



INKSTER CITY COUNCIL
August 3, 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)

August 3, 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 the Inkster Code of Ordinance, being section 97.001 thru 97.999 pertaining to Streets and Sidewalks. Pg. 1

5. Consent Agenda

- A. July 20, 2020 Regular (Virtual) City Council Meeting Minutes. Pg. 8

6. Boards and Commissions

- A. Update of current list of appointments to Boards & Commissions. Pg. 16

7. Previous Business

- A. Discussion/Action: (Special Projects Director) Consideration and 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 Carlysle 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 \$4000.00 to Platinum Acquisitions. Pg. 23

8. Ordinance(s)

A. First Reading(s)

1. A first reading to consider Amendments to the Inkster Code of Ordinance, being section 97.001 thru 97.999 pertaining to Streets and Sidewalks. (See Pg. 1)

B. Second Reading(s)

1. A **second reading** and **approval** to consider Amendments to Senior Citizen Housing PILOT Ordinance #531 in connection with Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments. Pg. 27

2. A **second reading** and **approval** 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. 32

9. New Business

- A. Discussion/Action: (Mayor) Consideration and approval of the implementation of a Residential Target Market Analysis including a commercial Target Market Analysis.

Pg. 67

- B. Discussion/Action: (Kaitlyn Hines) Consider approval of offer to purchase (Case # LD 20-04) one (1) vacant residential lot which is located on the north side of Riverview St. between

Harrison Ave. and Harriet Ave. and is legally described as 25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR (Property I.D. 44 007 07 0166 302) in the amount of \$500.00 to Jordan Sidney. Pg. 80

C. Discussion/Action: (Kaitlyn Hines) Consider approval of offer to purchase (Case # LD 20-08) one (1) residential garage, attached to currently owned 3280 Ludington, which is located on the west side of Ludington St. between Cherry St. and Beech St. and is legally described as 25V49 LOT 49 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR (Property I.D 44 009 03 0049 000.), in the amount of \$250.00 to Platinum Acquisitions. Pg. 99

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 28, 2020

From: Jerome Bivins, DPS Director

Date for Council's Consideration: August 3, 2020

ACTION REQUESTED: Public Hearing and First Reading to amend the City of Inkster Code of Ordinance, being Sections 97.001 thru 97.999 pertaining to Streets and Sidewalks; to hold a public hearing and offer a first reading of the proposed amended sidewalk ordinance.

Current Action ☒ Emergency ☐ Future ☐

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

BACKGROUND:

Amend the existing ordinance to adopt by reference the Streets and Sidewalks Code of Ordinances.

SCOPE OF SERVICES:

The proposed amended ordinance will allow the City to go out and do an assessment of every sidewalk with in the City boundaries.

JUSTIFICATION:

To develop a sidewalk replacement program, using the Adopted Ordinance as a guide.

PROJECT IMPROVEMENTS:

Enhance Public Safety

COSTS:

N/A

PROJECTED TIME TABLE:

Second reading of the text amendment will be held during the Council meeting on August 17, 2020 and presented for council approval at August 17, 2020 council meeting. If approved by Council, the amendment will be published and posted and become effective after thirty (30) days.

RESOLUTION:

Authorization is hereby given to hold a public hearing and offer a first reading on an amendment to the City of Inkster Code of Ordinance, being Sections 97.001 thru 97.999 pertaining to Streets and Sidewalks.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

Inkster, MI Code of Ordinances
CHAPTER 97: STREETS AND SIDEWALKS

Section

General Provisions

- 97.001 Definition
- 97.002 Operation of unlicensed power-driven implements prohibited; exception
- 97.003 Repair of motor vehicles on public ways prohibited; exceptions
- 97.004 Encumbering and obstructing streets prohibited; exception
- 97.005 Building materials remaining on sidewalks

Street Construction and Repair

- 97.015 Permit required
- 97.016 Authority to supervise and control; inspections
- 97.017 Conformance with lines and grades; specifications

Curb Cuts

- 97.030 Permit required
- 97.031 Issuance of permit; agreement to pave

Excavations

- 97.045 Proper control of work; essential conditions
- 97.046 Permit required
- 97.047 Application; bond required
- 97.048 Approval of permits for work; notice to police and fire departments
- 97.049 Lights and barricades required
- 97.050 Authority to enforce
- 97.051 Completion of work; delays

Sidewalks and Driveways

- 97.060 Conformance with provisions
- 97.060a Purpose
- 97.061 Notice to build or repair; costs; lien on propertyViolations
- 97.062 Notice to build or repair; costs; liens on property; Contents of notice
- 97.063 Duty of owners, agents or occupantsResponsibility of abutting property
- owner for sidewalk repair; conditions requiring replacement
- 97.064 Duty to maintain sidewalks in good repairInspections; finding of
- necessity; assessment against property owners
- 97.064a Complaints regarding defects; notifications of alleged injury
- 97.065 Authority of council to receive proposals or enter into contracts; surety
bond
- 97.066 Supervision and control over sidewalks and driveway; inspection
- 97.067 Conformance with line and grade specifications
- 97.068 Permit required; application; permit fee; bond
- 97.069 Construction and repair specifications
- 97.070 Asphalt construction and repair specifications

Snow and Ice Removal

- 97.080 Definitions

- 97.081 Snow and ice to be removed from sidewalks by private persons
- 97.082 Removal and ice from public transportation systems
- 97.083 Snow and ice to be removed from roofs
- 97.084 Depositing of snow and ice restricted
- 97.085 Failure to remove; work to be done by city; costs; penalty

Moving of Buildings

- 97.095 Permit required; application
- 97.096 Conditions for issuance
- 97.097 Compliance with regulations
- 97.098 Blocking streets or other public property; placement of lights
- 97.099 Changes in moving schedule; police approval
- 97.100 Notification of damage
- 97.101 Bond; refund
- 97.102 Refusal to issue permit

Administration and Enforcement

- 97.115 Violation notices

- 97.999 Penalty

GENERAL PROVISIONS

§ 97.001 DEFINITION.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ADJACENT/ABUTTING PROPERTY means any lot or parcel of land adjoining, bordering or touching the street.

ADJACENT SIDEWALK means that portion of the sidewalk located within the street next to an abutting or adjacent property.

COMMUNITY means a county, township, city or village.

DEPARTMENT means the Department of Public Services.

DIRECTOR means the department head of the Department of Public Services.

DRIVEWAY means an area of private property above the sidewalk for the purpose of parking vehicles and gaining access to the property.

DRIVEWAY APPROACH means an area within the right-of-way located between the sidewalk and the edge of the improved roadway, for the purpose of gaining access to the driveway and access to the property.

FLAG means a section of sidewalk the length of which usually equals the width of the sidewalk.

HIGHWAY means every public highway, road and street which is open for public travel, and shall include bridges, sidewalks, crosswalks and culverts on any highway. The term "highway" does not include alleys, trees, utility poles, or private roads and streets.

INSPECTOR means any representative of the department designated to perform sidewalk inspections.

MDOT means the Michigan Department of Transportation.

OWNER means the individuals holding title to the property adjacent to sidewalk along a street.

PRIVATE PROPERTY means any property not belonging to a governmental agency.

PRIVATELY OWNED SIDEWALK means a sidewalk, either asphalt or concrete, located on private property outside of a public right-of-way or easement.

PUBLIC PROPERTY means the dedicated right-of-way or right-of-way easement, which may include public highways, streets and alleys.

REPAIR/REPLACEMENT means the adjustment, removal, realignment, mudjacking, patching or installation of any sidewalk in accordance with adopted department repair/replacement standards.

SIDEWALK means any improved portion of the public right-of-way lying between the edge of the improved roadway and the adjacent property line intended for the use of pedestrians. The sidewalk materials shall consist of concrete with widths generally ranging between three to five feet or asphalt ranging from five to eight feet in width.

SIDEWALK SPACE. The space between the lot line and the curb line of the street or any space outside the lot line and the space under and over any such sidewalk space.

STREET means a dedicated thoroughfare in the city that is designated for public travel and transportation, affording the principal means of access to abutting property. This does not include any privately owned roads, streets or other means of access.

('68 Code, § 7-505) (Ord. 32, passed 7-2-40)

[§ 97.002 through § 97.051 unchanged]

SIDEWALKS AND DRIVEWAYS

§ 97.060 CONFORMANCE WITH PROVISIONS.

All sidewalks and driveways hereafter laid, constructed, maintained and repaired in the city shall conform to the provisions of this subchapter.

('68 Code, § 7-525) (Ord. 146, passed 9-24-57) Penalty, see § 97.999

§ 97.060a PURPOSE

This subchapter is designed to protect the public health, safety and welfare of the citizens of the city, by the adoption of regulations concerning the construction and maintenance of sidewalks within the city.

§ 97.061 NOTICE TO BUILD OR REPAIR; COSTS; LIEN ON PROPERTY. VIOLATIONS

(A) Whenever the department shall determine that a sidewalk is in a condition that fails to meet the sidewalk criteria provided for in this subchapter, a notice shall be sent to the owner of the adjacent lot or parcel to repair the sidewalk. The notice shall specify the time period in which the person shall achieve compliance with the provisions of this subchapter. In no case shall the time period specified exceed 90 days, except during inclement or unseasonable weather, in which case the party responsible for the repair shall post a financial guarantee in lieu of the repair. The guarantee must be in the form of cash, a certified check or an irrevocable letter of credit.

(B) The owner of record or tenant of any building, structure, premises, or path thereof and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violations may each be found guilty of a separate offense and suffer the applicable penalties.

(C) The imposition of any fine, or jail sentence, or both, shall not exempt the violator from compliance with the provisions of this subchapter.

~~(A) Wherever, in the opinion of the City Council, any sidewalk or driveway shall be built, repaired, rebuilt or replaced, the Council shall so declare by resolution and the clerk shall cause to be served upon the owner or occupant of any lot in front of or adjacent to which said sidewalk or driveway is required to be built or repaired, notice that such sidewalk or driveway must be built or repaired within ten days after the service of such notice, or that the work will be done under the direction of the Department of Public Services and the cost thereof, with 10% additional, assessed against the property. Such notice may be served by securely posting upon the premises, if the owner or occupant cannot be found, or if either of them can be found on or about the premises such notice shall be served personally on such owner or occupant of such lot. If such owner or occupant shall fail or neglect to comply with the terms of the notice aforesaid, the Department of Public Services shall cause said sidewalk or driveway to be built and return the cost thereof and the 10% additional to the Council, and the Council may order such cost assessed against such lot.~~

~~(B) Such assessment, when confirmed, shall be a lien upon such lot or premises the same as other special assessments, and the City Council shall order the City Assessor to spread said amount, together with such penalty, on his roll as a special assessment on such lot or premises, and the same shall be collected according to law in the same amount, together with taxes, or the city may collect such amount together with the penalty aforesaid from the owner or occupant of such premises in an action of assumpsit together with the cost of the suit.~~

~~('68 Code, § 7-520) (Ord. 145, passed 9-24-57)~~

Cross-reference:

Public improvements, see Ch. 51

§ 97.062 NOTICE TO BUILD OR REPAIR; COSTS; LIEN ON PROPERTY; CONTENTS OF NOTICE.

