INKSTER CITY COUNCIL

September 21, 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)

September 21, 2020

Orientation 6:00 PM (Virtual)

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

5. Consent Agenda

A. September 8, 2020 (Virtual) City Council Meeting Minutes. Pg. 1

B. Allen Brother's and Attorney's PLLC Invoice $ 34,020.25 Pg. 8

6. Boards and Commissions

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

7. Previous Business

A. A correction to Table a second reading to amend the City of Inkster Code of Ordinance, section 124 Marijuana Business License to October 19, 2020 not October 12, 2020.

8. Ordinance(s)

A. First Reading(s)

1. Council to offer a first reading of text amendments (TA 20-10) to the City's Zoning Ordinance pertaining to provisions for Emergency Shelters per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information". Pg. 16

B. Second Reading(s)

9. New Business

A. Discussion/Action: (Jerome Bivins) Consideration and approval to authorize administration to approve the contract with Carr's Outdoor Service, Inc. in the amount of $57,260.00 plus a $10,000 contingency for a total of $67,260.00 for Crack and Joint Sealing Pg. 41

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

September 8, 2020 (Tuesday)

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 Tuesday, September 8, 2020.

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

Call Meeting to Order

Mayor Wimberly called the meeting to order at 7:02 p.m.

Pledge of Allegiance

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

Prayer

Roll Call

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

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Chisholm to go into closed session 7:09PM to discuss pending litigation. (Bevins, Crowder, Blackwell)

ROLL CALL VOTE:

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

Moved by Councilmember Shaw, Seconded by Councilmember Williams to adjourn closed session at 8:07PM.

Approval of Agenda

Moved by Councilmember Shaw, Seconded by Councilmember Williams to approve the agenda.
Resolution 09-20-128COV - Motion carried.

ROLL CALL VOTE:

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

Presentations/Discussion

A. Inkster Library Director Introduction – Michael Wells, Chair
B. Presentation of City Water Rates and Water Bills – Darin Carrington, Treasurer

Public Hearings

Consent Agenda

A. August 17, 2020 Regular (Virtual) City Council Meeting Minutes.

Moved by Councilmember Shaw, Seconded by Councilmember Williams to approve the Consent Agenda.
Resolution 09-20- 129COV - Motion carried.

ROLL CALL VOTE:

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

Boards and Commission

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

Moved by Councilmember Shaw, Seconded Councilmember Williams to appoint Stephanie Hornsby to the Beautification Commission.
Resolution 09-20- 130COV - Motion carried.

ROLL CALL VOTE:

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

Moved by Councilmember Shaw, Seconded Councilmember Williams to appoint Mayor Pro-Tem Kim Howard to the TIFA Board.
Resolution 09-20- 131COV - Motion carried.

ROLL CALL VOTE:

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

Moved by Councilmember Williams, Seconded Councilmember Howard to appoint Mayor Wimberly to the TIFA Board.
Resolution 09-20- 132COV - Motion carried.

ROLL CALL VOTE:

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

Moved by Councilmember Williams, Seconded Councilmember Washington to appoint Yolanda Lockett to the TIFA Board.
Resolution 09-20- 133COV - Motion carried.

ROLL CALL VOTE:

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

Moved by Councilmember Shaw, Seconded Councilmember Chisholm to appoint Mayor Wimberly to the Nankin Transient.
Resolution 09-20- 134COV - Motion carried.

ROLL CALL VOTE:

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

Previous Business

Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

1. A ***second reading*** and ***approval*** to an amendment to the Inkster Code of Ordinance, Section 124 Marijuana Business License.

Moved by Councilmember Shaw, Seconded by Councilmember Howard to *TABLE* to approve a second reading and approval to the Inkster Code of Ordinance, Section 124 Marijuana Business License until October 12, 2020.
Resolution 09-20-135COV – Motion carried

ROLL CALL VOTE:

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

New Business

A. Discussion/Action: (Dai-Jaya Rose) Consideration and approval to adopt a COVID-19 workplace safety policy and emergency preparedness plan.

