M-1	TCD
	A, B, C								
Residential Land Use Types									
Adult Foster Care Family Home	P	P	P						
Adult Foster Care Small Group Home	P	P	P						
Adult Foster Care Large Group Home (2 story max.)		P	P			P	P		P
Adult Foster Care Large Group Home (3 story max.)		SLU	P			P	P		P
Foster Family Group Home	P	P	P						
Foster Family Home	P	P	P						
One-Family Detached Dwelling	P	P	P						P
Two-Family Dwellings/Duplexes		P	P						
Townhomes (2 story max.)		P	P			P			
Townhomes (3 story max.)		SLU							
Multiple-Family Dwellings (2 story max.)		P	P			P	P		P
Multiple-Family Dwellings (3 story max.)		SLU	P			P	P		P
Multiple-Family Dwellings (4+ stories)			SLU						P

Mixed-Use Residential and Business (Lofts)					SLU	SLU			SLU
Manufactured Housing Community							SLU	SLU	
Public/Quasi-Public Land Use Types									
Charitable Gaming Room						SLU	SLU	SLU	P
Assisted Living Facilities/Elderly Housing		SLU	SLU			SLU	SLU		
Nursing and Convalescent Homes		SLU	SLU	SLU		SLU			
Transient Residential and Rooming Houses						SLU	SLU		
Publicly Owned Libraries	P	P	P	P					P
Publicly Owned Parks and Parkways	P	P	P	P					P
Publicly Owned Recreation Facilities	P	P	P	P					P
Post Offices and Similar Government Offices				P		P	P		P
Utility and Public Owned Buildings w/o storage yards	SLU	SLU	SLU	SLU	SLU	P/SLU	P	P	P
General Hospitals			SLU				SLU		
Religious institutions and Incidental Facilities	SLU	SLU	SLU		SLU	SLU	SLU		SLU
Cemeteries	P	P	P						
Private Noncommercial Recreational Areas	SLU	SLU	SLU						
Institutional or Community Recreation Centers	SLU	SLU	SLU						P

Golf Courses	SLU								
Non-Profit Public, Parochial and Private Elementary, Intermediate or High Schools	SLU	SLU	SLU			SLU	SLU		
Colleges, Universities and Institutions of Higher Learning, Public and Private	SLU	SLU	SLU				SLU		
Business Schools and Colleges							SLU		
Vocational Training Centers and Schools						SLU	SLU		
Private For-Profit Schools, Business Schools and Colleges						SLU	SLU		
Theaters						SLU	SLU		P
Assembly Halls						SLU	SLU		P
Concert Halls						SLU	SLU		P
Private Clubs						P	P	P/SLU	
Fraternal Organizations						P	P	P/SLU	
Lodge Halls						P	P	P/SLU	
Notes: P = Permitted Use, SLU = Special Land Use									

§ 155.041 (B and C). R-1A THROUGH R-1C ONE-FAMILY RESIDENTIAL DISTRICT

(B) Principal uses permitted. In a One-Family Residential District (R-1A through R-1C) no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

(1) One-family detached dwellings.

(2) Agriculture on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the city code. It shall be unlawful for any person, firm or corporation to grow or to permit the growing of household food products in residential areas between the front lot line and the setback line.

(3) Publicly owned and operated libraries, parks, parkways and recreational facilities.

(4) Instructions in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the city's ordinances are met.

(5) Adult Foster Care Family Homes, Adult Foster Care Small Group Homes, Foster Family Group Homes, and Foster Group Homes.

(6) Cemeteries, which lawfully occupied land at the time of adoption of this chapter.

(7) Temporary buildings and uses for construction purposes for a period not to exceed one year. Land in R-1A through R-1C districts shall not be used as a construction staging area for any project other than a project on the parcel of land where construction is taking place.

(8) Accessory buildings provided that they shall be designed and located as provided in §§ 155.071 through 155.081.

(9) Nameplates and signs as provided in §§ 155.231 through 155.252.

(10) Automobile parking space to be provided as required in §§ 155.071 through 155.081.

(C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.071 through 155.081, all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are further subject to the review and approval of the Planning Commission:

(1) Religious Institutions and other facilities normally incidental thereto.

(2) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

(3) Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.

(4) Nursery schools, day nurseries and child care centers (not including dormitories).

(5) Private noncommercial recreational areas or institutional or community recreation centers.

(6) Golf courses, which may or may not be operated for profit.

(7) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit.

(8) Amateur radio antenna, §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.

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

§ 155.042 (B and C). RM RESTRICTED MULTIPLE-FAMILY DWELLING DISTRICT

(B) Principal uses permitted. In the RM District no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission. Such review of the site plan is required to find proper relationships between the following development features as they relate to traffic safety and, further, to minimize the possibility of any adverse effects upon adjacent properties, driveways, parking areas, accessory buildings and uses and open space. No site plan review is necessary on single family homes.

(1) All principal uses permitted in the R-1 One-Family Residential Districts subject to the lot area, yard and floor area requirements as specified therein.

(2) Townhomes and duplexes (two stories or less) subject to the conditions imposed in § 155.121.

(3) Multiple-family dwellings (two stories or less) subject to the conditions imposed in § 155.122.

(4) Instruction in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the city's ordinances are met.

(5) Accessory buildings, provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.

(6) Adult Foster Care Large Group Home (two stories maximum) subject to the conditions imposed in § 155.122.

(7) Nameplates and signs as provided in §§ 155.231 through 155.252, Signs.

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

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

(1) Religious Institutions and other facilities normally incidental thereto.

(2) Adult Foster Care Large Group Home (three stories maximum) subject to the conditions imposed in § 155.122.

(3) Townhomes of three stories subject to the conditions imposed in § 155.121.

(4) Multiple-family dwellings of three stories subject to the conditions imposed in § 155.122.

(5) Nursery schools, day nurseries, and child care centers (not including dormitories).

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

(7) Nursing and convalescent homes.

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

(9) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

§ 155.043 (B and C). RM-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

(B) Principal uses permitted. In the RM-1 District, no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission. Such review of the site plan is required to find proper relationships between development features, traffic safety, adverse effects upon adjacent properties, service roads, driveways, pedestrian sidewalk system, parking areas, accessory buildings and uses and open space.

(1) All principal uses permitted in the RM Restricted Multiple-Family Residential Districts with the lot area, yards and floor area requirements equal to at least the requirements of the immediately abutting residential district.

(2) Multiple-family dwellings and townhomes (three stories or less) subject to the conditions imposed in §§ 155.121 through 155.122, Special Land Use Standards.

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

(4) Adult Foster Care Large Group Home (three stories maximum) subject to the conditions imposed in § 155.122.

(5) Nameplates and signs as provided in §§ 155.231 through 155.252, Signs.

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

(7) Businesses offering instruction in crafts and the fine arts.

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

- (1) Nursery schools, day nurseries and child care centers (not including dormitories).
- (2) General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease, with no maximum height restrictions.
- (3) Senior housing, assisted living and other similar types of housing for the elderly.
- (4) Religious institutions Religious Institutions and other facilities normally incidental thereto.
- (5) Multiple-family dwelling units in high rise structures (four stories or greater) subject to the conditions imposed in § 155.123.
- (6) Amateur radio antenna, subject to regulations of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.
- (7) Nursing and convalescent homes.
- (8) Utility and public service buildings without storage yards.
- (9) Public, parochial and other private elementary, Intermediate schools and/or high schools offering courses in general education, not operated for profit.

§ 155.043(B). B-2 THROUGHFARE MIXED-USE DISTRICT

(B) Principal uses permitted. The following regulations shall apply in all B-2 Districts and no building, structure or premises, except as otherwise provided in this chapter, shall be erected, altered or used except for one or more of the following specified uses:

- (1) Any retail business or service establishment permitted in B-1 Districts as principally permitted.
- (2) All retail business, service establishments or processing uses as follows:
 - (a) Any retail business whose principal activity is the sale of merchandise in an enclosed building.
 - (b) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.
- (3) Private clubs, fraternal organizations and lodge halls, subject to the requirements of § 155.218.
- (4) Standard restaurants.
- (5) Business establishments that perform services on the premises, such as but not limited to banks, loan companies, insurance offices, and real estate offices.
- (6) Professional services, including the following: medical clinics (outpatient only), and offices of doctors, dentists, osteopaths, and similar or allied professions.
- (7) Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
- (8) Office buildings for any of the following occupations: executive, administrative and professional, writing, clerical, stenographic, drafting and sales, subject to the limitations contained below in division (C) of this section.
- (9) Medical and dental offices, including clinics and laboratories, but excluding substance abuse centers.
- (10) Publicly owned buildings, exchanges and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations, subject to the limitations contained below in division (D) of this section.
- (11) Veterinary hospitals and clinics.
- (12) Dance schools, music and voice schools, and art studios.
- (13) Art shops, photographic studios design studios and other similar uses.
- (14) Office equipment and sales.