Notice herein provided for shall contain the name of the owner or occupant of any lot in front of or adjacent to which said sidewalk or driveway is required to be built, repaired, rebuilt or replaced, if known, a description of the particular property in front of or adjacent to which said sidewalk is to be built, repaired, rebuilt or replaced, and shall designate the work required to be done. Such notices shall also recite that the work is required to be done by resolution of the City Council, giving the date of such resolution ~~and such other information as shall enable the owner or occupant notified to fully comply with its terms.~~ requiring such owner or owners to construct, reconstruct or repair in accordance with city specifications such sidewalk as is required by such resolution within 30 days of the date of the notice, unless a different time is specified in the resolution of the City Council. A notice shall also state that if any owner shall fail to comply with such order within the specified time, then the city shall construct, reconstruct or repair such sidewalk and charge the expense thereof to the premises and the owner thereof, together with an administrative charge established by the annual appropriations ordinance to cover administrative, bidding, engineering and collection expenses.

~~('68 Code, § 7-521) (Ord. 145, passed 9-24-57) (Amended, Ord. _____, Passed _____)~~

§ 97.063 DUTY OF OWNERS, AGENTS OR OCCUPANTS, RESPONSIBILITY OF ABUTTING PROPERTY OWNER FOR SIDEWALK REPAIR; CONDITIONS REQUIRING REPLACEMENT.

It shall, in all cases, be the responsibility of the owner of every lot or parcel of land in the city to keep the sidewalks adjacent to his lot or parcel in good repair. Sidewalk sections (flags) shall be replaced when the condition of the section is detrimental to the safety of the general public. The following are some examples of conditions requiring replacement:

(1) If the sidewalk has displacement of more than three-quarters inch between any two sections (flags) of sidewalk at the connection joint.

(2) If the sidewalk has more than two cracks of one-quarter inch in width or more in any two linear feet of sidewalk section.

(3) If the sidewalk has a crack more than three-quarters inch in width.

(4) If any section of sidewalk is tilted in excess of one inch per foot from the inside edge toward the outside edge (the outside edge being the edge of the sidewalk nearest the street line).

(5) If any section of sidewalk is tilted from the outside edge toward the inside edge (the outside edge being the edge of the sidewalk nearest the street line).

(6) If, in any five-lineal-foot section (flag) of sidewalk more than 50 percent of the surface has scaled off to a depth of one-quarter inch or greater.

(7) If the concrete has settled, allowing water to pond to a depth of three-quarters inch or more. It shall be the duty of every owner, agent or occupant of any lot or premises notified according to the foregoing provisions of this subchapter to promptly comply with notice and construct or repair the sidewalk or driveway as ordered. In case any owner, agent or occupant shall neglect to build or repair any sidewalk within the time prescribed in the notice provided in this subchapter, and the city by any suit or other proceeding is compelled to pay damages for injuries to any person on account of such neglect, such owner, agent or occupant shall be liable to the city for the amount in a suit in assumpsit in the proper court.

(‘68 Code, § 7-522) (Ord. 145, passed 8-24-57)

§ 97.064 DUTY TO MAINTAIN SIDEWALKS IN GOOD REPAIR, INSPECTIONS; FINDING OF NECESSITY; ASSESSMENT AGAINST PROPERTY OWNERS.

(A) The city council may, by resolution, require the owners of lots or parcels to replace or repair sidewalks where the condition of the sidewalks necessitates replacement or repair for public health, safety and welfare. Prior to the adoption of a resolution requiring replacement or repair of sidewalks, notice shall be given to affected property owners and a public hearing shall be conducted.

(B) The department shall inspect all sidewalks installed or maintained under the terms of this subchapter. Any complaints regarding construction or maintenance of the sidewalks shall be inspected by the department within a reasonable time.

(C) At the time of the inspection the inspector shall conspicuously mark the flags needing replacement or repair and the department shall provide notice to the property owner of the necessity of the replacement or repair and the date of the hearing before the city council. During this time period the property owner may replace or repair the sidewalks, but such replacement or repair shall be according to the construction standards established by this subchapter and department policy.

(D) The resolution by the city council finding the necessity of the replacement or repair shall provide:

(1) A finding that the responsible property owners have been given notice of the public hearing.

(2) A description of the flags or portions of sidewalk to be replaced or repaired;

(3) A finding of the necessity of the replacement or repair of the sidewalk for public safety reasons;

(4) An order directing the city to replace or repair the portions of sidewalk upon the property owner's failure or neglect to replace or repair the sidewalk; and

(5) An order directing the treasurer to assess the city's costs for replacement or repair of the sidewalk against the property involved, payable over a five-year period.

(E) All sidewalks shall be replaced or repaired according to the construction standards established in the sidewalk replacement and repair policy.

(F) The cost of repair/replacement of sidewalks shall be invoiced to the adjacent property owner with the following exceptions:

(1) Sidewalk ramps will not be assessed to the adjacent property owner.

(2) A sidewalk that is damaged as a result of a city utility, or other utility repair, will not be assessed to the adjacent property owner. All sidewalks within the city shall be kept in good repair by the owner, agent or occupant of the house, lot or premises adjacent to or in front of which said sidewalk lies. Whenever any sidewalk within the limits of the city shall require repairing it shall be the duty of said owner, agent or occupant of the house, lot or premises adjacent to immediately

~~make such repairs, failing to do so, it shall be the duty of the Department of Public Services or the person or persons appointed thereby whenever directed by the City Council to notify by written notice the owner, agent or occupant of such house, lot or premises to repair the same within 48 hours, and if the person thus notified shall refuse or neglect to comply with the requirements of said notice then the Department of Public Services or the person appointed for that purpose shall cause said repair to be made forthwith under the procedure provided for in § 97.061; however, none of the provisions of this section shall be construed to relieve such owner, agent or occupant of any lot or premises from his liability under the provisions of § 97.063.~~

~~(‘68 Code, § 7-523) (Ord. 145, passed 9-24-57)~~

§97.064a - Complaints regarding defects; notification of alleged injury.

(A) An individual who alleges injury as a consequence of an alleged defect in a sidewalk shall notify the city's risk manager within 30 days of the incident. The risk manager shall be designated as the administrative services department director.

(B) The department shall be responsible for inquiries about the condition of sidewalks. The department shall keep a record of complaints and any action taken.

(C) It shall be the responsibility of the department to supervise all sidewalk construction and maintenance, including inspection, and the enforcement of provisions of this subchapter. It shall also be the responsibility of the director to establish a policy for construction, replacement, repair, inspection, handling of complaints, and handling of injury claims, and for assessment/invoicing of sidewalks (sidewalk replacement and repair policy).

[Balance of ordinance unchanged]

July 20, 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 20, 2020

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

Call Meeting to Order

Mayor Wimberly called the meeting to order at 7:03 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 @ 7:20PM
Councilwoman Washington	Present	Councilman Chisholm	Present
Councilman Shaw	Present		

Approval of Agenda

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to approve the agenda.

Resolution 07-20- 82COV - Motion carried.

ROLL CALL VOTE:

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

Presentations/Discussion**Public Hearings**

- 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.

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Chisholm to OPEN the public hearing for Amendment to Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments.

Resolution 07-20- 83COV - Motion carried.

ROLL CALL VOTE:

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

- **Darrin Carrington** – Stated that the property Cherry Hill place is covered by a PILOT that pays the city 4% of certain revenues. The property is being proposed to be purchased by LARC Community Development Group in order for the property to be purchased, the PILOT Ordinance for the property must be amended to allow for this transaction.
- **Mandsl** – Asked what other cities are doing this program.
- **Darrin Carrington** – Responded that other cities are City of Detroit, Adrian, Saginaw Township, Lansing, Westland and Southfield.

Moved by Councilmember Shaw, Seconded by Councilmember Williams to CLOSE the public hearing for Amendment to Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments.
Resolution 07-20- 84COV - Motion carried.

ROLL CALL VOTE:

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

Consent Agenda

- A. July 6, 2020 Regular (Virtual) City Council Meeting Minutes.
 B. Allen Brother's and Attorney's PLLC Invoice \$19,771.56

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to approve the Consent Agenda.
Resolution 07-20- 85COV - Motion carried.

ROLL CALL VOTE:

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

Boards and Commission

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

Moved by Councilmember Williams, Seconded by Councilmember Shaw to appoint Toni Bailey to the Beautification Commission.
Resolution 07-20- 86COV - 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 Williams to appoint Chuck Coleman to the Commission on Aging.
Resolution 07-20- 87COV - 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 Shaw, Seconded by Councilmember Chisholm to appoint Debra Owens to the Commission on Aging.
Resolution 07-20- 88COV - 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 Shaw, Seconded by Councilmember Williams to appoint Jean Liddell to the Commission on Aging.
Resolution 07-20- 89COV - Motion carried.**

ROLL CALL VOTE:

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

**Moved by Councilmember Williams, Seconded by Councilmember Washington to appoint Rosie Allen-Thompson to the Commission on Aging.
Resolution 07-20- 90COV - Motion carried.**

ROLL CALL VOTE:

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

**Moved by Councilmember Shaw, Seconded by Councilmember Williams to appoint Gabe Henderson to the Commission on Aging.
Resolution 07-20- 91COV - Motion carried.**

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Washington	Yea
Councilmember Shaw	Yea	Councilmember Shaw	Yea
Councilmember Washington	Yea	Councilmember Chisholm	Yea

**Moved by Councilmember Shaw, Seconded by Councilmember Williams to appoint Henry Wade to the Commission on Aging.
Resolution 07-20- 92COV - Motion carried.**

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Washington	Yea
Councilmember Shaw	Yea	Councilmember Shaw	Yea
Councilmember Washington	Yea	Councilmember Chisholm	Yea

**Moved by Councilmember Shaw, Seconded by Councilmember Williams to appoint Rochelle Wells to the Commission on Aging.
Resolution 07-20- 93COV - Motion carried.**

ROLL CALL VOTE:

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

Previous Business

- A. Discussion/Action: (Special Projects Director) Consideration and 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.

**Moved by Councilmember Chisholm, Seconded by Councilmember Washington to REMOVE FROM THE TABLE Consideration and 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.
Resolution 07-20- 94COV - Motion carried**

ROLL CALL VOTE:

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

**Moved by Councilmember Howard, Seconded by Councilmember Shaw to TABLE of 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 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.
Resolution 07-20- 95COV - Motion carried**

ROLL CALL VOTE:

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

- 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.

Moved by Councilmember Chisholm, Seconded by Councilmember Watley to REMOVE FROM THE 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- 96COV - Motion carried

ROLL CALL VOTE:

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

Moved by Councilmember Chisholm, to approve of a 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- 97COV - Motion failed.

Ordinance(s)

A. First Reading(s)

1. A first reading 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.
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".

B. Second Reading(s)

New Business

- A. Discussion/Action: (Jerome Bivins) Consideration and approval 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.

Moved by Councilmember Howard, Seconded by Councilmember Shaw to approve 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.