Moved by Councilmember Shaw, Seconded by Councilmember Williams to approve adoption of a COVID-19 workplace safety policy and emergency preparedness plan.
Resolution 09-20-136COV – Motion carried

ROLL CALL VOTE:

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

B. Discussion/Action: (Jerome Bivins) Consideration and approval authorizing administration to approve the contract with L.M. Clarke, Inc. for rehabilitation of Andover Pump Station in these

amounts of $280,770.00, plus 15% contingency of $42,115.50, for total of $322,885.50 for rehabilitation. Funds from account 592-564-970-000 Capital Outlay.

Moved by Councilmember Williams, Seconded by Councilmember Howard to approve authorizing administration to approve the contract with L.M. Clarke, Inc. for rehabilitation of Andover Pump Station in these amounts of $280,770.00, plus 15% contingency of $42,115.50, for total of $322,885.50 for rehabilitation. Funds from account 592-564-970-000 Capital Outlay. Resolution 09-20-137COV – Motion carried

ROLL CALL VOTE:

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

C. Discussion/Action: (Darin Carrington) Consideration and approval of a Resolution authorizing the Tax Increment Financing Authority (TIFA) to Issue Refunding Bonds.

Moved by Councilmember Shaw, Seconded by Councilmember Howard to approve of a Resolution authorizing the Tax Increment Financing Authority (TIFA) to Issue Refunding Bonds.
Resolution 09-20-138COV – Motion carried

ROLL CALL VOTE:

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

D. Discussion/Action: (Tracy-Ann Jennings) Consideration and approval of an offer to purchase (Case # LD 20-05) one (1) vacant residential lot which is located on the east side of Isabelle between Pine St. and Andover Ave. and is legally described as 36D678 LOT 678 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 0678 000) in the amount of $250.00 to Derrick Gilkey.

Moved by Councilmember Williams, Seconded by Councilmember Howard to approve of an **offer to purchase (Case # LD 20-05) one (1) vacant residential lot which is located on the east side of Isabelle between Pine St. and Andover Ave. and is legally described as 36D678 LOT 678 DEARBORN ACRES SUB NO. 2 T2S R9E L33 P79 WCR (Property I.D. 44 009 02 0678 000) in the amount of $250.00 to Derrick Gilkey.**
Resolution 09-20-139COV – Motion carried

ROLL CALL VOTE:

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

E. Discussion/Action: (Councilwoman Sandra Watley) Consideration and approval of a Resolution to establish the Inkster Risk Management Commission in compliance with the mandate and definition enumerated in the City of Inkster government website

Moved by Councilmember Chisholm, Seconded by Councilmember Watley

to approve of a Resolution to establish the Inkster Risk Management Commission in compliance with the mandate and definition enumerated in the City of Inkster government website
Resolution 09-20-140COV – Motion failed

ROLL CALL VOTE:

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

F. Discussion/Action: (Kaitlyn Hines) Consider approval of offer to purchase (Case # LD 20-09) one (1) commercial building, which is located on the east side of Inkster Rd. between Lehigh Ave. and Hopkins Ave. and is legally described as 31F1435 TO 1439 LOTS 1435 TO 1439 INCL WATSONIA PARK SUB NO. 2 T2S R10E L55 P9 WCR (Property I.D. 44 025 02 1435 000), or 4437 Inkster Rd., in the amount of $12,582.00 to Alice's Creative Childcare.

Moved by Councilmember Shaw, Seconded by Mayor Pro-Howard
to approve of an offer to purchase (Case # LD 20-09) one (1) commercial building, which is located on the east side of Inkster Rd. between Lehigh Ave. and Hopkins Ave. and is legally described as 31F1435 TO 1439 LOTS 1435 TO 1439 INCL WATSONIA PARK SUB NO. 2 T2S R10E L55 P9 WCR (Property I.D. 44 025 02 1435 000), or 4437 Inkster Rd., in the amount of $12,582.00 to Alice's Creative Childcare
Resolution 09-20-141COV – Motion carried

ROLL CALL VOTE:

Councilmember Howard	**Nay**	**Councilmember Williams**	**Nay**
Councilmember Washington	**Nay**	**Councilmember Shaw**	**Yea**
Councilmember Chisholm	**Yea**	**Councilmember Watley**	**Yea**
Mayor Wimberly	**Yea**		

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

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw
to vote in accordance with the vote taken in closed session. (Bevins)
Resolution 09-20-142COV – Motion carried

ROLL CALL VOTE:

Councilmember Chisholm	**Nay**	**Councilmember Howard**	**Yea**
Councilmember Watley	**Nay**	**Councilmember Williams**	**Nay**
Councilmember Washington	**Yea**	**Councilmember Shaw**	**Yea**
Mayor Wimberly	**Yea**		

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

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Williams
to vote in accordance with the vote taken in closed session. (Crowder)
Resolution 09-20-143COV – Motion carried

ROLL CALL VOTE:

Councilmember Shaw	**Yea**	**Councilmember Washington**	**Yea**

Councilmember Williams	**Yea**	**Councilmember Watley**	**Yea**
Councilmember Howard	**Yea**	**Councilmember Chisholm**	**Yea**

Public Participation

- **Octavia Smith** – Made several announcements from Western Wayne Family Health Center, Inkster Chamber and the Inkster Task Force.
- **Charles Blackwell** – Stated the city is violating the open meetings act.
- **Ruth E. Williams** – Asked administration when was the next Planning Commission meeting. She stated she has been trying to get on the agenda for two months and will send a request to Kaitlyn Hines.

City Clerk

- No comments

City Treasurer

- No comments

Mayor and Council

- **Councilman Shaw** – Stated that more Police Officers are needed in the North East section of the city on Oakwood, Parkwood, Hazelwood and Glenwood.
- **Councilman Williams** – Asked if there could be a report from the Mayor on what Code Enforcement officers are doing in the city.
- **Councilwoman Washington** – Asked about having a tree removed on Claire Street. She stated there is speeding on Parkwood and more Police presence is needed. She also asked about speed bumps in the neighborhood. She stated she will be participating in a Mental Health webinar and will provide the dates at a later time.
- **Councilman Chisholm** – Stated that Ron Johnson sent out emails to city council with concerns. He stated there is still flooding in the city. He asked is the city considering speed bumps in the neighborhoods and if paperwork is being accepted for speed bumps. He lastly asked where would that funding come.
- **Councilwoman Watley** – Read aloud a statement regarding the dismissal of the Suite B Case. She said the case was dismissed without any liability to the city. She stated the case cost the tax payers $100,000 in funding. She asked the City Attorney if he had any comments regarding the dismissal.

CLOSED SESSION

Adjournment

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

By Councilmember Chisholm, Seconded by Councilmember Washington carried, to conclude

the Regular Virtual City Council meeting of September 8, 2020 was adjourned at 10:44PM.

Felicia Rutledge, City Clerk

City of Inkster

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

Inkster, City of
26215 Trowbridge Street
Inkster, MI 48141

Attn: Darin Carrington

8/15/2020
Account No: 1897M

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	$6000.00
Municipal Legal Services	1612.50
Labor	1712.50
Litigation	17444.75
Total Invoice for August 2020	**34020.25**

September 21, 2020 (Virtual Meeting)

CITY OF INKSTER

Boards & Commissions

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

AGING COMMISSION

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

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

Denise Champagne, Project Dir. - (Ex-Officio Member)	Tenure
Rochelle Wells	Exp. 07/20/22
Rosie Allen Thompson	Exp. 07/06/22
Henry Wade	Exp. 07/06/22
Toni Bailey	Exp. 07/06/22
Roosevelt Stubbs	Exp. 04/15/21
Gabe Henderson	Exp. 07/06/22
Jean Liddell	Exp. 07/06/22
Iris Long	Exp. 01/06/22
June Patter son	Exp. 01/06/22
Debra Owens	Exp. 07/06/22
Chuck Coleman	Exp. 07/06/22

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment | 3 Members | Charter Provision and State Law