- (15) Reproduction services where the primary use is serving walk-in customers with small volume copying or word processing services, not including blueprinting and similar industrial type operations.
- (16) Personal service establishments, including barber shops, beauty shops, health salons and similar uses.
- (17) Town homes (three stories or less).
- (18) Multiple-family dwellings (three stories or less) subject to the conditions imposed in § 155.122.
- (19) Other uses similar to the above uses.
- (20) Accessory structures and uses customarily incident to the above permitted uses provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.
- (21) Mortuaries.
- (22) Automobile parking space to be provided as required in §§ 155.071 through 155.081.
- (23) Temporary Pop-Up Commercial Use.
- (24) Passenger Bus Stations
- (25) Mobile Food Vending Unit
- (26) Mobile Food Court/Park
- (27) Mixed-use business and residential buildings (unless one or more of the individual uses is a special land use).
- (28) Adult Foster Care Large Group Home (Three Stories or Less) subject to the conditions imposed in § 155.122.

§ 155.049(B). TCD TOWN CENTER DISTRICT

(B) Principal uses permitted. In the TCD District, no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specific purposes. Review of site architectural and landscape plans is required for change in use of existing tenant space greater than 5,000 square feet and new construction to find proper relationships between architectural scale and character; vehicular and pedestrian traffic safety; interconnected open space and recreation areas; interconnected pedestrian and non-motorized walks and paths; and appropriate mixture of land uses. Change in use of existing tenant space 5,000 square feet and under may be approved administratively by the City Planner.

- (1) Multiple-family residential buildings subject to the conditions imposed in § 155.122 and § 155.123.
- (2) Retail businesses that are consistent with the vision of the district.
- (3) Personal service establishments.
- (4) Hotels.
- (5) Professional offices.
- (6) Financial institutions.
- (7) Restaurants (carry-out and standard); delivery services shall be accessory to the primary use only.
- (8) Public parks and parkways.
- (9) Public and civic buildings.
- (10) Child and adult day care center as a limited accessory use.
- (11) Uses similar to the above that are consistent with the vision of the district.
- (12) Uses and structures accessory to the above.
- (13) Theaters, assembly halls, and concert halls, subject to the requirements of § 155.218.

- (14) Automobile parking space to be provided as required in §§ 155.071 through 155.081, General Development Standards.
- (15) Charitable gaming room subject to the regulations of § 155.145.
- (16) Religious Institutions
- (17) Temporary Pop-Up Commercial Use.
- (18) Bus Passenger Stations
- (19) Mobile Food Vending Unit
- (20) Murals
- (21) Mixed-use business and residential buildings (unless one or more of the individual uses is a special land use).
- (22) Adult Foster Care Large Group Home (Three Stories or Less) subject to the conditions imposed in § 155.122.

§ 155.112 RESERVED.

§ 155.122 MULTIPLE-FAMILY DWELLING AND ADULT FOSTER CARE LARGE GROUP HOME (THREE STORIES OR LESS).

- (A) The entire area of the site shall be treated to service the residents of the dwelling units located thereon, and any accessory buildings, uses or services shall be developed solely for the use of residents of the main building. Uses considered herein as accessory uses include: swimming pools, cabanas, pavilions, recreation areas, and other similar uses.
- (B) The site plan shall be so planned as to recognize yard and general development relationships with adjacent land uses. The Planning Commission may recommend physical features to be provided which will insure harmony in these relationships.
- (C) The site plan shall be so planned as to provide ingress and egress directly onto a major or secondary thoroughfare, except when the Planning Commission finds, upon review of the site plan, that ingress and egress directly onto an adjacent minor street will not be detrimental to the harmonious development of adjacent properties.
- (D) Access drives, parking areas and maneuvering lanes shall be so located as to minimize their conflict with buildings and outdoor living areas so as to encourage pedestrian and vehicular safety and convenience. The following requirements shall be considered by the Planning Commission in reviewing the site plan:
 - (1) Drives, maneuvering lanes and open parking spaces shall be a distance of at least 15 feet from any residential building wall with a window and/or door penetration at the ground floor level.
 - (2) The required parking spaces shall be well related to the building they are intended to serve.
- (E) In order to provide continuity with abutting and/or adjacent public thoroughfares, the Planning Commission may recommend, and the City AV Council may require, dedication of a public right-of-way through the site area prior to site plan approval.
- (F) Front building lines found on the balance of the block face shall be respected, except upon discretion

TA 20-04

Redline Draft Zoning Text Amendments for Child and Adult Foster Care Facilities

City of Inkster

6/5/2020

- In § 155.029 “Definitions”, modify definitions for Foster Care Facilities.
- In § 155.036 “Schedule Of Land Uses”, modify Child/Adult Foster Care Facilities.
- In § 155.041 (B and C) “R-1A Through R-1C One-Family Residential District”, modify Child/Adult Foster Care Facilities.
- In § 155.042 (B and C) “RM Restricted Multiple-Family Dwelling District”, modify Child/Adult Foster Care Facilities.
- In § 155.043 (B and C) “RM-1 Multiple-Family Residential District”, modify Child/Adult Foster Care Facilities.
- In § 155.046 (B) “B-2 Thoroughfare Mixed-Use District”, add Adult Foster Care Large Group Home (Three Stories or Less)
- In § 155.049 (B) “TCD Town Center District”, add Adult Foster Care Large Group Home (Three Stories or Less)
- Delete § 155.112 “Child and Adult Foster Care Facilities”.
- Modify § 155.122 “Multiple-Family Dwelling (Three Stories or Less)”.

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

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- 155.112 ~~Child and adult foster care facilities~~ Reserved
- 155.113 Nursery schools, day nurseries and child care centers (not including dormitories)
- 155.114 Nursing and convalescent homes
- 155.115 Religious institutions
- 155.116 Senior housing, assisted living facility and similar types of housing for the elderly
- 155.117 Private noncommercial recreation area; institutional or community recreation centers
- 155.118 Golf courses
- 155.119 Colleges, universities and other institutions of higher learning
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- 155.122 Multiple-family dwellings and adult foster care large group home

(three stories or less)

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- 155.129 Major vehicle repair facilities
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- 155.131 Motels or hotels
- 155.132 Self-storage facilities
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- 155.142 Floodplain zones; National Flood Insurance Program
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§ 155.029. DEFINITIONS. (Modify the following definitions)
FOSTER CARE FACILITIES.

(1) ADULT FOSTER CARE HOME. A licensed residential setting that provides 24-hour personal care, protection, and supervision for individuals who are developmentally disabled, mentally ill, physically handicapped or aged who cannot live alone but who do not need continuous nursing care. Adult Foster Care Homes are restricted to providing care to no more than 20 adults. There are three types of "Adult Foster Care Homes" including Adult Foster Care Family Homes, Adult Foster Care Small Group Homes, and Adult Foster Care Large Group Homes.

(2) ADULT FOSTER CARE FAMILY HOME. An establishment that provides supervision, assistance, protection or personal care, in addition to room and board, to seven or more adults. An adult foster care facility is other than a home for the aged or a nursing home or a mental hospital for mental patients or a pre-release adjustment center. The state shall license these facilities. A private residence with the approved capacity to receive six or fewer adults to be provided with foster care for 5 or more days a week and for two or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.

~~(3)~~ **ADULT FOSTER CARE SMALL GROUP HOME.** An adult foster care facility with the approved capacity to receive 12 or fewer adults to be provided with foster care.

~~(4)~~ **ADULT FOSTER CARE LARGE GROUP HOME.** An adult foster care facility with the approved capacity to receive at least 13 but not more than 20 adults to be provided with foster care.