Resolution 07-20-98COV – Motion carried

ROLL CALL VOTE:

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

- B. Discussion/Action: (William Riley) Consideration and approval to accept award amount of \$1,459,734. from the U.S. Department of Justice COPS Office for the hiring of six new police officers for a total of three years with NO matching funds required from the City of Inkster.

Moved by Councilmember Williams, Seconded by Councilmember Shaw to approve to accept the COPS Grant to hire six Police Officers, grant awarded by the Department of Justice.

Resolution 07-20-99OV – Motion carried

ROLL CALL VOTE:

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

- 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 with the placement of the Governor's Executive Order.

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to approve for a street closure on Hazelwood on July 25, 2020 from 3:00pm until 8:00pm for a Block/Birthday Party

Resolution 07-20-100COV – Motion carried

ROLL CALL VOTE:

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

- 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.

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to approve for a street closure on Hazelwood on July 25, 2020 from 3:00pm until 8:00pm for a Block/Birthday Party

Resolution 07-20-101COV – Motion carried

ROLL CALL VOTE:

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

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

Moved by Councilmember Shaw, Seconded by Councilmember Chisholm to approve Resolution 07-20-102COV – Motion carried

ROLL CALL VOTE:

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

Public Participation

- **Leslie Windless** – My name is Leslie Windless, and I am writing to have our event included in the public comment of section of the July 20, 2020 Inkster City Council meeting. Youth Against Racism will be having a peaceful protest SPECIFICALLY for the youth (19 & under) at the Dearborn Heights and Inkster Police Departments from 6PM to 8PM on Friday, 7/24/20. The protest was triggered by the murder of George Floyd but is required for the countless other senseless deaths of people of color. Our children are and have been watching but are not always heard. We felt it was necessary to give them a safe space/platform to tell their stories, share their ideas, and stand in solidarity in support of the notion that black lives matter. To ensure that this event is a success, we need your help. You are invited to stand in unity with the youth of color in Dearborn Heights and Inkster, MI. Please reach out to me at your earliest convenience if you are interested in attending this event. She can be contacted at (313) 695-7054 or Leslewindless14@yahoo.com
- **Yvette Brock** – Stated it may be beneficial to know if the group home that was on the agenda is taxable or non-taxable.
- **Cody Corvet** – Provided explanations and MCL codes; 125.3206 Sub Sections I and II regarding group homes.

City Clerk

- Encouraged residents to vote by Absentee Ballot.

City Treasurer

- No comments

Mayor and Council

- **Councilmember Shaw** – Asked if other committees were having virtual meetings. Stated he liked the artwork that is around the city. He asked if the bus stop on Michigan Ave. could have plexiglass instead of real glass because the windows keep getting broken. He stated there was graffiti on the CSO Basin sign on Inkster Rd. He further stated there are overgrown bushes at 1191 Helen Street.
- **Mayor Wimberly** – Stated the Census 2020 Count is at sixty percent and the city is trying to get to ninety percent. He asked all councilpersons to make an effort within their districts to get the numbers up.

CLOSED SESSION

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to go into closed session at 9:19 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 Watley, Seconded by Councilmember Howard carried, to conclude
the Regular Virtual City Council meeting of July 20, 2020 was adjourned at 9:54PM.



Felicia Rutledge, City Clerk
City of Inkster

August 3, 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)

Rochelle Wells

Rosie Allen Thompson

Henry Wade

Toni Bailey

Roosevelt Stubbs

Gabe Henderson

Jean Liddell

Iris Long

June Patterson

Debra Owens

Chuck Coleman

Tenure

Exp. 07/20/22

Exp. 07/06/22

Exp. 07/06/22

Exp. 07/06/22

Exp. 04/15/21

Exp. 07/06/22

Exp. 07/06/22

Exp. 01/06/22

Exp. 01/06/22

Exp. 07/06/22

Exp. 07/06/22

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment

3 Members

Charter Provision and State Law

WCA Assessing

William Miller

Lenoria Warmack

Ned Sanders

Peggy Bishop (Alternate)

Clerk of the Board – Non Voting

Exp. 01/06/21

Exp. 12/16/20

Exp. 02/03/21

Exp. 10/7/2020

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey

Kathleen Gibbs

Gabe Henderson

Avis Love

George Williams

Lenoria Warmack

Exp. 07/06/22

Exp. 01/21/22

Exp. 02/18/21

Exp. 01/06/22

Exp. 11/6/19 – Expired

Exp. 12/16/21

Vacant

Vacant

Vacant

Vacant

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Vacant

Vacant

Vacant

Vacant

August 3, 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 Michelin 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

August 3, 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 Michelini		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 Oghoraye		Exp. 07/20/19-RESIGNED
Winston Wade		Exp. 07/17/21
Rerhl 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
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Walter Bays (Elec. Cont.)
 Andrew Hughes (Adm. Official)
 Carlton Trouteaud (Rep. of Detroit Edison)

August 3, 2020 (Virtual Meeting)

ELECTION COMMISSION

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

4 Year Term

Council Member (most votes)

Kim Howard

City Attorney

Tenure

City Clerk

Tenure

LaGina Washington (Mayor and Council appointee)

12/22 – will need to resign

Ruth E. Williams

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

Exp. 02/25

Mable Stroman

Exp. 3/22

Ellis Clifton

Exp. 5/24

DaSalla Scott

Exp. 9/20 (Resident Housing)

Yvette Brock

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. Ajetunmbi

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

August 3, 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
Twain 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

August 3, 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

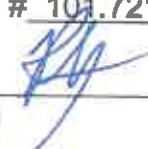
July 20, 2020

August 3, 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 \$4000.00 to Platinum Acquisitions.

Current Action X Emergency Future

Funds Budgeted: If Yes X 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 \$4000.00

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 (\$4000.00), 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



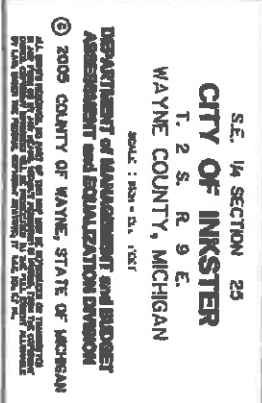
Image capture: Aug 2018 © 2020 Google

Inkster, Michigan



Street View





REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: July 14, 2020

From: Darin Carrington

Date for Council Consideration: August 3, 2020

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

Current Action ☒ Emergency ☐ Future ☐

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

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:

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, CM~~Felicia Rutledge
City Clerk
Inkster, Michigan

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

Police Station
Fire Station
City Hall
Courtroom

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: July 14, 2020

From: Adrianna Jordan
Planning Director

Date for Council Consideration: August 3, 2020

ACTION REQUESTED: Consideration and approval of the second reading/approval of the 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 ☒ Emergency ☐ Future ☐

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

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

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

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

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~~**.

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 ~~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
- 155.120 Business, trade, vocational and similar learning institutions
- 155.121 Townhomes and duplexes
- 155.122 Multiple-family dwellings and adult foster care large group home

(three stories or less)

- 155.123 Multiple-family dwellings (four stories or greater)
- 155.124 Mixed-use business and residential buildings
- 155.125 General hospitals
- 155.126 Automobile service stations
- 155.127 Vehicle washing facilities
- 155.128 Minor vehicle repair facilities
- 155.129 Major vehicle repair facilities
- 155.130 Carry-out, fast food, drive-through or drive-in restaurants
- 155.131 Motels or hotels
- 155.132 Self-storage facilities
- 155.133 Outdoor sales space for exclusive sale of new or pre-owned vehicles or house trailers
- 155.134 Outdoor sales of automobiles and other vehicles
- 155.135 Greenhouse and florist operations involving the growing, wholesaling, and/or retailing of plant materials
- 155.136 Open air business
- 155.137 Research and development facilities
- 155.138 Junk yards
- 155.139 Contractors' offices and yards
- 155.140 Manufactured housing communities
- 155.141 Outdoor theaters
- 155.142 Floodplain zones; National Flood Insurance Program
- 155.143 Standards for processing bio-diesel fuels
- 155.144 Tattoo establishments
- 155.145 Charitable gaming room
- 155.146 Standards for all medical marijuana facilities and recreational marijuana establishments
- 155.147 Commercial warehouse and wholesale operations
- 155.148 Medical marijuana provisioning centers
- 155.149 Temporary pop-up commercial use
- 155.149A Mobile food vending
- 155.149B Mobile food court or park
- 155.150 Medical marijuana processing facilities
- 155.150A Medical marijuana testing facilities
- 155.150B Medical marijuana transportation facilities
- 155.150C Medical marijuana cultivation facilities
- 155.150D Recreational marijuana grower establishment
- 155.150E Recreational marijuana retailer establishment
- 155.150F Recreational marijuana processing establishment
- 155.150G Recreational marijuana secure transporter
- 155.150H Recreational marijuana safety compliance establishment

Alternative Development Options

- 155.151 Condominium development

- 155.152 Planned unit development
- 155.153 Lot averaging for one-family developments
- 155.154 Reserved through § 155.159

Performance Standards

- 155.161 Intent
- 155.162 Scope of application
- 155.163 Submission of additional data
- 155.164 Performance standards
- 155.165 Procedures for determining compliance
- 155.166 Continued violation
- 155.167 Appeals
- 155.168 Reserved through § 155.179

Nonconforming Uses and Structures

- 155.181 Intent
- 155.182 Nonconforming lots
- 155.183 Nonconforming uses of land
- 155.184 Nonconforming structures
- 155.185 Nonconforming uses of structures
- 155.186 Repairs and maintenance
- 155.186A Preferred class designations
- 155.187 Change of tenancy or ownership
- 155.188 Reserved through § 155.199

Regulated Uses

- 155.201 Intent
- 155.202 Establishment
- 155.203 Review and action procedures
- 155.204 Invalidation of regulated use permits
- 155.205 Massage establishments
- 155.206 Reserved
- 155.207 Appeals procedure
- 155.208 Reserved
- 155.209 Reserved

Wireless Communications Towers and Antennas

- 155.211 Intent
- 155.212 Definitions
- 155.213 Applicability
- 155.214 General requirements
- 155.215 Permitted uses
- 155.216 Special land use permits
- 155.217 Insurance obligation

Location Restrictions

- 155.218 Theaters, assembly halls, concert halls, clubs and similar organizations
- 155.219 Reserved through § 155.229

Signs

- 155.231 Intent
- 155.232 Scope of requirements
- 155.233 Definitions
- 155.234 Review, action and inspection
- 155.235 Obsolete signs
- 155.236 Nonconforming signs
- 155.237 Alteration of signs
- 155.238 Compliance with the zoning code
- 155.239 Appeal to the Zoning Board of Appeals
- 155.240 Registration of sign contractors; licensing and bonding
- 155.241 General limitations and provisions
- 155.242 Structural requirements and mounting
- 155.243 Motorist visibility
- 155.244 Illumination
- 155.245 Measurement
- 155.246 Reserved
- 155.247 Reserved
- 155.248 Reserved
- 155.249 Reserved
- 155.250 Residential district signs
- 155.251 Business and office district signs
- 155.252 Industrial district signs
- 155.253 Tables and figures
- 155.254 Reserved
- 155.255 Severability clause
- 155.256 Waiver process
- 155.257 Reserved through § 155.259

Public Art

- 155.261 Murals
- 155.262 Mural regulations
- 155.263 Reserved through § 155.269

Powers and Duties of Boards and Departments

- 155.271 City Council
- 155.272 City Planning Commission
- 155.273 Community Development Department
- 155.274 Building Department
- 155.275 Zoning Board of Appeals
- 155.276 Reserved through § 155.279

Administration, Enforcement and Penalties

- 155.281 Enforcement authority
- 155.282 Duties of the Building Official or other official responsible for code enforcement
- 155.283 Plot plan

- 155.284 Permit requirements
- 155.285 Certificate of occupancy and re-occupancy
- 155.286 Site plan review (all districts)
- 155.287 Standards for site plan approval
- 155.288 Procedures for special land use review
- 155.289 Standards for special land use approval
- 155.290 Special meetings
- 155.291 Public hearing notification requirements
- 155.292 Fee structure
- 155.293 Performance guarantee
- 155.294 Changes and amendments
- 155.295 Final inspection
- 155.296 Public nuisance and abatement
- 155.297 Owner's liability to punishment
- 155.298 Rights and remedies are cumulative
- 155.299 (Reserved)
- 155.300 Imposition of penalty does not exempt compliance with requirements
- 155.301 Severability
- 155.302 Savings
- 155.303 Validity
- 155.304 Time limitations on orders
- 155.305 Reserved through § 155.319
- Repeal and Effective Date**
- 155.321 Repeal
- 155.322 Effective date
- 155.999 Penalty

§ 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

TA 20-04

Clean Version 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)”.