WCA Assessing	Clerk of the Board – Non Voting
William Miller	Exp. 01/06/21
Lenoria Warmack	Exp. 12/16/20
Ned Sanders	Exp. 02/03/21
Peggy Bishop (Alternate)	Exp. 10/72020

BEAUTIFICATION COMMITTEE

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

2 Year Term

Toni Bailey	Exp. 07/06/22
Kathleen Gibbs	Exp. 01/21/22
Gabe Henderson	Exp. 02/18/21
Avis Love	Exp. 01/06/22
George Williams	Exp. 08/17/22
Lenoria Warmack	Exp. 12/16/21
Vacant	
Vacant	
Vacant	
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Vacant	
Vacant	

BUILDING AUTHORITY COMMISSION - *INACTIVE*

[MEETINGS: Second Monday in January]

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

CABLE TELEVISION COMMISSION

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

3 Year Term	9 Members	Ordinances 593 and 609
Vacant		**Ex. Officio**
Troy Seaton	Dist. 1	Exp. 07/06/23
Phineas Cody	Dist. 3	Exp. 10/07/22
Octavia Smith	Dist. 4	**Exp. 07/03/20-Expired**
Thelma Jean Overman	Dist. 5	**Exp. 02/06/20-Expired**
Connie R. Mitchell	Dist. 6	Exp. 02/04/22
Sandra Watley	**Mayoral**	Exp. 01/06/23
Steven Chisholm	At-Large	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)		Exp. **Tenure**
Deborah Owens (General Member)		Exp. 01/22 (2 Year Term
Guy Borrusch General Member)		**Exp. 9/19 (2 Year Term)-Expired**
Tom Michelini Contractor)		Exp. 01/23 (3 Year Term)
James Garett (Engineer)		**Exp. 9/20 (3 Year Term)-RESIGNED**
Charles Rizzo (Alternate)		Exp. 01/21

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		Term Ltd
Martha Theis		Exp. 12/17/22
Angela Dodson		Exp. 02/19/22
Barbara Cooper		Exp. 10/7/23
Octavia Smith		Exp. 10/21/23
Sonja Jennings		Exp. 11/4/23
Randa Davis		Exp. 11/4/23
Val Ogbonaya		Exp. 07/20/19 - RESIGNED
Winston Wade		Exp. 07/17/21
Rerhi Onomake (Treasurer)		Exp. 3/16/19-Expired
Uche Ndubuisi		Exp. 7/20/19-Expired
Clarence Oden		Exp. 7/1/23

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

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

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

ELECTRICAL EXAMINING BOARD-*INACTIVE*

Indefinite Terms	4 Members	State Law and Ordinance 616

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

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

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

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**
Tiwain 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

Velma Overman — Board of Trustee Rep

WATER REVIEW COMMITTEE- INACTIVE
[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

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

ZONING BOARD OF APPEALS (ZBA)
[MEETINGS: First Thursday of each month at 6:00 P.M., City Council Chambers]
3 Year Term — 7 Members — State Law and Ordinance 277

Ruth E. Williams	Dist. 1	Exp. 12/16/22
Clarence Oden, Jr. (VC)	Dist. 2	Exp. 08/03/23
James Cross	Dist. 3	Exp. 07/01/16- Expired
Roosevelt Stubbs (S)	Dist. 4	Exp. 08/21/20 -To Expire
Vanola Williams	Dist. 5	Exp. 02/06/20-Expired
Norma McDaniel	Dist. 6	Exp. 12/16/22
Teresa Patton		Exp. 08/06/21
Mac Willis		Exp. 11/05/21
Dorsey Williams		Exp. 07/1/22

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

Mayor Patrick Wimberly	Exp. Tenure - (Tenure is up)
Denise Champagne, Community Appointee	Exp. (Appointed in 2009)

2015 Community Development Block Grant Advisory Council (CDBG)
[Meetings: Dates and times are quarterly and locations are various]

Timothy Williams, Council Appointee	Exp. Tenure- No longer on City Council
Clarence Oden (Alternate)	Exp. Tenure-No Longer on City Council

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY
[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]
6 Year Term — 13 Members — Resolution 85-8-331