~~(2)~~ **(5) FOSTER FAMILY GROUP HOME.** A private home in which more than four but fewer than seven minor children, who are not related to an adult member of the household by blood, marriage, guardianship or adoption, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.

~~(3)~~ **(6) FOSTER FAMILY HOME.** A private home in which one but not more than four minor children, who are not related to an adult member of the household by blood, marriage, guardianship or adoption, are given care and supervision for 24 hours a day, or four or more days a week, of two or more consecutive weeks, unattended by a parent or legal guardian.

§ 155.036. SCHEDULE OF LAND USES

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

Table 2-1 Schedule of Land Uses by Zoning District

	Zoning Districts								
	R-1	RM	RM-1	O-1	B-1	B-2	B-3	M-1	TCD
	A, B, C								
Residential Land Use Types									
<u>Adult Foster Care Family Home</u>	<u>P</u>	<u>P</u>	<u>P</u>						
<u>Adult Foster Care Small Group Home</u>	<u>P</u>	<u>P</u>	<u>P</u>						
<u>Adult Foster Care Large Group Home (2 story max.)</u>		<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>		<u>P</u>
<u>Adult Foster Care Large Group Home (3 story max.)</u>		<u>SLU</u>	<u>P</u>			<u>P</u>	<u>P</u>		<u>P</u>
<u>Foster Family Group Home</u>	<u>P</u>	<u>P</u>	<u>P</u>						
<u>Foster Family Home</u>	<u>P</u>	<u>P</u>	<u>P</u>						
One-Family Detached Dwelling	P	P	P						P
Two-Family Dwellings/Duplexes		P	P						
Townhomes (2 story max.)		P	P			P			
Townhomes (3 story max.)		SLU							
Multiple-Family Dwellings (2 story max.)		P	P			<u>P</u>	<u>P</u>		P
Multiple-Family Dwellings (3 story max.)		SLU	P			P	<u>P</u>		P
Multiple-Family Dwellings (4+ stories)			SLU						P

Mixed-Use Residential and Business (Lofts)					SLU	SLU			SLU
Manufactured Housing Community							SLU	SLU	
Public/Quasi-Public Land Use Types									
Charitable Gaming Room						SLU	SLU	SLU	P
Child/Adult Foster Care (6 or less persons)	P	P	P	-	-	-	-	-	P
Child/Adult Foster Care (7, but fewer than twelve persons)	SLU	SLU	SLU	-	-	-	-	-	-
Assisted Living Facilities/Elderly Housing		SLU	SLU			SLU	SLU		
Nursing and Convalescent Homes		SLU	SLU	SLU		SLU			
Transient Residential and Rooming Houses						SLU	SLU		
Publicly Owned Libraries	P	P	P	P					P
Publicly Owned Parks and Parkways	P	P	P	P					P
Publicly Owned Recreation Facilities	P	P	P	P					P
Post Offices and Similar Government Offices				P		P	P		P
Utility and Public Owned Buildings w/o storage yards	SLU	SLU	SLU	SLU	SLU	P/SLU	P	P	P
General Hospitals			SLU				SLU		
Religious institutions and Incidental Facilities	SLU	SLU	SLU		SLU	SLU	SLU		SLU
Cemeteries	P	P	P						

Private Noncommercial Recreational Areas	SLU	SLU	SLU						
Institutional or Community Recreation Centers	SLU	SLU	SLU						P
Golf Courses	SLU								
Non-Profit Public, Parochial and Private Elementary, Intermediate or High Schools	SLU	SLU	SLU			SLU	SLU		
Colleges, Universities and Institutions of Higher Learning, Public and Private	SLU	SLU	SLU				SLU		
Business Schools and Colleges							SLU		
Vocational Training Centers and Schools						SLU	SLU		
Private For-Profit Schools, Business Schools and Colleges						SLU	SLU		
Theaters						SLU	SLU		P
Assembly Halls						SLU	SLU		P
Concert Halls						SLU	SLU		P
Private Clubs						P	P	P/SLU	
Fraternal Organizations						P	P	P/SLU	
Lodge Halls						P	P	P/SLU	
Notes: P = Permitted Use, SLU = Special Land Use									

§ 155.041 (B and C). R-1A THROUGH R-1C ONE-FAMILY RESIDENTIAL DISTRICT

(B) Principal uses permitted. In a One-Family Residential District (R-1A through R-1C) no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

(1) One-family detached dwellings.

(2) Agriculture on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor's plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the city code. It shall be unlawful for any person, firm or corporation to grow or to permit the growing of household food products in residential areas between the front lot line and the setback line.

(3) Publicly owned and operated libraries, parks, parkways and recreational facilities.

(4) Instructions in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the city's ordinances are met.

~~(5) Child or adult foster care for six or less persons as licensed by the state.~~ Adult Foster Care Family Homes, Adult Foster Care Small Group Homes, Foster Family Group Homes, and Foster Group Homes.

(6) Cemeteries, which lawfully occupied land at the time of adoption of this chapter.

(7) Temporary buildings and uses for construction purposes for a period not to exceed one year. Land in R-1A through R-1C districts shall not be used as a construction staging area for any project other than a project on the parcel of land where construction is taking place.

(8) Accessory buildings provided that they shall be designed and located as provided in §§ 155.071 through 155.081.

(9) Nameplates and signs as provided in §§ 155.231 through 155.252.

(10) Automobile parking space to be provided as required in §§ 155.071 through 155.081.

(C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.071 through 155.081, all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are further subject to the review and approval of the Planning Commission:

(1) Religious Institutions and other facilities normally incidental thereto.

(2) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

~~(3) Child and adult foster care serving more than seven but fewer than twelve persons.~~

~~(4)~~ (3) Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.

~~(5)~~ (4) Nursery schools, day nurseries and child care centers (not including dormitories).

~~(6)~~ (5) Private noncommercial recreational areas or institutional or community recreation centers.

~~(7)~~ (6) Golf courses, which may or may not be operated for profit.

~~(8)~~ (7) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit.

~~(9)~~ (8) Amateur radio antenna, §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.

~~(10)~~ (9) Utility and public service buildings without storage yards.

§ 155.042 (B and C). RM RESTRICTED MULTIPLE-FAMILY DWELLING DISTRICT

(B) Principal uses permitted. In the RM District no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission. Such review of the site plan is required to find proper relationships between the following development features as they relate to traffic safety and, further, to minimize the possibility of any adverse effects upon adjacent properties, driveways, parking areas, accessory buildings and uses and open space. No site plan review is necessary on single family homes.

- (1) All principal uses permitted in the R-1 One-Family Residential Districts subject to the lot area, yard and floor area requirements as specified therein.
 - (2) Townhomes and duplexes (two stories or less) subject to the conditions imposed in §§ ~~155.121, 155.111 through 155.142,~~
 - (3) Multiple-family dwellings (two stories or less) subject to the conditions imposed in §§ ~~155.122, 155.111 through 155.142,~~
 - (4) Instruction in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the city's ordinances are met.
 - (5) Accessory buildings, provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.
 - (6) Adult Foster Care Large Group Home (two stories maximum) subject to the conditions imposed in § 155.122.
 - (7) Nameplates and signs as provided in §§ 155.231 through 155.252, Signs.
 - (8) Automobile parking spaces to be provided as required in §§ 155.071 through 155.081, General Development Standards.
- (C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.111 through 155.142, Special Land Use Standards, and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:
- (1) Religious Institutions and other facilities normally incidental thereto.
 - (2) Adult Foster Care Large Group Home (three stories maximum) subject to the conditions imposed in § 155.122.
 - (3) Townhomes of three stories subject to the conditions imposed in § 155.121.
 - (4) Multiple-family dwellings of three stories subject to the conditions imposed in § 155.122.
 - (5) Nursery schools, day nurseries, and child care centers (not including dormitories).
 - (6) Amateur radio antenna, subject to regulations of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.
 - (7) Nursing and convalescent homes.
 - (8) Utility and public service buildings without storage yards.
 - (9) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

§ 155.043 (B and C). RM-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

(B) Principal uses permitted. In the RM-1 District, no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission. Such review of the site plan is required to find proper relationships between development features, traffic safety, adverse effects upon adjacent properties, service roads, driveways, pedestrian sidewalk system, parking areas, accessory buildings and uses and open space.