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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



July 27, 2020

Mayor Patrick Wimberly
City of Inkster
26215 Trowbridge
Inkster, Michigan 48141

Subject: Development Implementation Technical Assistance Program

Dear Mayor,

It was great speaking with you and learning about efforts you are taking to repurpose city-owned properties and plan for new development in the City of Inkster. It is clear that you are taking the necessary steps to position the City of Inkster for redevelopment by completing a residential Target Market Analysis (TMA) and utilizing data to identify prime redevelopment sites throughout the city.

As you may know, it is much more difficult to redevelop properties in urban areas due to increased costs, primarily from potential infrastructure replacement and underground contamination costs. The increased costs leave developers searching for ways to close the financial "gap" for a proposed project. Combined with a limited number of developers undertaking housing and mixed-use projects in Michigan, the task of attracting new projects can be daunting. This requires a high level of redevelopment expertise and creative financing tools on the part of the City.

Our team at CIB can provide the city with this additional assistance including, but not limited to, the following tasks:

- Prioritize prime redevelopment areas utilizing your existing TMA, including initiating the pilot projects identified in the TMA;
- Complete a Retail Target Market Analysis, to be prepared by LandUseUSA. See Addendum A for the complete TMA scope of work and fees for professional time;
- Prepare an RFQ to establish a pool of local, qualified builders that have the financial ability, capacity and willingness to take on potentially complex real estate and construction projects;
- Assist with the developer selection process;
- Prepare targeted marketing materials for prime redevelopment opportunities
 - **Info needed from Inkster to complete marketing materials:** county, address, zoning, lot dimensions, acreage, most current SEV, parcel ID number, price if applicable, infrastructure specifications: sanitary, water and storm including main sizes for sanitary and water if available/applicable, school district, broker details if applicable, neighborhood name if applicable

17195 Silver Parkway, #309
Fenton, MI 48430

Phone: 810-734-0000
Email: avantini@cibplanning.com

- Host a developer forum for qualified developers to present and discuss the cities ideal redevelopment vision for prime redevelopment sites;
- Preparation and execution of development agreements in partnership with the city's legal counsel;
- Identify additional financing incentives, including those available locally through the DDA;
- Assist with State funding applications, including the popular Community Revitalization Program (CRP), which provides specific project funding assistance through the Michigan Economic Development Corporation (MEDC);
- Recruit developers, both ones we have worked with and those we know, and assist with securing new local investors when necessary; and
- We can also help coordinate the efforts of the developer and City officials to ensure that projects are truly public-private partnerships.

CIB understands that the scope of services is flexible and a kickoff meeting with staff and stakeholders would be needed to further define expectations and scope items as well as identification of individuals responsible for executing each task item. Given this, CIB Planning offers this proposal for consulting services to the City of Inkster for a fee not to exceed \$30,000 for the first phase of work identified in this proposal.

Additional services beyond this provided scope would need to be agreed upon between the City of Inkster and CIB Planning and would be billed at our hourly rates noted in the fee schedule for 2020 below.

Fee Schedule for Professional Consultants

President	\$142.00
Vice President	\$128.00
Director	\$124.00
Senior Planner	\$101.00
Project Planner II	\$77.00
Project Planner I	\$71.00
Assistant Planner	\$64.00
Administrative	\$42.00

Professional Classification

Carmine P. Avantini, AICP, President

Justin Sprague, Vice President

Elena Moeller-Younger, Director of Marketing & Strategic Planning

Kelly McIntyre, Director of Planning

Sharon Woods, LandUseUSA

** Hourly rates are subject to increase on an annual basis*

We look forward to discussing this proposal in more detail and if you have any questions, please contact me at 810-919-2901.

Sincerely,

CIB PLANNING



Carmine P. Avantini, AICP
President



Justin Sprague
Vice President

Schedule for Delivery

Our proposed project timeline as depicted below is our anticipated timeline for key steps necessary to implement this project in an expedited manner to meet the needs of the City of Inkster. It should be noted that the schedule is somewhat flexible given our current public health conditions and required responses at the local, state and federal level.

	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR
1. Kickoff		✓							
2. Property prioritization and implementation of TMA Pilot Phase I		✓	✓						
3. Prepare and issue RFQ for qualified builders and developers		✓	✓						
4. Developer/Builder selection and planning of developer forum			✓	✓					
5. Development of marketing materials for targeted outreach and developer forum		✓	✓	✓					
6. Internal policy development for property disposition, development agreements and incentive policy		✓	✓	✓					
7. Project management assistance and staff capacity for development projects			✓	✓	✓	✓			

Addendum A

The City of Inkster Michigan

Retail Target Market Analysis Agreed Scope of Work

July 23, 2020

Prepared by



Prepared for



Introduction

On behalf of LandUseUSA | Urban Strategies as subcontractor to CIB Planning, our team would like to thank you for the opportunity to present our agreed upon scope of work for development of a Retail Target Market Analysis. This study will focus on the City of Inkster, the Michigan Avenue Corridor, its downtown or civic district, and other key retail nodes that could serve as shopping destinations.

LandUseUSA will coordinate the work, administrative tasks, the virtual meetings, phone conferences, and related tasks directly with Community Image Builders (CIB Planning) and their team. To that end, this document represents an Addendum A to the CIB agreed scope of work for the *Development Implementation Technical Assistance Program (DITAP)*.

Project Objectives

We understand that the purpose of this proposed retail market analysis for the City of Inkster will be to provide retail information and strategies for your downtown, enhanced with optional analyses of market economics and non-retail commercial space. If you authorize LandUseUSA to complete this study, we will also help you work toward these core objective:

- **Market Potential** – The market analysis will identify the market potential for missing retail categories in the downtown, its civic center district, and other shopping districts along the Michigan Avenue corridor. Depending on the approved scope of work, we will identify strategies for the adaptive reuse of vacant buildings and new tenants for quality retail vacancies.
- **Planning Support** – The market analysis will provide a foundation for your planning consultants to prepare detailed downtown plans as needed, and perhaps even some corridor or subarea plans for other cameo projects within the city. The work will also serve as a platform for stakeholders to work toward mutual goals that align with Michigan's Placemaking principles.
-

- **Due Diligence for State Agencies** – Our work will serve as a platform market analysis that will meet the high standards and expectations of our state's agencies. For example, the study could help you partially or fully meet the requirements of market analysis as outlined the MEDC's Redevelopment Ready Communities program; or related programs through the MSHDA Place-Based Planning Program; Michigan Main Street Program; MML Civic Innovations and PlacePlans initiatives; and/or initiatives underway by the Michigan Department of Treasury and Michigan Land Bank Fast Track Authority.
- **Developer Recruitment** – The market analysis can also serve as a platform for future public/private collaborative ventures, leading to focused community investment and sustainable development throughout the City of Inkster. This includes a special focus on vacant buildings and adjacent land that represents ideal locations for reinvestment into the city and community. Property owners and developers will be able to use the study as a foundation for site-specific feasibility analyses needed to qualify for gap financing.

Retail Target Market Analysis

Agreed Scope of Work

The Retail Target Market Analysis will be founded on empirical, quantitative data, including primary and secondary sources. We will conduct inventories of supply and demand, gap models, demographic forecasting, real estate analysis, market share analyses, and a study of lifestyle preferences. The following pages provide additional detail on the agreed scope of work.

- A. **Geographic Delineations** – We will focus our work on the City of Inkster, downtown and civic center, the Michigan Avenue Corridor, and complementary shopping nodes. We will also provide some demographic comparisons to a few of the neighboring jurisdictions. If local level data is not available, then Wayne County will be used as a general barometer.

We will also use a drive-time analysis and radii data to estimate an effective trade area. The effective trade area will represent the origins of 60% of retail sales for Inkster's largest retailers; and 70% to 80% of retail sales for the smaller merchants. The balance of retail sales **will** be generated by shoppers arriving from beyond that trade area.

- B. Demographic Analysis and Forecasts – A detailed demographic analysis will be a necessary first step to completing the retail market analysis and gap model. This will include a study of population, per capita income, and related variables that demonstrate the expenditure potential of resident shoppers.

We will also include a study of the lifestyle clusters currently living within the City of Inkster, and their preferences for shopping, entertainment, and recreational venues. We will rely on Experian Mosaic data (with 71 lifestyle clusters) to identify the likely wants and needs of existing households when seeking places to live within the local market. We will also compare the lifestyle preferences of neighboring jurisdictions that might contribute to Inkster's retail market potential.

- C. Real Estate Analysis – Field observations and internet resources will be used to gather an inventory of for-sale and for-lease commercial land and buildings throughout the City of Inkster. The data will be organized by traditional retail space and other commercial properties (including office space). Within the retail and commercial categories, we will also conduct one analysis for vacant land and another for existing buildings and structures.

A number of important variables will be studied in the Real Estate Analysis, including asking price (value and/or rent), price per square foot, and/or price per acre. Results will be graphed with scatter plots and can be used to gauge market trends and patterns. Results can be particularly valuable for prospective real estate investors, developers, property owners, brokers, and lenders. They can also be used to gauge the general value of publicly-owned properties.