Patrick Wimberly	Tenure
Kim Howard	09/08/26
Connie R. Mitchell	Tenure
Avis Love	Exp. 03/20/23
Rerhi Onomake	Exp. 03/16/21
Vacant	Exp.
Charmaine Kennedy	Exp. 02/20/21
Mary Weislow (Treasurer)	Exp. 06/06/22
Winnie Nwankwo	Exp. 05/18/21
Yolanda Lockett	Exp. 09/08/26

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: September 16, 2020**

From: Kaitlyn Hines
Planning Director

Date for Council Consideration: Sept. 21, 2020

ACTION REQUESTED: Council to offer a first reading of text amendments (TA 20-10) to the City's Zoning Ordinance pertaining to provisions for Emergency Shelters per the recommendations of the Planning Commission. For a list of affected ordinance sections please see "background information".

Current Action ___X____ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND INFORMATION

A public hearing was held by the Planning Commission for the proposed text amendments, and the amendments were also recommended for approval by the Planning Commission on Monday, September 14, 2020. Public comments were received on the amendments at the public hearing. Draft meeting minutes are attached.

Proposed modifications include in §155.036 "Schedule of Land Uses", create separate land use for "Emergency Shelter". In §155.042 "RM Restricted Multiple-Family Dwelling District" add "Emergency Shelter" as a special land use in §155.042(C). In §155.043 "RM-1 Multiple Family Residential District" add "Emergency Shelter" as a special land use in §155.043(C). Establish new zoning ordinance section and special land use standards for §155.151 "Emergency Shelter".

A 2nd reading and request for approval of the proposed text amendments will occur at the Council meeting scheduled on Monday, October 5, 2020.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The proposed zoning text amendments are being initiated by the City of Inkster in order to address Emergency Shelters and their lack of permitted zoning districts. The City's Zoning Ordinance defines Emergency Shelters as: A facility providing congregate style temporary lodging with or without meals and ancillary services to primarily the homeless for more than four weeks in any calendar year. An emergency shelter does not provide lodging to any individual who is required because of age, mental disability or other reason to reside in a private or public institution or to any individual who is imprisoned or otherwise detained pursuant to federal or state law. An emergency shelter shall be considered a different land use than an adult foster care facility or nursing homes.

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, October 5, 2020. If the request is approved by Council, the amendment will be published and posted and become effective after 30 days.

RESOLUTION

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, September 14, 2020,** in Inkster City Council Chambers.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:44 p.m.

I. ROLL CALL

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

Others in attendance: Kaitlyn Hines, Planner
Nikhil Mehrotra, Applicant

Public in attendance: Al Bogdan
Tyrone Hinton

II. ADOPTION OF AGENDA

MOVED by Faison, seconded by Wimberly to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES

A. Adoption of July 27, 2020 minutes

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

IV. PUBLIC HEARINGS

A. **Case # 20-10 (TA) Emergency Shelter**
Planning Commission to review and consider a recommendation of approval of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for Emergency Shelters. Proposed modifications include changes to §155.036 "Schedule of Land Uses", and establish new zoning ordinance section and special land use standards for §155.151 "Emergency Shelter".

MOVED by Davis, seconded by Williams to open the public hearing for Case # 20-10 (TA) Emergency Shelter. **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Commissioner Faison asked if the new zoning change could be moved to a more appropriate spot in the Schedule of Land Uses to avoid confusion. She also asked if there

was a reason we were requiring it to be a non-profit. Commissioner Cain agreed that we should only allow non-profits to be emergency shelters and that they are largely run by non-profits.

2. Commissioner Cain asked why are we adding going through with the text amendment? Ms. Hines answered that the City has been approached by a group who wishes to put in an emergency shelter and we do not currently have a process for it.
3. Commissioner Williams asked why there is only a four-week time frame? Ms. Hines answered that the time frame is in place when the definition was created, which is not part of this amendment.

MOVED by Willis, seconded by Williams to close the public hearing for case #20-10 (TA) Emergency Shelter.