- (1) All principal uses permitted in the RM Restricted Multiple-Family Residential Districts with the lot area, yards and floor area requirements equal to at least the requirements of the immediately abutting residential district.
- (2) Multiple-family dwellings and townhomes (three stories or less) subject to the conditions imposed in §§ 155.~~111~~121 through 155.~~142~~122, Special ~~Conditions and~~ Land Use Standards.
- (3) Accessory buildings and uses customarily incident to any of the above uses provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.

~~(4) Adult Foster Care Large Group Home (three stories maximum) subject to the conditions imposed in § 155.122.~~

(5) Nameplates and signs as provided in §§ 155.231 through 155.252, Signs.

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

(7) Businesses offering instruction in crafts and the fine arts.

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

~~(1) Child and adult foster care serving more than seven but fewer than twelve persons.~~

~~(2)~~ (1) Nursery schools, day nurseries and child care centers (not including dormitories).

~~(3)~~ (2) General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease, with no maximum height restrictions.

~~(4)~~ (3) Senior housing, assisted living and other similar types of housing for the elderly.

~~(5)~~ (4) Religious institutions Religious Institutions and other facilities normally incidental thereto.

~~(6)~~ (5) Multiple-family dwelling units in high rise structures (four stories or greater) subject to the conditions imposed in § 155.123.

~~(7)~~ (6) Amateur radio antenna, subject to regulations of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.

~~(8)~~ (7) Nursing and convalescent homes.

~~(9)~~ (8) Utility and public service buildings without storage yards.

~~(10)~~ (9) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

§ 155.043(B). B-2 THROUGHFARE MIXED-USE DISTRICT

(B) Principal uses permitted. The following regulations shall apply in all B-2 Districts and no building, structure or premises, except as otherwise provided in this chapter, shall be erected, altered or used except for one or more of the following specified uses:

(1) Any retail business or service establishment permitted in B-1 Districts as principally permitted.

(2) All retail business, service establishments or processing uses as follows:

(a) Any retail business whose principal activity is the sale of merchandise in an enclosed building.

(b) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.

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

(4) Standard restaurants.

(5) Business establishments that perform services on the premises, such as but not limited to banks, loan companies, insurance offices, and real estate offices.

(6) Professional services, including the following: medical clinics (outpatient only), and offices of doctors, dentists, osteopaths, and similar or allied professions.

(7) Post office and similar governmental office buildings, serving persons living in the adjacent residential area.

- (8) Office buildings for any of the following occupations: executive, administrative and professional, writing, clerical, stenographic, drafting and sales, subject to the limitations contained below in division (C) of this section.
- (9) Medical and dental offices, including clinics and laboratories, but excluding substance abuse centers.
- (10) Publicly owned buildings, exchanges and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations, subject to the limitations contained below in division (D) of this section.
- (11) Veterinary hospitals and clinics.
- (12) Dance schools, music and voice schools, and art studios.
- (13) Art shops, photographic studios design studios and other similar uses.
- (14) Office equipment and sales.
- (15) Reproduction services where the primary use is serving walk-in customers with small volume copying or word processing services, not including blueprinting and similar industrial type operations.
- (16) Personal service establishments, including barber shops, beauty shops, health salons and similar uses.
- (17) Town homes (three stories or less).
- (18) Multiple-family dwellings (three stories or less) subject to the conditions imposed in § 155.122.
- (19) Other uses similar to the above uses.
- (20) Accessory structures and uses customarily incident to the above permitted uses provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.
- (21) Mortuaries.
- (22) Automobile parking space to be provided as required in §§ 155.071 through 155.081.
- (23) Temporary Pop-Up Commercial Use.
- (24) Passenger Bus Stations
- (25) Mobile Food Vending Unit
- (26) Mobile Food Court/Park
- (27) Mixed-use business and residential buildings (unless one or more of the individual uses is a special land use).
- (28) Adult Foster Care Large Group Home (Three Stories or Less) subject to the conditions imposed in § 155.122.

§ 155.049(B). TCD TOWN CENTER DISTRICT

(B) Principal uses permitted. In the TCD District, no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specific purposes. Review of site architectural and landscape plans is required for change in use of existing tenant space greater than 5,000 square feet and new construction to find proper relationships between architectural scale and character; vehicular and pedestrian traffic safety; interconnected open space and recreation areas; interconnected pedestrian and non-motorized walks and paths; and appropriate mixture of land uses. Change in use of existing tenant space 5,000 square feet and under may be approved administratively by the City Planner.

- (1) Multiple-family residential buildings subject to the conditions imposed in § 155.122 and § 155.123.
- (2) Retail businesses that are consistent with the vision of the district.
- (3) Personal service establishments.

- (4) Hotels.
- (5) Professional offices.
- (6) Financial Institutions.
- (7) Restaurants (carry-out and standard); delivery services shall be accessory to the primary use only.
- (8) Public parks and parkways.
- (9) Public and civic buildings.
- (10) Child and adult day care center as a limited accessory use.
- (11) Uses similar to the above that are consistent with the vision of the district.
- (12) Uses and structures accessory to the above.
- (13) Theaters, assembly halls, and concert halls, subject to the requirements of § 155.218.
- (14) Automobile parking space to be provided as required in §§ 155.071 through 155.081, General Development Standards.
- (15) Charitable gaming room subject to the regulations of § 155.145.
- (16) Religious Institutions
- (17) Temporary Pop-Up Commercial Use.
- (18) Bus Passenger Stations
- (19) Mobile Food Vending Unit
- (20) Murals
- (21) Mixed-use business and residential buildings (unless one or more of the individual uses is a special land use).
- (22) Adult Foster Care Large Group Home (Three Stories or Less) subject to the conditions imposed in § 155.122.

§ 155.112 RESERVED. CHILD AND ADULT FOSTER CARE FACILITIES.

- ~~(A) Site plan shall be required to be submitted.~~
 - ~~(B) The facility shall not be attached to a multiple family structure.~~
 - ~~(C) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of 1,000 square feet per person, excluding employees and/or caregivers.~~
 - ~~(D) The property is maintained in a manner that is consistent with the character of the neighborhood.~~
 - ~~(E) In its sole discretion, the city may determine that landscape screening is required.~~
 - ~~(F) Appropriate licenses with the state shall be maintained.~~
- ~~{Ord. 792, passed 12-3-01}~~

§ 155.122 MULTIPLE-FAMILY DWELLING AND ADULT FOSTER CARE LARGE GROUP HOME (THREE STORIES ~~OF OR~~ LESS).

- (A) The entire area of the site shall be treated to service the residents of the dwelling units located thereon, and any accessory buildings, uses or services shall be developed solely for the use of residents of the main building. Uses considered herein as accessory uses include: swimming pools, cabanas, pavilions, recreation areas, and other similar uses.
- (B) The site plan shall be so planned as to recognize yard and general development relationships with adjacent land uses. The Planning Commission may recommend physical features to be provided which will insure harmony in these relationships.
- (C) The site plan shall be so planned as to provide ingress and egress directly onto a major or secondary thoroughfare, except when the Planning Commission finds, upon review of the site plan,

that ingress and egress directly onto an adjacent minor street will not be detrimental to the harmonious development of adjacent properties.

(D) Access drives, parking areas and maneuvering lanes shall be so located as to minimize their conflict with buildings and outdoor living areas so as to encourage pedestrian and vehicular safety and convenience. The following requirements shall be considered by the Planning Commission in reviewing the site plan:

(1) Drives, maneuvering lanes and open parking spaces shall be a distance of at least 15 feet from any residential building wall with a window and/or door penetration at the ground floor level.

(2) The required parking spaces shall be well related to the building they are intended to serve.

(E) In order to provide continuity with abutting and/or adjacent public thoroughfares, the Planning Commission may recommend, and the City AV Council may require, dedication of a public right-of-way through the site area prior to site plan approval.

(F) Front building lines found on the balance of the block face shall be respected, except upon discretion



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July 6, 2020

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: TA 20-04 Adult Foster Care Text Amendments

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

DESCRIPTION

The proposed zoning text amendments are being initiated by the City of Inkster in order to bring the City's Zoning Ordinance into compliance with state law (Act 218 of 1979: the *Adult Foster Care Facility Licensing Act (AFCLA)*), the 1993 Michigan Attorney General's Opinion No. 6778, and the 1985 Michigan Supreme Court ruling in the case of *Livonia v. Department of Social Services*.