- D. Analysis of the Economic Census – The City of Inkster will also be compared to all other cities and villages across the state on the basis of average revenues per establishment; average revenues per employee; and market share. Data results will be used to identify market share gaps in the retail industry, which could point to opportunities for economic diversification and job growth. Results will also be used to complete an import-export analysis and measure leakage out of the market.
- E. Retail Cluster Analysis – The retail cluster analysis will rely on a detailed field analysis supported by photos during market tours and site visits, plus extensive internet research to gather an accurate list of existing retailers. Results are clustered into retail categories and used to identify gaps and possible opportunities. Some phone calls might be made to verify new store openings and/or closings.
- F. Gap Modeling, Market Potential – Each of the tasks listed above will be used to gauge the magnitude of markets supply, demand, gap, saturation, and/or opportunity for the City of Inkster. We will summarize the results in a series of Infographics that are easy to understand and translate into the city planning initiatives. We will focus on the market gaps and opportunities to identify economic growth and land use strategies.
- G. Site and Locational Strategies – Based on the market study results, gaps, and opportunities, we will work with the CIB Planning project team to translate the results into actionable land use strategies for a few publicly-owned parcels. We will collaborate with CIB Planning to review the sizes, clusters, and locations of publicly owned parcels. We will then identify a few of the parcels that could serve as economic catalysts; infill opportunities for missing retail choices; or anchor stores to fill vacant retail space.
- H. Phone Conferences, Virtual Session – Upon completion of the draft work products, we will request a phone conference with the project team and city leadership to discuss the results. After the phone conference, the team members should also be prepared to spend at least 4 hours reviewing the study results. At that stage, we will also ask to share the report with the leaders and any steering committee members.

We will also coordinate with CIB Planning on their facilitation of one virtual Retail Market Study session as part of a larger community meeting, workshop, or developer forum. This session will include a review of the market study report and document, but will not include a formal slide presentation.

We will ask that CIB Planning coordinate with the city's leadership team make the necessary arrangements and invite the participants. Attendees may include city staff; city council and planning commission; EDC and DDA directors and volunteers; state agency staff; private sector developers, property owners, and builders; real estate brokers; lenders; and any other stakeholders that you choose to invite.

- I. Draft and Final Reports – We anticipate that the final Retail Target Market Analysis report will be about 60 pages, including a cover page, table of contents, short narrative, and Infographics and other supporting materials assembled into an appendix with about six (6) chapters.

The narrative report will be succinct and will include an Executive Summary that focuses on the retail market potential and optimal land use strategies. To keep this project within moderate budget, the narrative will not include a detailed explanation of the data sources, methodology, work approach, demographics, or other relatively mundane topics.

Exclusions

The Retail Target Market Analysis and agreed scope of work documented in this Addendum A will explicitly **exclude** the tasks listed below. However, at CIB Planning's discretion, these tasks may be assigned to LandUseUSA (along with allocated fees for professional time) as part of the CIB Planning's proposed *Development Implementation and Technical Assistance Program (DITAP)* for the City of Inkster.

1. Formal presentations with slide shows (either virtually or in-person); in-person meetings before city council and/or planning commission; and/or facilitation of in-person work sessions, community meetings, charrettes, or other public events.
2. Consumer research, including contributions to surveys, focus group sessions, and phone interviews.
3. Interpretations of the prior Residential Target Market Analysis or the Retail Market Analysis for property cut-sheets, or other marketing materials; and contributions to those materials.
4. Evaluations and contributions to site-specific plans, sub-area plans, designs, renderings, or similar types of planning documents.
5. Assistance with the developer pre-qualification process; and with the development of requests for qualifications (RFQs), requests for proposals (RFPs), and development agreements.
6. Consultation services for private-sector land owners or developers to qualify the market potential for their site-specific projects; and developer recruitment.
7. Business plans, marketing plans, financial models and scenarios, cost-benefit analyses, fiscal impact analyses, and related types of studies.
8. Contributions to site-specific implementation with development projects, including developer recruitment, negotiations for development agreements, ground-breaking, brick-and-mortar construction, and grand openings.

Fees for Professional Time

Completing a Retail Target Market Analysis involves an intense process of gathering and analyzing data; setting-up and running models; studying the results; developing place-based recommendations; sharing ideas through feedback loops; formulating optimal development strategies; facilitating online virtual meetings; and collaborating with CIB Planning on their work. Our budget is allocated based on estimates of the professional time required to complete all of the tasks within the agreed scope of work.

Schedule of Fees for Professional Time Retail Target Market Analysis

	Professional Time Fees
A. Geographic Delineations	\$1,000.
B. Demographic Analysis and Forecasts	\$2,000.
C. Commercial Real Estate Analysis	\$2,000.
C. Analysis of the Economic Census	\$2,000.
D. Retail Inventory and Cluster Analysis	\$2,000.
E. Gap Modeling, Market Potential	\$2,000.
F. Site and Locational Strategies	\$1,000.
G. Phone Conferences, Virtual Sessions	\$1,000.
H. Draft and Final Reports (Included)	<u>\$2,000.</u>
Not-To-Exceed Fees for Professional Time	\$15,000.

The not-to-exceed fees for all professional time are summarized in the table above. We believe in applying 100% of the budget to professional time so we can do the very best job possible. Since we are already located in Michigan, we will waive our direct costs and travel expenses, and release you from the burden of reviewing travel receipts. All of the budget will be allocated to professional time; and any related direct costs will be waived.

Project Timeline

We typically ask for three (3) months to complete a market analysis for any given city or community. Completing a comprehensive market analysis is similar in scope to the undertaking of a city-wide master planning project. Considerable time is needed to gather, process, study, analyze, and report data results. Additional time is needed to distill the findings into infographics; schedule and facilitate a virtual working session for the public; and for city staff to review and comment on the draft and final reports.

With this in mind, we respectfully ask for three (3) months to complete all items listed in this agreed scope of work for completion of a Retail Target Market Analysis for the City of Inkster. We can commence as soon you like, and will work diligently and efficiently to complete the work within that timeline.

~ End of Addendum A and Agreed Scope of Work ~

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: July 29, 2020

From: Kaltlyn Hines,
Community Planner

Date for Council Consideration: August 3, 2020

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 20-04) one (1) vacant residential lot which is located on the north side of Riverview St. between Harrison Ave. and Harriet Ave. and is legally described as 25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR (Property I.D. 44 007 07 0166 302) in the amount of \$500.00 to Jordan Sidney.

Current Action X Emergency Future

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

Mayor's Approval 

BACKGROUND INFORMATION

Jordan Sidney has made the application to purchase (Case # LD 20-04) one (1) vacant residential lot which is located on the north side of Riverview St. between Harrison Ave. and Harriet Ave. and is legally described as 25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR (Property I.D. 44 007 07 0166 302).

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 a residential lot, and the applicant owns the lot adjacent. Jordan Sidney seeks to expand their lot.

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 put in a deposit of \$100.00 and is offering the total purchase price of \$500.00.

RESOLUTION

Authorization is hereby given for the sale of one (1) one (1) vacant residential lot which is located on the north side of Riverview St. between Harrison Ave. and Harriet Ave. and is legally described as 25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR (Property I.D.

44 007 07 0166 302) in the amount of \$500.00 to Jordan Sidney, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$400.00), 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:



INSTRUCTIONS FOR REAL ESTATE AGENTS FOR APPLICATION TO PURCHASE CITY-OWNED PROPERTY

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. If the property is zoned for commercial or industrial use, please contact 313-563-9760 to schedule an appointment.

Step 2: Obtain the legal description through the Assessor or Property Records Division.

Step 3: Complete the "Application to Purchase City-owned Property". (Required)

Page 1: requests information about the applicant, intended use, and the property.

Purchase Offer: Indicate the dollar amount of the offer.

Inkster City Council reserves the right to reject any Offer to Purchase.

Page 2: Letter of Good Standing.

Page 3: Affidavit to Secure Certificate of Occupancy or File Vacant Property Registration.

Required Attachments: Attach the following documents to the application –

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

Certified check or money order in the amount required for good faith deposit listed below.

Good Faith Deposits:

☐ Vacant, residential lots – requires minimum \$100.00 deposit per lot.

☐ Vacant commercial or industrial lots – Price to be determined. Applicant must submit concept and building plans during a scheduled meeting with the Planning Division for approval of plans.

☐ Residential and commercial structures – requires a minimum of \$600.00. Application must be accompanied by concept and building plans if commercial.

NOTE: **All City property is sold "AS IS"**

Step 4: Submit completed application and attachments via e-mail to sjohnson@cityofinkster.com and provide original application along with attachment to the Planning Division. Applications are due by the first business day of the week of each month.

Upon receipt of completed application, a pre-sale inspection will be performed by the City. This inspection is not all-inclusive and does not include a Certificate of Occupancy. A separate inspection scheduled and paid for by the owner or purchaser will be required prior to occupancy.

A final meter read will be performed by the City after closing of the sale has been scheduled.



Deposit/Administrative Fee Received 100
 Date Received 6-19-20
 Case # 10-04

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Jordan Sidney**

Applicant's Address **28350 Riverview Drive Inkster, Michigan 48141**

Applicant's Phone Number: **734-286-2895**

Proposed Owner's Name (as indicated on deed): **Jordan Sidney (Single man)**

PROPERTY INFORMATION — Purchase Offer \$ 500.00

Property Location: on **North side** **Riverview Street/Avenue**

Between **Harrison Street/Avenue** and **Harriet Street/Avenue**

Tax ID, Legal Description, and Address If Structure **44007070166302**

**25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W ½ OF VAC
 HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR**

Parcel Size: **14375** (Width) **89** X (Length) **160** Current Zoning R

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

Summary of Proposed Use: **The buyer wants to purchase additional land next to property.**
Use additional sheets as needed

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

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

Authenti
Jordan Sidney
 Applicant's Signature

06/19/2020

Date

Authenti
Stephanie Taylor
 06/19/2020
 Broker's Name

6/19/2020 4:44:30 PM EDT



LETTER OF GOOD STANDING

Date: 06/18/2020

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

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

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



**AFFIDAVIT
TO SECURE**

Vacant land

I FOR

Lot 166, INKSTER, MI
(property address)

I, Sidney Jordan, have read the requirements for the purchase of the above-noted LOT and hereby agree to clear any debris and assure that grass will be a legal height within 72 hours after purchase of this parcel from the city of Inkster.

Authentic
Jordan Sidney 06/19/2020
06/19/2020 3:42:12 PM EDT
Printed Name

Title

Authentic
Jordan Sidney 06/19/2020
06/19/2020 3:52:11 PM EDT
Signature

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 14 day of June, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and Sidney Jordan located at 28350 Riverview Drive, Inkster MI 48141, ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows: *25G166A VAC ST LOT 166 SONK SUB T2S R9E L53 P70 WCR Parcel ID:44007070166302

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

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Within 15 days of the closing, the Buyer must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.

SALE OF PROPERTY

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

PURCHASE PRICE

1. The Purchaser shall pay the Sum of FIVE HUNDRED AND FIFTY Dollars (\$500.00) USD for the aforesaid property, as follows:
2. Down payment of One Hundred Dollars (\$100.00) USD
3. The remainder of the purchase price of FOUR HUNDRED /DOLLARS (\$400.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.
2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.

ADDITIONAL CONDITIONS (If Any):

THE EMD IS TOTALLY REFUNDABLE IF THE OFFER IS NOT ACCEPTED.

Purchasers Initials: SI

Sellers Initials: _____

PURCHASER:

By: _____ L.S.