MOVED by Davis, seconded by Faison to recommend approval of case #20-10 (TA) Emergency Shelter with the following conditions:

1. Change the location of the text amendment in the schedule of Land Uses.

V. OLD BUSINESS

None.

VII. NEW BUSINESS

A. **Case # 20-05 (SP) Consideration of a Loading Zone Screening Waiver**
Planning Commission to review and consider approval of a waiver for a proposed gas station in the B-2, Thoroughfare Mixed Use District at 942 Middlebelt Rd, between Avondale and Grandview St. Nikhil Mehrotra, on behalf of ZZZ, LLC. is the applicant.

MOVED by Davis, seconded by Wimberly to approve case #20-05 (SP) Consideration of a Loading Zone Screening Waiver. **MOTION CARRIED unanimously.**

B. **Case # 20-05 (SP) – Consideration of a Parking Waiver**
Planning Commission to review and consider approval of a waiver for a proposed gas station in the B-2, Thoroughfare Mixed Use District at 942 Middlebelt Rd, between Avondale and Grandview St. Nikhil Mehrotra, on behalf of ZZZ, LLC. is the applicant.

Commissioner Concerns:

1. Commissioner Willis asked why they currently aren't in operation. Mr. Mehrotra responded that they had a change in tenancy and they had many violations with the City and were shut down by the Ordinance Department. Commissioner Wimberly said he has faith in Mr. Mehrotra to continue to work with the City to right the wrongs.

MOVED by Davis, seconded by Williams to approve case #20-05 (SP) Parking Waiver. **MOTION CARRIED unanimously.**

C. **Case # 16-12 (SP) – Consideration of a Shared Parking Agreement**

Planning Commission to review and consider approval of a shared parking agreement between the proposed restaurant and Village Center Associates in the B-2, Thoroughfare Mixed Use District at 30369 Cherry Hill Rd, on the corner of Cherry Hill and Henry Ruff Rd. Wahid Makki is the applicant.

Commissioner Concerns:

1. Commissioner Faison Asked about the landscaping requirements. Commissioner Williams responded that there was proposed landscaping on the site plan.

   MOVED by Willis, seconded by Faison to approve case #16-12 (SP) Shared Parking Agreement. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

a. Chair Chisholm led a discussion referring to the caller at the last City Council meeting, and that he had reached out to the applicant.
b. Commissioner Faison introduced Mr. Al Bogdan, who attended the meeting.

VIII. ADJOURNMENT – 7:32 pm

MOVED by Davis, seconded by Willis to adjourn the Planning Commission meeting held on September 14, 2020. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Kaitlyn Hines, Planning Director

TA20-10

CLEAN Draft Zoning Text Amendments for Emergency Shelters
City of Inkster
9/9/20

Proposed ordinance changes and additions:

- In §155.036 "Schedule of Land Uses", create separate land use for "Emergency Shelter".
- In §155.042 "RM Restricted Multiple-Family Dwelling District" add "Emergency Shelter" as a special land use in §155.042(C).
- In §155.043 "RM-1 Multiple Family Residential District" add "Emergency Shelter" as a special land use in §155.043(C).
- Establish new zoning ordinance section and special land use standards for §155.151 "Emergency Shelter".

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

Districts and Boundaries; Maps; Schedule of Land Uses
155.031 Districts established
155.032 Zoning map
155.033 Interpretation of district boundaries
155.034 Zoning of vacated areas
155.035 Zoning of annexed areas
155.036 Schedule of land uses
155.037 Reserved through § 155.039

Zoning District Regulations
155.041 R-1A through R-1C One-Family Residential Districts
155.042 RM Restricted Multiple-Family Dwelling District
155.043 RM-1 Multiple-Family Dwelling District
155.044 O-1 Office Building District
155.045 B-1 Local Business District