Per state regulations and established case law, AFC homes must receive similar treatment under the zoning ordinance to equivalent residential uses that are similar densities. Therefore, AFC family homes and small AFC homes shall be treated similar to single-family residential homes under the Zoning Ordinance, and large AFC homes shall be treated similar to multi-family residential homes. Specifically, our City Attorney cited the following language in the *Livonia* ruling: "Local ordinances, regulations, or construction codes regulating institutions shall not be applied to adult foster care large group homes, adult foster care small group homes, or adult foster care family homes. This section shall not be construed to exempt adult foster care facilities from local construction codes which are applicable to private residences."

The proposed revised definitions for AFC homes mirror definitions used by the State of Michigan, and include the following:

(1) **ADULT FOSTER CARE HOME.** A licensed residential setting that provides 24-hour personal care, protection, and supervision for individuals who are developmentally disabled, mentally ill, physically handicapped or aged who cannot live alone but who do not need continuous nursing care. Adult Foster Care Homes are restricted to providing care to no more than 20 adults. There are three types of "Adult Foster Care Homes" including Adult Foster Care Family Homes, Adult Foster Care Small Group Homes, and Adult Foster Care Large Group Homes.

(2) **ADULT FOSTER CARE FAMILY HOME.** A private residence with the approved capacity to receive six or fewer adults to be provided with foster care for 5 or more days a week and for two or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.

(3) **ADULT FOSTER CARE SMALL GROUP HOME.** An adult foster care facility with the approved capacity to receive 12 or fewer adults to be provided with foster care.

(4) **ADULT FOSTER CARE LARGE GROUP HOME.** An adult foster care facility with the approved capacity to receive at least 13 but not more than 20 adults to be provided with foster care.

As you may notice from the above definitions, AFC homes are limited to a maximum of 20 adults under state law, with foster care family homes having up to 6 adults, small AFCs having up to 12 adults, and large AFCs having 13-20 adults.

Proposed changes to the Zoning Ordinance include rewriting the definitions of the different types of AFCs; updating the zoning districts where AFCs are permitted; listing large AFC homes according to the zoning districts where they are permitted; and deleting the “Child and Adult Foster Care” zoning standards which create extra regulations that similar residential land uses do not need to meet. The omission of language related to zoning for large AFC homes in the ordinance has been particularly problematic in light of recent petitions for large AFC facilities by applicants, and staff’s consequent inability to properly classify such a land use.

Planning Staff strongly believes that amending the zoning ordinance to bring it into compliance with the state law and case law on AFCs will clarify application of the zoning ordinance for both staff and applicants.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Adrianna Jordan', written in a cursive style.

Adrianna Jordan, AICP
City Planner

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: July 13, 2020

From: Jerome Bivins, DPS Director

Date for Council's Consideration: July 20, 2020

ACTION REQUESTED: Consider authorizing Administration to enter into a cost sharing INTERGOVERNMENTAL AGREEMENT with Wayne County for the construction of Middlebelt Road from Michigan Avenue to Cherryhill and adopt the resolution attached to the IGA. Funding will come from Act 51 Major Roads Budget.

Current Action ☒ Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # _____ No ☐ N/A ☐
Mayor's Approval 

BACKGROUND:

This intergovernmental agreement between Wayne County and the City of Inkster is to have hot mix asphalt, cold milling and resurfacing work along Middlebelt Road from Michigan Avenue (US-12) to Cherryhill Road. This work will also include concrete pavement repair, bridge rehabilitation, concrete sidewalk ramp, permanent signing, and pavement marking work; all together with necessary related work.

SCOPE OF SERVICES:

The scope of the road improvement project is to improve Middlebelt Road from Michigan Avenue (US-12) to Cherryhill Road. This will allow for a better road to travel on.

JUSTIFICATION:

To expand the life of Middlebelt Road from Michigan Avenue (US-12) to Cherryhill for the residents of the County of Wayne as well as the City of Inkster.

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

The cost sharing will be \$113,315.00 per communities as provide in this agreement.

PROJECTED TIME TABLE:

The effective date of this agreement is upon approval of the Wayne County Commission and shall terminate on September 30, 2025 at 11:59 p.m.

RESOLUTION:

Authorization is hereby given to Administration to enter into a cost sharing INTERGOVERNMENTAL AGREEMENT with Wayne County for the construction of Middlebelt Road from Michigan Avenue to Cherryhill and adopt the resolution attached to the IGA. Funding will come from Act 51 Major Roads Budget.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Warren C. Evans
Wayne County Executive

February 24, 2019

Via Email: frutledge@cityofinkster.com
jbivins@cityofinkster.com

Felicia Rutledge, City Clerk
Jerome Bivins, Director DPS
City of Inkster
26215 Trowbridge Road
Inkster, Michigan 48141

**RE: Cost Sharing IGA between the Charter County of Wayne and the City of Inkster
For Middle Belt Road from Michigan (US-12) to Cherry Hill
Wayne County Work Order No. 47073**

Dear Ms. Rutledge:

Enclosed is a proposed cost sharing Intergovernmental Agreement between the County of Wayne and the City of Inkster for improvements of Middle Belt Road.

Please review, and if satisfactory, please print and return two signed (blue ink) original copies to my attention, together with two Certified Resolutions from the Inkster City Council, along with a check for the Working Capital Advance for \$113,315. Upon approval by the Wayne County Commission, a fully executed copy will be returned to you.

If you have any questions concerning the agreement, please feel free to contact me.

Very truly yours,

/s/ Ronald P. Agacinski

Ronald P. Agacinski
Staff Engineer
400 Monroe, 3rd Floor
Detroit, MI 48226
313-224-7775

Attachments: IGA

DEPARTMENT OF PUBLIC SERVICES / ENGINEERING DIVISION / DESIGN OFFICE
400 MONROE, 3RD FLOOR, DETROIT, MICHIGAN 48226-2966 • (313) 224-7695 • FAX (313) 224-7773 OR (313) 967-3764



INTERGOVERNMENTAL AGREEMENT

between

THE COUNTY OF WAYNE

and

THE CITY OF INKSTER

for

**Improvements of Middle Belt Road
from Michigan (US-12) to Cherry Hill Road**

Wayne County Work Order No. 47073

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INTRODUCTION

THIS AGREEMENT, between the County of Wayne, Michigan, a body corporate and Charter county (hereinafter referred to as the "COUNTY") and the City of Inkster, Michigan, a municipal corporation (hereafter referred to as the "CITY").

This Agreement is made for the purpose of fixing the rights and obligations of the parties with respect to the following road improvements on Middle Belt Road, which is a COUNTY road located in the CITY (hereinafter referred to as the "Project"):

PROJECT DESCRIPTION

Hot mix asphalt cold milling and resurfacing work along Middle Belt Road from Michigan (US-12) to Cherry Hill Road; including concrete pavement repair, bridge rehabilitation, concrete sidewalk ramp, permanent signing, and pavement marking work; and all together with necessary related work.

WHEREAS, Middle Belt Road is under the jurisdiction and control of the COUNTY, and is located within the CITY; and

WHEREAS, Act 51 of the Public Acts of 1951, as amended, authorizes counties to enter into contracts to perform work on any highway, road, or street within the limits of a county or adjacent thereto, and provides for the joint participation in the cost thereof; and

WHEREAS, the Project will significantly enhance the road system for the citizens of the COUNTY and the CITY; and

WHEREAS, the parties hereto have reached an understanding with each other regarding the performance of the Project and desire to set forth this understanding in the form of a written Agreement.