By: Sidney Jordan 08/14/2020 L.S.
08/14/2020 11:19:24 PM EDT

Its:

Telephone No: (734)286-2895
Sidney Jordan .
28350 Riverview Drive .
INKSTER, MI 48141

IN PRESENCE OF:

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

Stephanie Taylor

08/14/2020 12:30:48 PM EDT

Dated: _____

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

**SELLERS:
CITY OF INKSTER**

By: _____ L.S.

Its: _____

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

IN PRESENCE OF:

Dated: _____

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

**Dated: _____ X _____ L.S.
Purchaser**

**Dated: _____ X _____ L.S.
Purchaser**

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



CITY OF INKSTER

PL 100
CITY OF INKSTER, MICHIGAN

DEPARTMENT OF MANAGEMENT AND BUDGET
ASSESSMENT AND EQUALIZATION DIVISION

© 2005 COUNTY OF WAYNE, STATE OF MICHIGAN

© 2005

 UNITED STATES POSTAL SERVICE		POSTAL MONEY ORDER	
Social Number [REDACTED]		Year, Month, Day 2020-03-04	Post Office 48140
		U.S. Dollars and Cents \$100.00	
		One Hundred Dollars and 00/100	
Pay to City of Inkster		Clerk 15	
Address 1st 166 SONS SUB INKSTER		From Sidney Jordan Address INKSTER, MI. 48141	
[REDACTED]		SEE REVERSE WARNING - NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS	

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address:	Riverview	Property ID:	44007070166302
City/State/Zip:	Inkster, Michigan, 48141		
Owner Name:	City Of Inkster	Lat/Long:	42.293764 / -83.320000
Taxpayer Address:	26215 Trowbridge Street	Census Tract:	5704
City/State/Zip:	Inkster, Michigan, 48141-2479	Block Group:	
City/Village/Town:	Inkster	School District:	Westwood
Subdivision:	SONK SUB	Property Category:	Government
MLS Area:	05080 - Inkster	Land Use:	703 - EXEMPT - COUNTY, CITY, TWP, VILL
Legal Description:	25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR		

Photos

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVT	Ttl Seasonal
2019	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	W	\$30.02	\$.30	\$0.00	\$0.00	\$30.32
2018	S	\$80.24	\$.80	\$0.00	\$0.00	\$81.04
2017	W	\$26.69	\$.26	\$0.00	\$0.00	\$26.95
2017	S	\$82.85	\$.82	\$0.00	\$0.00	\$83.67
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$111.96
2015		\$0.00	\$0.00	\$0.00	\$0.00	\$117.24

Assessments

Year	Taxable Val	State Ex Val	Hmsld %	Ttl Taxes
2019	\$0	\$0	100	\$0.00
2018	\$1,445	\$4,300	100	\$111.36
2017	\$1,416	\$4,100	100	\$110.62
2016	\$0	\$3,600	100	\$111.96
2015	\$0	\$1,400	100	\$117.24

Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
8888 LLC	HORIZON TRUST COMPANY	01/29/2018	01/18/2018	\$49,615	SHER/DEED	54194/0298
KITCHEN WILLIAM	FEDERAL HOME LOAN MOR	06/24/2014	06/12/2014	\$1,300	SHER/DEED	51606/1204

Other Recordings

Obligor	Obligor	Record Date	Doc Date	Amount	Doc Type	Libar/Page
---------	---------	-------------	----------	--------	----------	------------

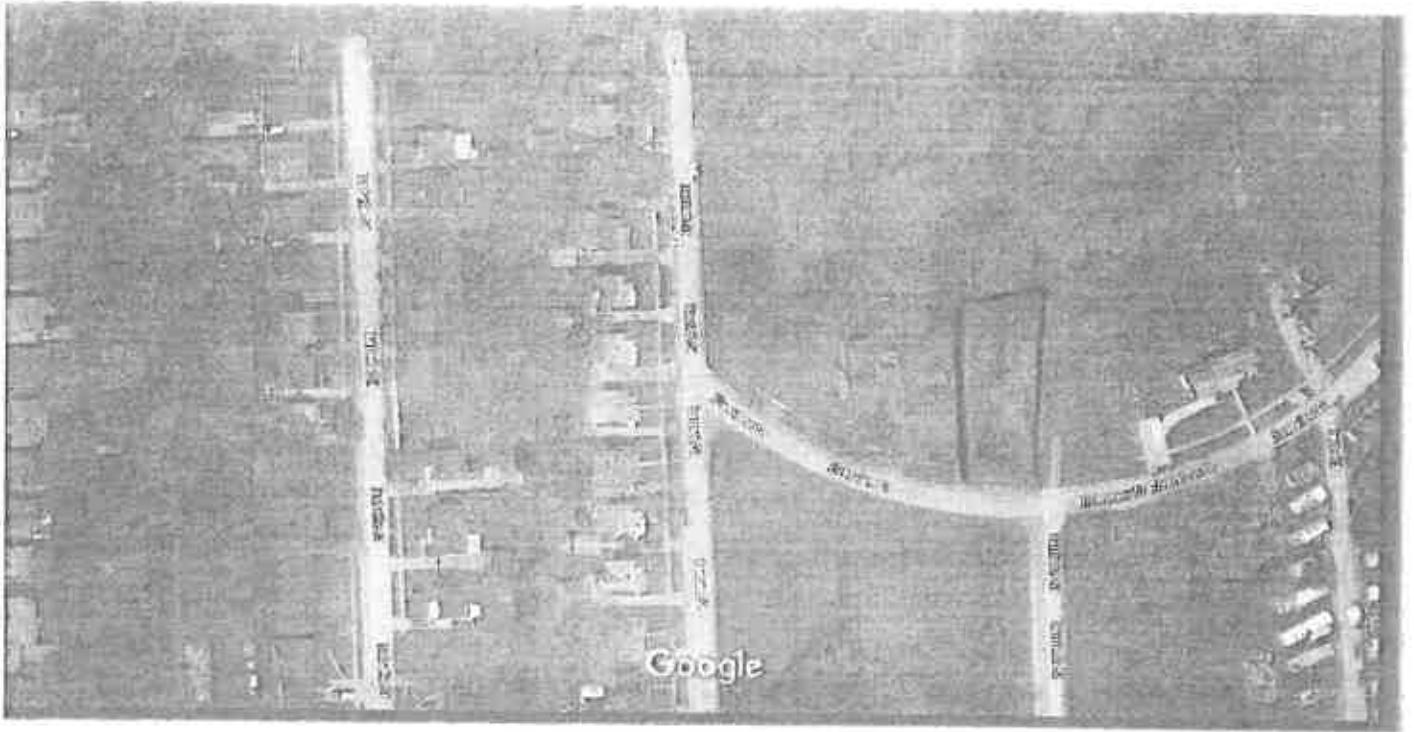
Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	89.80X160.00
Topography:	Land Sqft:	14375
Irregular:	Acres:	0.33

Search for MLS Listings

Click Arrow for Property History

on gle 11



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 50 ft

3280 Ludington St, Inkster, MI, 48141, USA

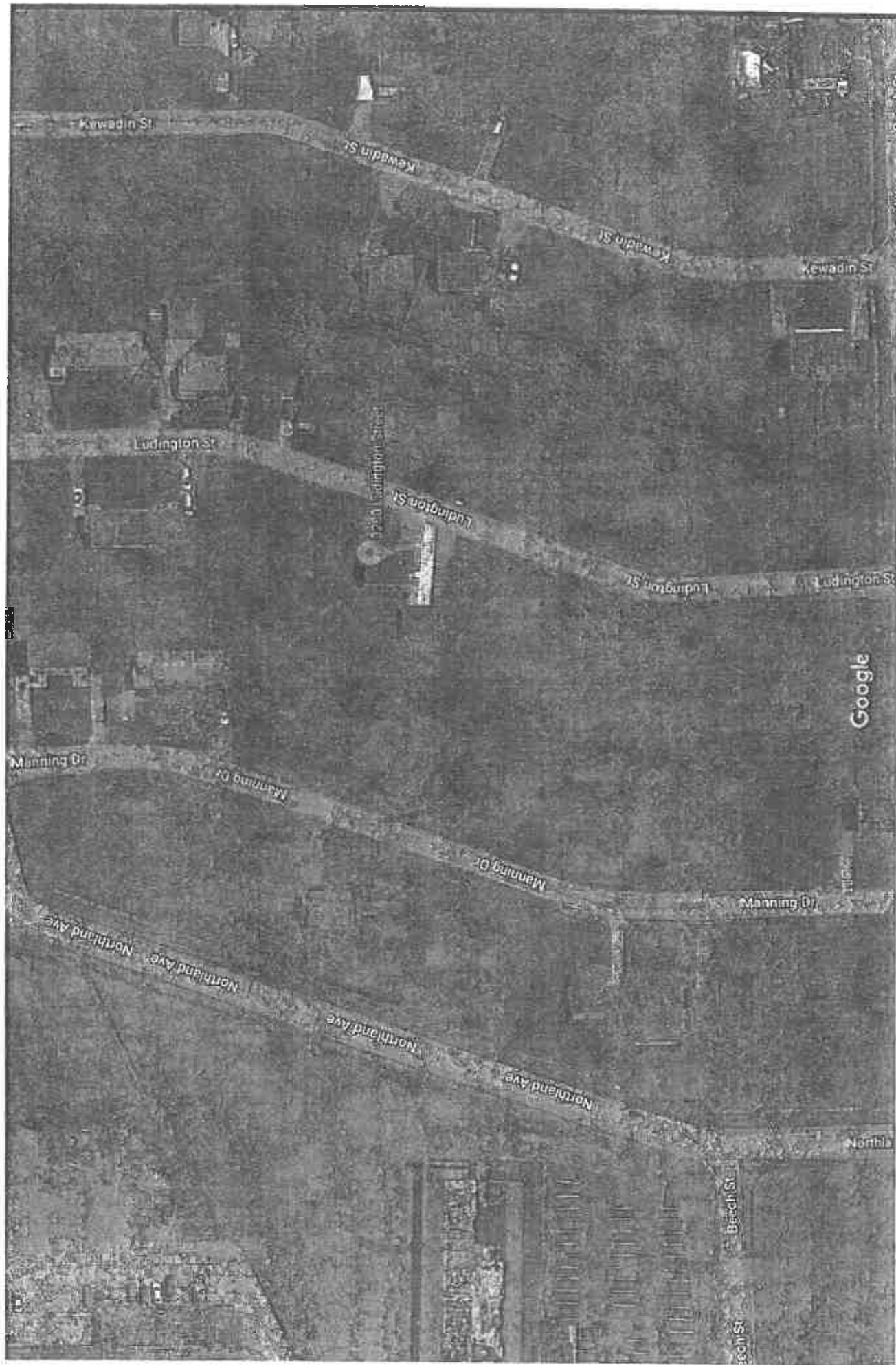


July 14, 2020

Blue Area - 110354 - 110387



SEMCOG, Esri, Canada, Esri, HERE, Garmin, INCREMENT P,
UNIGIS, EPA, USDA



LUDINGTON INKSTER, MI 48141 (Property Address)

Parcel Number: 44 009 03 0049 000



Item 1 of 1

1 Image / 0 Sketches

Property Owner: CITY OF INKSTER

Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax Information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	CITY OF INKSTER 26215 TROWBRIDGE INKSTER, MI 48141	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2020