155.046 B-2 Thoroughfare Mixed-Use District
155.047 B-3 General Business District
155.048 M-1 Light Industrial District
155.049 TCD Town Center District
155.050 Reserved through § 155.059
Schedule of Regulations
155.061 Schedule of regulations
155.062 Reserved through § 155.069
General Development Standards
155.071 Intent
155.072 Architectural features
155.073 Site design features
155.074 Walls
155.075 Waste receptacle (dumpster), storage screening, or collection bins
155.076 Exterior lighting and security cameras
155.077 Off-street parking
155.078 Accessible parking for physically disabled persons
155.079 Off-street loading and unloading
155.080 Parking lot landscaping
155.081 Use restriction
155.082 Height, area and use exceptions
155.083 Required site development
Special Land Use Standards
155.111 Intent
155.112 Reserved
155.113 Nursery schools, day nurseries and child care centers (not including dormitories)
155.114 Nursing and convalescent homes
155.115 Religious institutions
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
155.151 Emergency Shelters

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
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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

Table 2-1 Schedule of Land Uses by Zoning District									
	Zoning Districts								
	R-1 A, B, C	RM	RM-1	O-1	B-1	B-2	B-3	M-1	TCD
Residential Land Use Types									
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
Multiple-Family Dwellings (3 story max.)		SLU	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
Emergency Shelter		SLU	SLU						
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		

§ 155.042 (C). RM RESTRICTED MULTIPLE-FAMILY DWELLING DISTRICT, Special Land Uses

(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.

(10) Emergency shelters subject to the regulations of § 155.151.

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

(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.

(10) Emergency shelters subject to the regulations of § 155.151.

§ 155.151 EMERGENCY SHELTERS

(A) The facility must be operated by a recognized human service agency, incorporated by the state, and which is not for profit.

(B) Resident manager and support services must be provided 24 hours a day, 7 days a week.

(C) No such facility may be located within 1,000 feet of a similar facility.

TA20-10
Draft Zoning Text Amendments for Emergency Shelters
City of Inkster
8/19/20

Proposed ordinance changes and additions:

- In §155.036 "Schedule of Land Uses", create separate land use for "Emergency Shelter".
- In §155.042 "RM Restricted Multiple-Family Dwelling District" add "Emergency Shelter" as a special land use in §155.042(C).
- In §155.043 "RM-1 Multiple Family Residential District" add "Emergency Shelter" as a special land use in §155.043(C).
- Establish new zoning ordinance section and special land use standards for §155.151 "Emergency Shelter".

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

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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
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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
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155.036 Schedule of land uses
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Zoning District Regulations
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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
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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
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155.128 Minor vehicle repair facilities
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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
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155.144 Tattoo establishments
155.145 Charitable gaming room
155.146 Standards for all medical marijuana facilities and recreational marijuana establishments
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155.148 Medical marijuana provisioning centers
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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
155.151 Emergency Shelters

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

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155.162 Scope of application
155.163 Submission of additional data
155.164 Performance standards
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155.166 Continued violation
155.167 Appeals
155.168 Reserved through § 155.179
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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
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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

Table 2-1 Schedule of Land Uses by Zoning District									
	Zoning Districts								
	R-1 A, B, C	RM	RM-1	O-1	B-1	B-2	B-3	M-1	TCD
Residential Land Use Types									
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
Multiple-Family Dwellings (3 story max.)		SLU	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
Emergency Shelter		SLU	SLU						
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	

§ 155.042 (C). RM RESTRICTED MULTIPLE-FAMILY DWELLING DISTRICT, Special Land Uses

(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.

(10) Emergency shelters subject to the regulations of § 155.151.

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

(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.

(10) Emergency shelters subject to the regulations of § 155.151.

§ 155.151 EMERGENCY SHELTERS

(A) The facility must be operated by a recognized human service agency, incorporated by the state, and which is not for profit.

(B) Resident manager and support services must be provided 24 hours a day, 7 days a week.

(C) No such facility may be located within 1,000 feet of a similar facility.

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor **Date: September 14, 2020**

From: Jerome Bivins, DPS Director **Date for Council's Consideration: September 21, 2020**

ACTION REQUESTED: Consider authorizing administration to approve the contract with Carr's Outdoor Service, Inc. in the amount of $57,260.00 plus a $10,000 contingency for a total of $67,260.00 for Crack and Joint Sealing.