NOW THEREFORE, in consideration of the mutual understandings of the parties and

in conformity with applicable law, it is agreed:

ARTICLE 1 DEFINITIONS

Wherever used in this Agreement, the following terms shall have the meanings indicated which shall be applicable to both the singular and plural thereof:

- 1.1 **AGREEMENT** – The written contract between COUNTY and the CITY regarding the Project.
- 1.2 **AS-BUILTS (AS-BUILT DRAWINGS)** – Reproducible Project construction drawings revised to show significant changes made during the construction process; usually based on marked-up prints, drawings and other data.
- 1.3 **BID** – The offer or proposal of the Bidder submitted on the prescribed form setting forth the prices for the Project.
- 1.4 **BIDDER** – Any person, firm or corporation submitting a Bid for the Project.
- 1.5 **BIDDING DOCUMENTS** – The advertisement and invitation to Bid, including approved plans, specifications, addendum, and other documents issued on which the Bid is based.
- 1.6 **BONDS** – Bid, Performance and Payment Bonds and other instruments of security, furnished by the Contractor.
- 1.7 **CHANGE ORDER** – The written order of the COUNTY, or its duly authorized representative, for changes in or extras to a contract.
- 1.8 **CONSTRUCTION ENGINEERING** – All services necessary to adequately assure that the Project is being constructed in substantial conformance with the as Bid plans and specifications, together with any changes, extras, amendments, addendum, and/or bulletins. Services include, but are not limited to, contract administration, construction staking, construction inspection and/or consultant services. Costs include, but are not limited to, direct labor, equipment, and materials plus current COUNTY charges for the overhead, fringes and benefits.
- 1.9 **CONSTRUCTION WORK** – All work performed to construct the Project in substantial conformance with the as Bid plans and specifications, together with any changes, extras, amendments, addendum, and/or bulletins. Work is to be performed by the responsive qualified low Bidder together with approved subcontractors, COUNTY forces, and/or the third parties that have a relevant interest in the Project. Costs include, but are not limited to, unit prices extended for actual quantities completed, lump sum work, force account work that includes, but is not limited to, direct labor, equipment, materials plus current COUNTY charges for costs directly associated with the Project construction.
- 1.10 **ENGINEER** – The Director of Engineering/County Highway Engineer for Wayne

County or his duly appointed representative who is responsible for engineering supervision of preliminary engineering, construction engineering and/or quality control testing aspects of the Project.

- 1.11 **PRELIMINARY ENGINEERING** – All services necessary to adequately prepare plans and specifications for the Project, together with any changes, extras, amendments, addendum, and/or bulletins. Preliminary Engineering services may include, but are not limited to, surveys, soil investigations, design, drafting, reviews, permits, and/or consultant services. Costs include, but are not limited to, direct labor, equipment, and materials plus current COUNTY charges for overhead, fringes and benefits.
- 1.12 **PROJECT COSTS** – See Article 2.
- 1.13 **QUALITY CONTROL TESTING** – All services necessary to adequately assure that the Project materials are being supplied and/or installed in substantial conformance with the as Bid plans and specifications, together with any changes, extras, amendments, addendum, and/or bulletins. Services include, but are not limited to, sampling onsite, sampling at the source, onsite testing, laboratory testing and/or consultant services. Costs include, but are not limited to, direct labor, equipment, and materials together with the current appropriate COUNTY charges for overhead, fringes and benefits.
- 1.14 **WORKING CAPITAL ADVANCE** – A non-interest bearing deposit by the CITY with the COUNTY, which will be used by the COUNTY for Project Costs.

ARTICLE 2 PROJECT COSTS

2.1 As herein used, the term “Project Costs”, shall include, but not be limited to, the cost of the Construction Work, Construction Engineering, Quality Control Testing, and/or other miscellaneous work together with any costs associated with changes, Change Orders, extras, amendments, addenda, and/or bulletins.

2.2 The parties acknowledge that the construction Bids are subject to Change Orders.

ARTICLE 3 TERM OF CONTRACT

3.1 The effective date of this Agreement is upon approval of the Wayne County Commission and shall terminate on September 30, 2025 at 11:59 p.m.

**ARTICLE 4
CITY'S RESPONSIBILITIES**

4.1 The CITY will provide all information for their utilities (i.e. As-Builts) and perform exposures of those utilities at their cost when required by the Engineer.

4.2 The CITY will be solely responsible for the removal and relocation, as required for the Project, of any of its municipal utilities located within the roadway right-of-way throughout the limits of the Project and shall cause such removal and relocation immediately upon notification by the COUNTY.

**ARTICLE 5
WAYNE COUNTY'S RESPONSIBILITIES**

5.1 The COUNTY shall perform all Preliminary Engineering.

5.2 The COUNTY shall arrange for the contract bidding, award of the contract and administer the contract.

5.3 The COUNTY shall perform all Construction Engineering.

5.4 The COUNTY shall perform the Quality Control Testing of all materials to be incorporated into the Project.

5.5 The COUNTY shall appoint an Engineer for the Construction Work for the Project.

5.6 The COUNTY shall keep accurate records and accounts of the Project Costs that shall be accessible for inspection and audit by a representative of the CITY.

**ARTICLE 6
COST SHARING**

6.1 The parties hereto acknowledge that the current estimated Project Costs are Two

Million Eight Hundred Seventy One Thousand Nine Hundred Dollars (\$2,871,900), the current estimated Construction Work costs are Two Million Four Hundred Ninety Seven Thousand Three Hundred Dollars (\$2,497,300), and the current estimated Construction Engineering and Quality Control Testing costs are Three Hundred Seventy Four Thousand Six Hundred Dollars (\$374,600), as set forth in Exhibit A, which is based on estimated Project Costs.

6.2 The parties hereto acknowledge that Project Costs will be partially funded by federal aid up to 81.85% and that the balance of the Project Costs will be funded by the local share of 18.15%.

6.3 The COUNTY shall pay: 1) 50% of the local share of Construction Work cost; 2) 100% of the local share of Construction Engineering and Quality Control Testing cost up to 15% of the total Project Costs, and for that portion of the local share that exceeds 15% of the total Project Costs the County shall pay 50% of the excess local share of any Construction Engineering and Quality Control Testing.

6.4 The CITY shall pay: 1) 50% of the local share of Construction Work cost; 2) 0% of the local share of Construction Engineering and Quality Control Testing cost, and for that portion of the local share that exceeds 15% of the total Project Costs the CITY shall pay 50% of the excess local share of any Construction Engineering and Quality Control Testing.

6.5 The parties hereto acknowledge that the Bid for the construction costs may exceed the estimated project construction costs as set forth in this Agreement, and the parties hereto agree to pay their respective portions of the actual Project Costs.

6.6 The parties hereto acknowledge that during construction Change Orders may be issued which will affect the final costs. The parties hereto agree to accept the judgment of the Engineer as final.

**ARTICLE 7
PAYMENT TERMS**

7.1 Upon execution of this Agreement by the CITY, the CITY shall provide a Working Capital Advance payment to the COUNTY in the amount of One Hundred Thirteen Thousand Three Hundred Fifteen Dollars (\$113,315), approximately 50% of the CITY'S participation (as found in Exhibit A to this Agreement) in the total Project Cost.

7.2 The CITY shall make payment of the invoice(s) within thirty (30) days of receipt of the invoice(s).

7.3 The final project costs will be used to adjust the monetary value of the CITY's actual share of the Project Costs for the Project.

**ARTICLE 8
WAIVER**

8.1 The Parties agree that no provision in this Agreement constitutes or acts as a waiver of any governmental immunity the COUNTY, its agencies, officers, employees, agents or elected officials enjoy under applicable statutory or common law.

**ARTICLE 9
FORCE MAJEURE**

9.1 It is mutually understood and agreed that neither of the parties hereto shall be held responsible for damages occasioned by delay or failure to perform where due to fire, strike, flood, acts of God, unavailability of labor, material, legal acts of public authorities, or delays caused by public carriers or third person (including contractors or subcontractors) which cannot reasonably be foreseen or provided against.

**ARTICLE 10
HOLD HARMLESS**

10.1 Each party to this Agreement shall remain responsible for any claims arising out of its own acts and/or omissions during the performance of this Agreement, as provided by law.

10.2 This Agreement is not intended to increase either party's liability for, or immunity from, tort claims.

10.3 This Agreement is not intended nor shall it be interpreted as giving either party hereto a right of indemnification, either by Agreement or at law, for claims arising out of the performance of this Agreement.

**ARTICLE 11
NOTICE**

11.1 Notification regarding anything in connection with this Agreement shall be sent in writing via first class mail to:

For the COUNTY:

Director of Engineering/County Highway Engineer
Wayne County Department of Public Services
400 Monroe Street, 3rd Floor
Detroit, MI 48226

For the CITY:

Patrick Wimberley, Mayor
26215 Trowbridge Road
Inkster, MI 48141

**ARTICLE 12
TERMINATION**

12.1 The COUNTY may terminate this Agreement without cause at any time, without

incurring any liability.