Property Class	EXEMPT COUNTY, CITY, TWP	Unit	44 INKSTER
School District	TAYLOR (INKSTER)	Assessed Value	\$0
MAP #	No Data to Display	Taxable Value	\$0
TEMP CODE	0	State Equalized Value	\$0
USE CODES	Not Available	Date of Last Name Change	08/08/2012
ADJ CODE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
STATUS CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 05/01/1994

Principal Residence Exemption	June 1st	Final
2020	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

Land Information

Zoning Code		Total Acres	0.109
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	TAYLOR(INKSTER)	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	50.00 ft	95.00 ft
Total Frontage: 50.00 ft		Average Depth: 95.00 ft

Legal Description

25V49 LOT 49 CARVER HOMES SUB T2S R9E L7S P17 TO 19 WCR

07/16/2020 08:59AM XHOP

INVESTIGATIVE SEARCH RESULTS

PAGE 1 OF 3

MARCH 13, 2020 (Full)

PLANT THROUGH

MAY 13, 2020 02:40PM

Geographical Dates:

INSTRUMENT: 55689-1219

Grantor/Grantee Dates:

JAN 01, 1956 - MAR 13, 2020

COURT HOUSE: JULY 10, 2020

MAR 11, 2020 - APR 03, 2020

SEARCH PARAMETERS

LOT	HI LOT	BLOCK	BOOK PAGE	SUB LOT	HI SUB LOT
49			P75-17		
SUBDIVISION:		CARVER HOMES			
SEARCH:		FROM 00/00/0000 THROUGH 99/99/9999			
DISPLAY AUTO CHAIN; ALL HIERARCHY					
EXTENDED NAMES					

PARAMETER ENTERED:

LOT	HI LOT	BLOCK	BOOK PAGE	SUB LOT	HI SUB LOT
49			P75-17		
NO AUTO CHAIN FOUND					

SEARCHED PARAMETER:

LOT	HI LOT	BLOCK	BOOK PAGE	SUB LOT	HI SUB LOT
49			P75-17		

NO OPEN ORDERS FOUND

LOT	BLOCK	BOOK PAGE	SUB LOT		
49		P75-17			
RECORDED	INST	DOC NO	ALT DOC NO	COMP	PORTION
ORIG	ALT	DOLLAR AMOUNT	LOAN	REMARKS	LOT/SUB LOT RANGE
DOC		ORIG DOC NO	PARTY LAST		FIRST
01/18/2011	DD QC	48938 - 1252	2011 - 20634		MI
		44009030049000			
			PARTY1 WAYNE COUNTY TREASURER		
			PARTY2 INKSTER CITY		
09/18/2010	NO	48748 - 423	2010 - 331388		
			PARTY1 WAYNE COUNTY TREASURER		
			PARTY2 EDISON	JOHN	
04/01/2010	NO	48452 - 937	2010 - 132804		
			PARTY1 WAYNE COUNTY TREASURER		
			PARTY2 EDISON	JOHN	
03/25/2009	NO	47775 - 1342	2009 - 76254		
			PARTY1 WAYNE COUNTY TREASURER		
			PARTY2 EDISON	JOHN	
11/07/2008	NO	47558 - 711	2008 - 389892		
		CORR AFFIDAVIT			
		2008 - 86350	47083 - 881		
			PARTY1 WAYNE COUNTY TREASURER		
			PARTY2 EDISON	JOHN	
03/26/2008	NO	47083 - 881	2008 - 86350		
			PARTY1 WAYNE COUNTY TREASURER		
			PARTY2 EDISON	JOHN	

04/13/2007 NO 48171 - 74

2007 - 136503

PARTY1 WAYNE COUNTY TREASURER

PARTY2 EDISON JOHN

08/10/2004 CP PB 41120 - 1769

2004 - 437877

PARTY1 EDISON JOHN

U

05/28/1976 DD ST 18412 - 954

P1 HUD

PARTY2 CITY OF INKSTER

12/13/1973 DD SW 18681 - 297

PARTY1 FEDERAL NATIONAL MORTGAGE ASSOCIAT

07/27/1973 AF 18551 - 236

18448 413

PARTY1 FEDERAL NATIONAL MORTGAGE ASSOCIAT

06/07/1973 DD SH 18448 - 413

F819523 16946 535

PARTY1 BROWN

RUDY

L

PARTY1 BROWN

VIOLA

HW

PARTY2 FED NTL MTG ASSN

03/04/1989 DD WT 18847 - 255

F366998

PARTY1 CROSBY INV CX

PARTY2 BROWN

RUDY

L

PARTY2 BROWN

VIOLA

HW

03/04/1969 MG 16946 - 535

\$10,500.00

C801871

PARTY1 BROWN

RUDY

L

PARTY1 BROWN

VIOLA

HW

PARTY2 LAMBRECHT REALTY CX

01/01/1901 MG AS C8 - 09444

16946 - 535

09/13/1968 MG 16781 - 160

\$5,000.00

C750790

PARTY1 CROSBY INV CX

PARTY2 MICHAEL WARTELL & CX

01/01/1901 MG RL C8 - 01827

16781 - 160

09/13/1968 DD WT 16779 - 870

F318329

PARTY1 ROWE

WILLIE

J

PARTY1 ROWE

WILMATTE

HW

PARTY2 CROSBY INV CX

END SEARCH

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: July 28, 2020

**From: Kaitlyn Hines,
Community Planner**

Date for Council Consideration: August 3, 2020

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 20-08) one (1) residential garage, attached to currently owned 3280 Ludington, which is located on the west side of Ludington St. between Cherry St. and Beech St. and is legally described as 25V49 LOT 49 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR (Property I.D 44 009 03 0049 000.), in the amount of \$250.00 to Platinum Acquisitions.

Current Action	X	Emergency	Future
1. Identify the problem			
2. Identify the cause			
3. Identify the effect			
4. Identify the solution			
5. Identify the action			
6. Identify the result			
7. Identify the impact			
8. Identify the benefit			
9. Identify the cost			
10. Identify the risk			
11. Identify the opportunity			
12. Identify the challenge			
13. Identify the goal			
14. Identify the strategy			
15. Identify the plan			
16. Identify the implementation			
17. Identify the evaluation			
18. Identify the conclusion			
19. Identify the recommendation			
20. Identify the final outcome			

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

Mayor's Approval Foley

BACKGROUND INFORMATION

Platinum has made the application to purchase (Case # LD 20-08) one (1) residential garage, attached to currently owned 3280 Ludington, which is located on the west side of Ludington St. between Cherry St. and Beech St. and is legally described as 25V49 LOT 49 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR (Property I.D 44 009 03 0049 000.). The garage was foreclosed in 2011, while the house was foreclosed on in 2018. Platinum currently owns the house through the INSP program and is looking to combine the lots.

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 garage was deeded to the City through the foreclosure process.

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 \$250.00.

RESOLUTION

Authorization is hereby given for the sale of (Case # LD 20-08) one (1) residential garage, attached to currently owned 3280 Ludington, which is located on the west side of Ludington St. between Cherry St. and Beech St. and is legally described as 25V49 LOT 49 CARVER HOMES

SUB T2S R9E L75 P17 TO 19 WCR (Property I.D 44 009 03 0049 000.), 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 (\$250.00), 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 _____

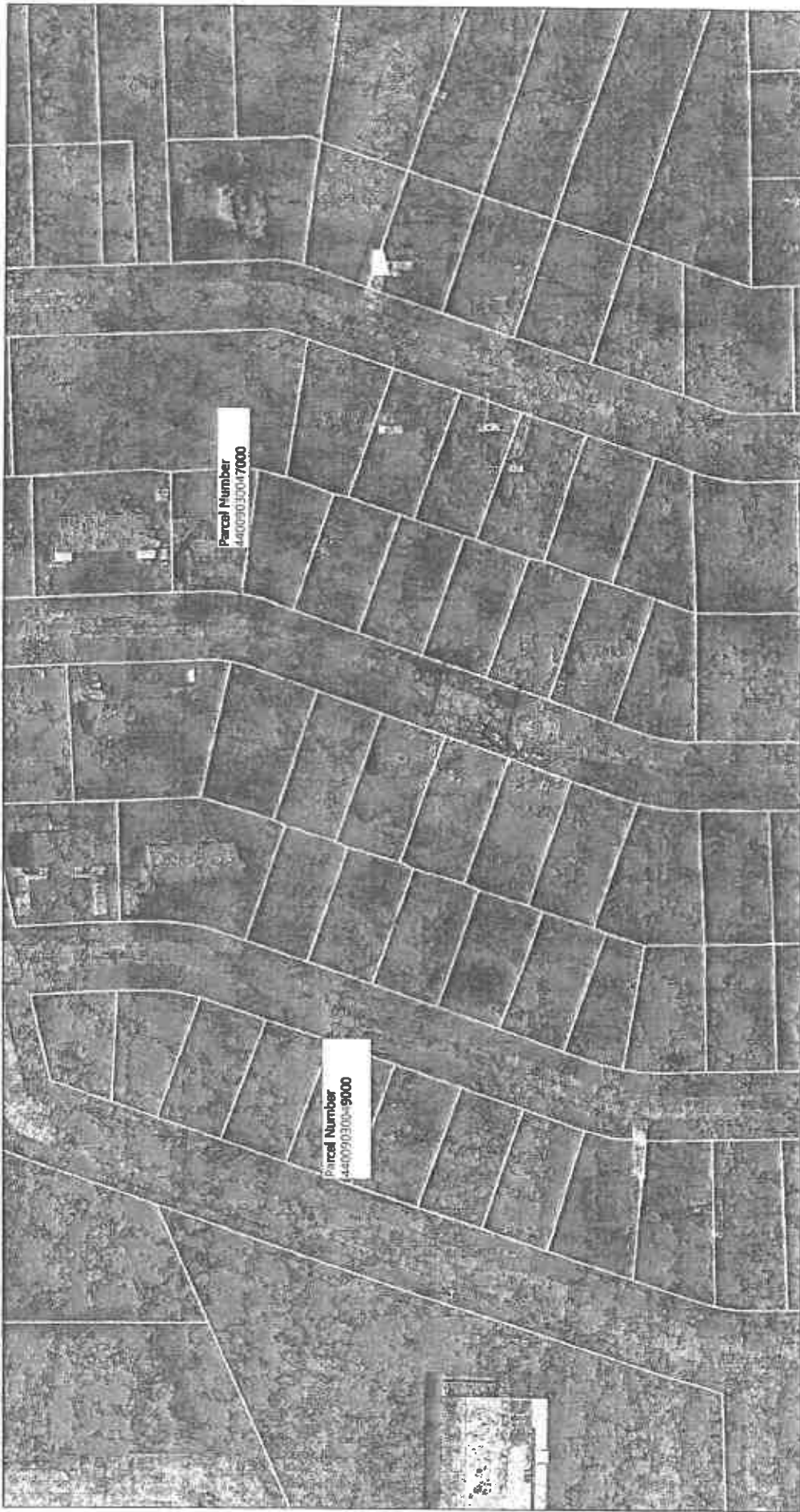
Seconded by _____

Yes:

No:

Absent:

3280 Ludington St, Inkster, MI, 48141, USA

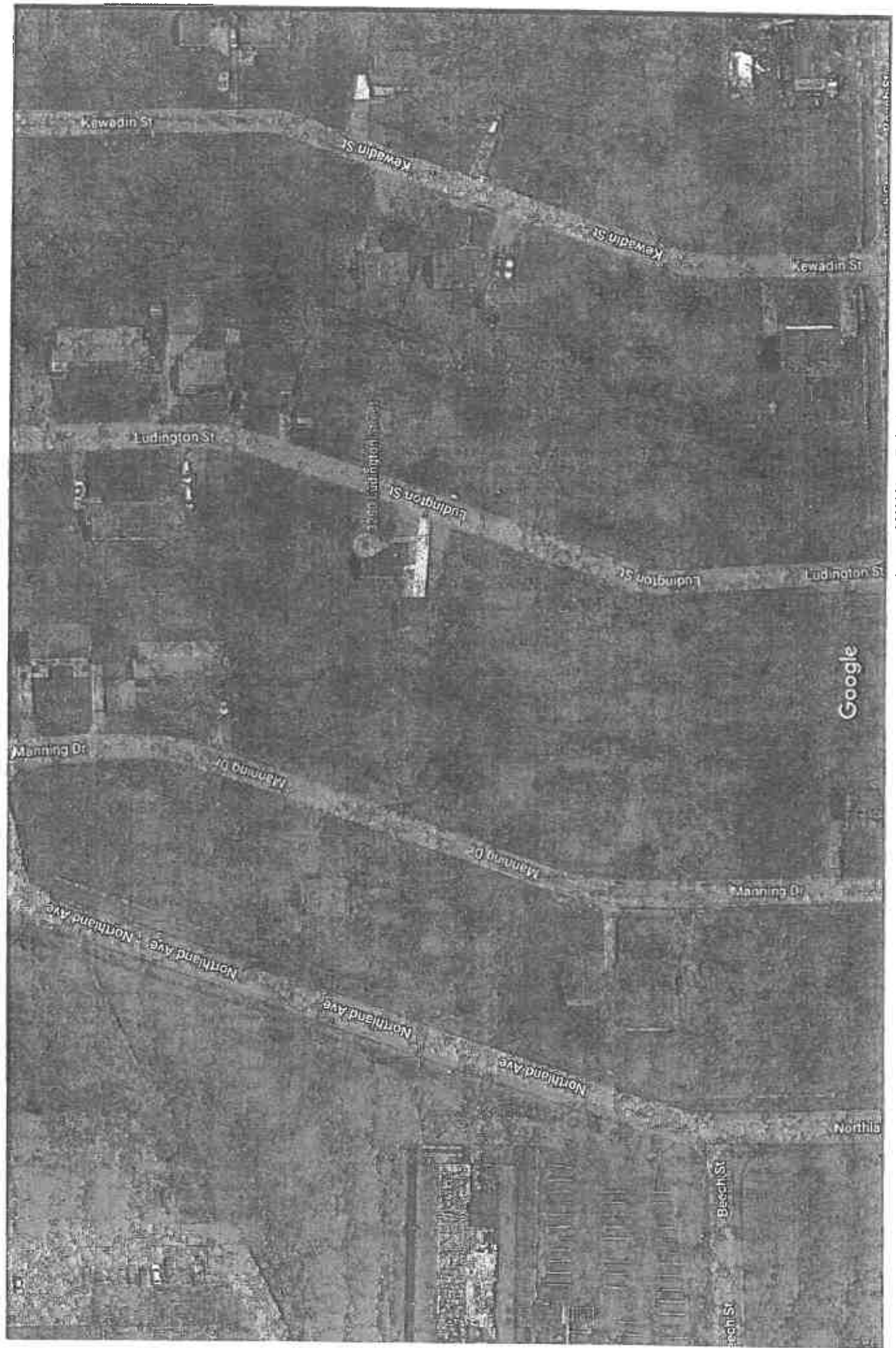


July 14, 2020

File #10384 - 1/10/87

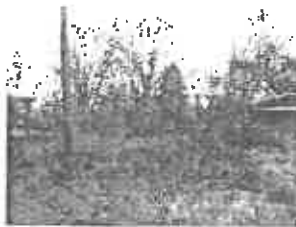
1:1,128
0 0.01 0.02 0.04 mi
0 0.01 0.03 0.06 km

SEMCOR, Enr Canada, Enr, HERE, Garmin, INCREMENT P,
USGS, EPA, USDA



LUDINGTON INKSTER, MI 48141 (Property Address)

Parcel Number: 44 009 03 0049 000



Item 1 of 1 1 Image / 0 Sketches

Property Owner: CITY OF INKSTER

Summary Information

> Assessed Value: \$0 | Taxable Value: \$0

> Property Tax information found

Parcel is Vacant

Owner and Taxpayer Information

Owner	CITY OF INKSTER 26215 TROWBRIDGE INKSTER, MI 48141	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2020

Property Class	EXEMPT COUNTY, CITY, TWP	Unit	44 INKSTER
School District	TAYLOR (INKSTER)	Assessed Value	\$0
MAP #	No Data to Display	Taxable Value	\$0
TEMP CODE	0	State Equalized Value	\$0
USE CODES	Not Available	Date of Last Name Change	08/08/2012
ADJ CODE	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
STATUS CODE	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date 05/01/1994

Principal Residence Exemption	June 1st	Final
2020	0.0000 %	0.0000 %

Previous Year Information

Year	MBOR Assessed	Final SEV	Final Taxable
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0
2017	\$0	\$0	\$0

Land Information

Zoning Code		Total Acres	0.109
Land Value	\$0	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	TAYLOR(INKSTER)	Mortgage Code	No Data to Display
Lot Dimensions/Comments	No Data to Display	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	50.00 ft	95.00 ft
Total Frontage: 50.00 ft		Average Depth: 95.00 ft

Legal Description

25V49 LOT 49 CARVER HOMES SUB T2S R9E L7S P17 TO 19 WCR

Land Division Act Information

Date of Last Split/Combine	<i>No Data to Display</i>	Number of Splits Left	0
Date Form Filed	<i>No Data to Display</i>	Unallocated Div.s of Parent	0
Date Created	<i>No Data to Display</i>	Unallocated Div.s Transferred	0
Acreage of Parent	0.00	Rights Were Transferred	<i>Not Available</i>
Split Number	0	Courtesy Split	<i>Not Available</i>
Parent Parcel	<i>No Data to Display</i>		

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liberty Page
-----------	------------	------------	---------	---------	---------------	--------------

No sales history found.

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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07/16/2020 06:59AM XHOP

INVESTIGATIVE SEARCH RESULTS

PAGE 1 OF 3

MARCH 13, 2020 (Full)

PLANT THROUGH

MAY 13, 2020 02:40PM

Geographical Dates:

INSTRUMENT: 55689-1219

Grantor/Grantee Dates:

JAN 01, 1956 - MAR 13, 2020

COURT HOUSE: JULY 10, 2020

MAR 11, 2020 - APR 03, 2020

SEARCH PARAMETERS

LOT	HI LOT	BLOCK	BOOK PAGE	SUB LOT	HI SUB LOT
-----	--------	-------	-----------	---------	------------

49

P75-17

SUBDIVISION:

CARVER HOMES

SEARCH:

FROM 00/00/0000

THROUGH 99/99/9999

DISPLAY AUTO CHAIN; ALL HIERARCHY

EXTENDED NAMES

PARAMETER ENTERED:

LOT	HI LOT	BLOCK	BOOK PAGE	SUB LOT	HI SUB LOT
-----	--------	-------	-----------	---------	------------

49

P75-17

NO AUTO CHAIN FOUND

SEARCHED PARAMETER:

LOT	HI LOT	BLOCK	BOOK PAGE	SUB LOT	HI SUB LOT
-----	--------	-------	-----------	---------	------------

49

P75-17

NO OPEN ORDERS FOUND

LOT	BLOCK	BOOK PAGE	SUB LOT
49		P75-17	
RECORDED	INST	DOC NO	ALT DOC NO
ORIG ALT DOC		DOLLAR AMOUNT	COMP
		ORIG DOC NO	PORTION
		PARTY LAST	LOT/SUB LOT RANGE
			FIRST

MI

01/18/2011

DD QC

48938 - 1262

2011 - 20634

44009030049000

PARTY1 WAYNE COUNTY TREASURER

PARTY2 INKSTER CITY

08/18/2010

NO

48748 - 423

2010 - 331388

PARTY1 WAYNE COUNTY TREASURER

PARTY2 EDISON

JOHN

04/01/2010

NO

48462 - 937

2010 - 132804

PARTY1 WAYNE COUNTY TREASURER

PARTY2 EDISON

JOHN

03/25/2009

NO

47776 - 1342

2009 - 76264

PARTY1 WAYNE COUNTY TREASURER

PARTY2 EDISON

JOHN

11/07/2008

NO

47658 - 711

2008 - 389892

CORR AFFIDAVIT

2008 - 86350

47083 - 881

PARTY1 WAYNE COUNTY TREASURER

PARTY2 EDISON

JOHN

03/26/2008

NO

47083 - 881

2008 - 86350

PARTY1 WAYNE COUNTY TREASURER

PARTY2 EDISON

JOHN

04/13/2007 NO 46171 - 74

2007 - 136503

PARTY1 WAYNE COUNTY TREASURER

PARTY2 EDISON

JOHN

08/10/2004 CP PB 41120 - 1769

2004 - 437977

PARTY1 EDISON

JOHN

U

05/28/1976 DD ST 19412 - 954

P1 HUD

PARTY2 CITY OF INKSTER

12/13/1973 DD SW 18681 - 297

PARTY1 FEDERAL NATIONAL MORTGAGE ASSOCIAT

07/27/1973 AF 18551 - 236

18448 413

PARTY1 FEDERAL NATIONAL MORTGAGE ASSOCIAT

06/07/1973 DD SH 18448 - 413

F819523 16946 535

PARTY1 BROWN

RUDY

L

PARTY1 BROWN

VIOLA

HW

PARTY2 FED NTL MTG ASSN

03/04/1969 DD WT 16947 - 255

F366998

PARTY1 CROSBY INV CX

PARTY2 BROWN

RUDY

L

PARTY2 BROWN

VIOLA

HW

03/04/1969 MG 16946 - 535

\$10,500.00

C801871

PARTY1 BROWN

RUDY

L

PARTY1 BROWN

VIOLA

HW

PARTY2 LAMBRECHT REALTY CX

01/01/1901 MG AS C8 - 09444

16946 - 535

09/13/1968 MG 16781 - 160

\$5,000.00

C750790

PARTY1 CROSBY INV CX

PARTY2 MICHAEL WARTELL & CX

01/01/1901 MG RL C8 - 01827

16781 - 160

09/13/1968 DD WT 16779 - 870

F318329

PARTY1 ROWE

WILLIE

J

PARTY1 ROWE

WILMATTE

HW

PARTY2 CROSBY INV CX

END SEARCH