12.2 The CITY may terminate this Agreement without cause at any time, without incurring any liability not set forth in this Article 12, by giving written notice to the COUNTY of the termination. The notice must specify the effective date of termination at least 30 days prior to its occurrence, and this Agreement will terminate as if the date specified were the date originally given for the expiration of this Agreement. Termination of this Agreement by the CITY will not relieve the CITY of its share of the Project Costs incurred up to the date of termination of the Agreement.

12.3 Regardless of the cause for the termination of this Agreement, each party will assist the other in the orderly termination of this Agreement and will participate, in good faith, in all transfers connected with termination, whether of tangibles or intangibles, as will be necessary for the unimpeded continuation of each party's business.

ARTICLE 13 BINDING EFFECT/INTEGRATION

13.1 This Agreement, including the Exhibits hereto embodies the entire Agreement and understanding among the parties hereto and supersedes all prior agreements and understandings related to the subject matter thereof. No rights or remedies are or will be acquired by either party, orally, through implication or otherwise, unless set forth herein.

13.2 This Agreement may be executed in counterparts, each of which will be deemed an original but all of which together will constitute one agreement.

13.3 This Agreement is effective only upon approval of the Charter County of Wayne and the CITY as evidenced by the attached Resolutions adopted by the Inkster City Council and

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year written below.

SIGNED IN THE PRESENCE OF:

FOR COUNTY OF WAYNE

By: _____
Warren C. Evans
Its: Chief Executive Officer
Date: _____

FOR THE CITY OF INKSTER

By: _____
Patrick Wimberley
Its: Mayor
Date: _____

APPROVED AS TO FORM:
By: /s/Raynard O. Jones
DEPT OF CORPORATION COUNSEL
#323726v.1 (2/13/2020)

EXHIBIT A

Middle Belt / Michigan (US-12) - Cherry Hill

Participation in Estimated CONSTRUCTION WORK

Total Estimated CONSTRUCTION WORK Cost		2,497,300
Estimated Federal Aid	81.85%	<u>2,044,040</u>
LOCAL SHARE (After Federal Aid)		453,260
LOCAL COMMUNITY Participation		
Inkster	9.075%	226,630
COUNTY Participation	9.075%	226,630

Participation in Estimated CONSTRUCTION ENGINEERING and QUALITY CONTROL TESTING

Total Estimated CONSTRUCTION ENGINEERING and QUALITY CONTROL TESTING Cost		374,600
Estimated Federal Aid	81.85%	<u>306,660</u>
LOCAL SHARE (After Federal Aid)		67,940
LOCAL COMMUNITY Participation		
Inkster		0
COUNTY Participation		67,940

SUMMARY OF COST PARTICIPATION

GRAND TOTAL ESTIMATED PROJECT COST		2,871,900
Estimated Federal Aid		<u>2,350,700</u>
LOCAL SHARE (After Federal Aid)		521,200
LOCAL COMMUNITY Participation		
Inkster		226,630
COUNTY Participation		294,570

WORKING CAPITAL ADVANCE

Inkster	113,315
---------	---------

Resolution #

Motion by _____, Support by _____, that

Whereas, the City of Inkster believes quality roads are a vital part of any community, and

Whereas, certain improvements are necessary to Middle Belt Road to increase traffic safety and to encourage economic development, and

Whereas, the County of Wayne has committed to the improvement of the road in an area generally described as Middle Belt Road from Michigan (US-12) to Cherry Hill Road and the City of Inkster will assist financially in the improvement of the road; and

Whereas, the City of Inkster will provide payment to the County of Wayne in the estimated amount of \$226,630 (which will be adjusted to reflect actual costs), as the City of Inkster' participation of the total Project Costs; and

Now, therefore be it resolved, that the Inkster City Council does hereby approve the proposed Agreement between the City of Inkster and County of Wayne for the improvement of Middle Belt Road from Michigan (US-12) to Cherry Hill Road, and

Be it further resolved, that the Mayor and Clerk are authorized to execute the Agreement on behalf of the City of Inkster.

YEAS:

NAYS:

ABSENT:

ABSTAIN:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Inkster, County of Wayne, Michigan, at a meeting held on

_____.

RESOLUTION
No.

By Commissioner[s] _____

WHEREAS, the County of Wayne acting through its County Commission at the request of the County Executive Officer has adopted a budget provides for the improvement of certain roads located within the County of Wayne and the financing thereof.

WHEREAS, the County of Wayne has committed to the improvement of the road in an area generally described as Middle Belt Road from Michigan (US-12) to Cherry Hill Road and the City of Inkster will assist financially in the improvement of the road; and

WHEREAS, the City of Inkster will provide payment to the County of Wayne in the estimated amount of \$226,630 (which will be adjusted to reflect actual costs), as the City of Inkster' participation of the total Project Costs; and

WHEREAS, the County of Wayne will participate in the estimated amount of \$294,570 (which will be adjusted to reflect actual costs), as the County of Wayne's participation of the total Project Costs; and

WHEREAS, the Michigan Department of Transportation will provide revenue in the form of Federal Aid in the estimated amount of \$2,350,700 (which will be adjusted to reflect actual costs), as the Michigan Department of Transportation participation of the total Project Costs; and

NOW THEREFORE, be it:

RESOLVED, by the Wayne County Commission this _____ day of _____ 2020 that the City of Inkster to provide for cost sharing in the improvements of Middle Belt Road from Michigan (US-12) to Cherry Hill Road, as recommended by the Chief Executive Officer; and be it further

RESOLVED, that the Chief Executive Officer be, and is hereby duly authorized to execute the aforementioned contract on behalf of the County of Wayne.

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: July 20, 2020

From: Felicia Rutledge, City Clerk Date for Council Consideration: July 20, 2020

ACTION REQUESTED: Consider approving the request for street closures of Hazelwood Street between Hazelwood/Central Streets on July 25, 2020 for a Block/Birthday Party Event from 3:00p.m. until 8:00p.m. The applicant is Joslyn Kizer.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND INFORMATION

The request is to seek permission to close Hazelwood Street between Hazelwood and Central on July 25, 2020 from 3:00pm until 8:00pm. A signed petition by neighbors has been included. All appropriate sign offs from the city have been obtained.

SCOPE OF SERVICES

N/A
JUSTIFICATION

N/A

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

N/A

PROJECT TIME TABLE

July 25, 2020 from 3:00pm until 8:00pm

RESOLUTION

Authorization is hereby given for a Street closure on Hazelwood Street between Hazelwood/Central on July 25, 2020 from 3:00pm until 8:00pm. The applicant is Joslyn Kizer.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Joslyn Kizer
Name

313)229-9890
Phone Number

29139 Hazelwood
Applicant Address

Email (Optional)

REQUEST:

Street To Be Closed: Hazelwood (only half) Cross Streets: Central

Date(s) To Be Closed: July 25 + n

Event Hours: 3 am/pm To 8 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party / Birthday

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

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

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

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

Applicant Signature: Joslyn Kizer

Date: July 10, 20

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police ☒ Fire ☒ DPS ☒ BLDG ☒

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____

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



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

Street Closure/Block Party Petition

We the undersigned acknowledge and support the request for a Block Party on

Hazelwood between Central (Only using half the Block)

and Middlebelt for the date and time of July 25th 3pm - 8pm

Block Party Coordinator: Joslyn Kizer

Daytime Number: 313)229-9890 Evening Number: _____

Name	Address
<u>Hettie Worth</u>	<u>29138 Hazelwood</u>
<u>STACE MALINS</u>	<u>29133 Hazelwood</u>
<u>Marilyn Fendler</u>	<u>29125 Hazelwood</u>

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Joslyn Kizer
Name

313-229-9890
Phone Number

29139 Hazelwood
Applicant Address

Email (Optional)

REQUEST:

Street To Be Closed: Hazelwood (only half) Cross Streets: Central

Date(s) To Be Closed: July 25th

Event Hours: 3 am/pm To 8 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party / Birthday

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

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

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

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

Applicant Signature: Joslyn Kizer

Date: July 10, 20

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police _____ Fire _____ DPS _____ BLDG ☒

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____

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



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

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Joshua Kizer
Name

313)229-9890
Phone Number

29139 Hazelwood
Applicant Address

Email (Optional)

REQUEST:

Street To Be Closed: Hazelwood (only half) cross Streets: Central

Date(s) To Be Closed: July 25th

Event Hours: 3 am/pm To 3 am/pm **EVENTS MUST CONCLUDE BY 10PM**

Type Of Event: Block Party / Birthday

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

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

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

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

Applicant Signature: [Signature]

Date: July 10, 20

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police X Fire DPS BLDG

REQUIRED EQUIPMENT:

Barricades X Cones X Other

CITY COUNCIL APPROVAL: Date Approved: _____

Resolution Number: _____

City Clerk Signature: _____

Date: _____

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



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

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Name Joshua Kizer

313-229-9890
Phone Number

29139 Hazelwood
Applicant Address

Email (Optional) _____

REQUEST:

Street To Be Closed: Hazelwood (only half) Cross Streets: Central

Date(s) To Be Closed: July 25th

Event Hours: 3 am/pm To 8 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: Block Party / Birthday

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

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

Applicant Signatures: Joshua Kizer

Date: July 10, 20

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police _____ Fire ☒ DPS _____ BLDG _____

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____

Felicia Rutledge, City Clerk
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Applicant Address

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Applicant Signature: Joshua Kizer

Date: July 10.20

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police _____ Fire _____ DPB JB BLDG _____

REQUIRED EQUIPMENT:

Barricades JB Cones JB Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: July 20, 2020

From: Felicia Rutledge, City Clerk Date for Council Consideration: July 20, 2020

ACTION REQUESTED: Consider approving the request for street closures of Woodland Street August 1, 2020 for a ½ Block Party Event from 10:00a.m. until 10:00p.m. The applicant is Lisa Pritchett.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND INFORMATION

The request is to seek permission to close Woodland Street between on August 1, 2020 from 10:00am until 10:00pm. A signed petition by neighbors has been included. All appropriate sign offs from the city have been obtained.

SCOPE OF SERVICES

N/A

JUSTIFICATION

N/A

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

N/A

PROJECT TIME TABLE

August

RESOLUTION

Authorization is hereby given for a Street closure on Woodland Street on August 1, 2020 from 10:00am until 10:00pm for a ½ Block Party. The applicant is Lisa Pritchett.

Resolved by _____ Seconded by _____

Yes:

No:

Absent:



STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Lisa Pritchett
Name

1504 Woodland
Applicant Address

(313) 808-2060
Phone Number

Pritchett1504@yahoo.com
Email (Optional)

REQUEST:

Street To Be Closed: Woodland Cross Streets: 1504, 1528

Date(s) To Be Closed: Aug 1, 2020

Event Hours: 10:00 am/pm To 10:00 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: 1/2 Block Party

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Applicant Signature: Lisa Pritchett

Date: 7-10-2020

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police ☒ Fire ☒ DPS ☒ BLDG ☒

REQUIRED EQUIPMENT:

Barricades ☐ Cones ☐ Other ☐

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Lisa Pritchett
Name

1504 Woodland
Applicant Address

(313) 808-2660
Phone Number

Pritchett1504@yahoo.com
Email (Optional)

REQUEST:

Street To Be Closed: Woodland Cross Streets: 1504, 1528

Date(s) To Be Closed: Aug 1, 2020

Event Hours: 10:00 am/pm To 10:00 am/pm (EVENTS MUST CONCLUDE BY 10PM)

Type Of Event: 1/2 Block Party

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Applicant Signature: Lisa Pritchett

Date: 7-10-2020

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police _____ Fire _____ DPS _____ BLDG ✓

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____ Resolution Number: _____

City Clerk Signature: _____ Date: _____



STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Lisa Pritchett
Name

(313) 808-2660

Phone Number

1504 Woodland
Applicant Address

Pritchettlisa@yahoo.com
Email (Optional)

REQUEST:

Street To Be Closed: Woodland

Cross Streets: 1504, 1328

Date(s) To Be Closed: Aug 1, 2020

Event Hours: 10:00 am/pm To 12:00 am/pm (EVENTS MUST CONCLUDE BY 16PM)

Type Of Event: Block Party

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Applicant Signature: Lisa Pritchett

Date: 7-10-2020

**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police X Fire DPS BLDG

REQUIRED EQUIPMENT:

Barricades X Cones X Other

CITY COUNCIL APPROVAL: Date Approved:

Resolution Number:

City Clerk Signature:

Date:

STREET CLOSURE/BLOCK PARTY REQUEST

APPLICANT:

Lisa Pritchett
Name

1504 Woodland
Applicant Address

(313) 808-2060
Phone Number

PritchettLisa@yahoo.com
Email (Optional)

REQUEST:

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Applicant Signature: Lisa Pritchett

Date: 7-10-2020

**OFFICIAL USE ONLY
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Police _____ Fire ☒ DPS _____ BLDG _____

REQUIRED EQUIPMENT:

Barricades _____ Cones _____ Other _____

CITY COUNCIL APPROVAL: Date Approved: _____

Resolution Number: _____

City Clerk Signature: _____

Date: _____

Felicia Rutledge, City Clerk
City of Inkster
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**OFFICIAL USE ONLY
REQUIRED APPROVALS:**

Police _____ Fire _____ DPS J BLDG

REQUIRED EQUIPMENT:

Barricades JB Cones JB Other _____

CITY COUNCIL APPROVAL: Date Approved: _____

Resolution Number: _____

City Clerk Signature: _____

Date: _____

REQUEST FOR COUNCIL ACTION

To: City Council

Date: 7/15/2020

From: Dennis Black

Date for Council's Consideration: 7/20/2020

ACTION REQUESTED: Approval of Quit Claim Deed

Current Action X Emergency Future

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

Mayor's Approval Tch

BACKGROUND: In 2004 Clarissa Wells purchased 3119 Harrison from the City of Inkster. After correspondence between Miss Wells, our City Attorney, and City Clerk no evidence exists of the sale and transfer of deed. Miss Wells has kept the property in good standing with the county and the city. Circumstantial evidence supports her ownership, including property tax receipts, utility bills, and an affidavit of loss deed signed by the real estate agent that originally facilitated the sale of 3119 Harrison in 2004.

SCOPE OF SERVICES:

JUSTIFICATION: The city assumes responsibility for the improper filing and registration of the deed. Miss Wells has essentially been the De Facto owner of this property without known incident for the past 16 years.

PROJECT IMPROVEMENTS:

COSTS:

PROJECTED TIME TABLE:

RESOLUTION:

Authorization and approval is hereby given to:

Resolved by _____ Seconded by _____

Yes:

No:

Absent:

**City of Inkster
City Council Resolution**

AT A MEETING OF THE INKSTER CITY COUNCIL, INKSTER MICHIGAN, HELD AT 26235 TROWBRIDGE ON July 20th, 2020

RESOLUTION - Approving Quick Claim Deed for real property 3119 Harrison (25P77D TO 81D THAT PART OF LOTS 77 TO 81 COMBINED WITH THE ADJ VAC ALLEYS DES AS BEG AT A POINT ON THE W LINE OF LOT 77 DISTANT S 0D 09M W 79.90 FT FROM THE N W CORNER OF LOT 77 AND PROCEEDING TH S 0D 09M W ALONG SAID W LINE 35.40 FT. TH N 78D 49M E 117.07 FT. TH DUE NORTH 12.45 FT. TH N 89D 51M W 114.24 FT TO THE POB WEST DEARBORN SUB T2S R9E L50 P32 WCR)

to Clarissa Wells.

WHEREAS, the City Clerk, City Attorney, and Wayne County Register of Deeds does not have recorded ownership of the property.

WHEREAS, the burden is on the local unit to accurately record deeds and transfer of property.

WHEREAS, the real estate agent that sold the property to Clarissa Wells 16 years ago continues to work for the City of Inkster and has signed an Affidavit of Lost Deed.

WHEREAS, Clarissa Wells is in good standing with the City of Inkster and Wayne County

WHEREAS, Clarissa Wells has provided documentation in the form of utility and property tax receipts

NOW, THEREFORE, BE IT HEREBY PROCLAIMED by the City Council of Inkster, Wayne County, Michigan, to offer Clarissa Wells a Quit Claim Deed

Dated: _____ City Council Inkster of Wayne County, MI

Attest

Clerk, City Council
Inkster of Wayne County, State of Michigan