Current Action ___X___ Emergency _____ Future _____

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

Mayor's Approval _____

BACKGROUND:

Based on PASER (Pavement Surface Evaluation and Rating) Study done in 2019, we are recommending improvements for roads rated 6 & 7 on a scale of 1-10 with 1 being the worst. The Crack & Joint Sealing repair will allow us to extend the life of these roads by at least 5 years as we begin to assimilate a road maintenance program for the entire city.

SCOPE OF SERVICES:

To apply Crack & Joint Sealing to the attached list of roads city wide.

JUSTIFICATION:

Enhancing the road conditions of various roads city wide by extending their service life.

PROJECT IMPROVEMENTS:

Improve and promote the image of Inkster

COSTS:

The amount of $57,260.00 plus a $10,000 contingency for a total of $67,260.00 for Crack and Joint Sealing.

PROJECTED TIME TABLE:

Upon approval the work will began in October 2020.

RESOLUTION:

Authorization is hereby given to administration to approve the contract with Carr's Outdoor Service, Inc. in the amount of $57,260.00 plus a $10,000 contingency for a total of $67,260.00 for Crack and Joint Sealing.

Resolved by _____ Seconded by _____

Yes:
No:
Absent:

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

September 10, 2020

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

Attention: Jerome Bivins, Department of Public Services Director

Re: 21-02_INK Crack and Joint Sealing Bid Recommendation

Dear Mr. Bivins:

The City of Inkster project, 21-02_INK Crack and Joint Sealing was advertised on Michigan Inter-Governmental Trade Network (MITN) beginning August 5, 2020. The bid opening for the above referenced project was held on Friday, September 4, 2020 at 10:00 a.m. at Inkster City Hall and online. A total of two contractors submitted bids on the Crack and Joint Sealing Project. The following is a list of the two bidders on the project; listed in order from lowest to highest bid:

	Bidder's Name	Bid	% Above Low Bid
1	Carr's Outdoor Services, Inc.	$57,260.00	0%
2	Michigan Joint Sealing*	$111,294.80	94%

All of the bid subtotals and total dollar amounts have been checked and verified for accuracy.

Carr's Outdoor Services, Inc. has been identified as the bidder under consideration for award. Carr's Outdoor Services, Inc met all requirements of the project including bonds and acknowledgement of addenda.

The engineer's estimate of probable construction cost is $97,760.00. In comparison, Carr's Outdoor Services, Inc. bid of $57,260.00 is 41% less than the engineer's estimate. The engineer's estimate of probable construction cost was developed using past experience and similar projects. This approach is likely conservative due to the variation of the work.

Carr's Outdoor Services, Inc has demonstrated their ability to meet the minimum qualifications related to this work. At the request of the Engineer, Carr's Outdoor Services, Inc provided a list of local municipalities that have been contacted for recommendations. According to their references, Carr's Outdoor Services, Inc has extensive experience with other, local municipalities and has had satisfactory performance.

We recommend awarding this contract to Carr's Outdoor Equipment, Inc in the amount of $57,260.00. We further recommend the City approve a contingency in amount of $10,000 for use at the City's discretion for unforeseen conditions related to the project.

If you have any questions or require any additional information, please contact the undersigned.

Very truly yours,

Alfred Benesch & Company

Daniel Guastella, P.E.
Project Engineer

CC: Darin Carrington, Inkster City Treasurer
Eric Tucker, P.E., Project Manager
File: 21-02_INK

Attachments:

21-02_INK Bid Tabulation – Crack and Joint Sealing

CITY OF INKSTER
CANDIDATE STREETS FOR CRACK SEAL

Andover Ave	Concrete	7	2	Farnum	Middle Belt	0.051	0.102
Annapolis Ave	Concrete	6	2	Annapolis Ct	Thomas Cir	0.28	0.56
Annapolis Cir	Concrete	6	2	Annapolis Ave	Dead End or Start	0.039	0.078
Arlington Dr	Asphalt	7	2	N River Park Dr	Sunningdale Dr	0.065	0.13
Bayham Ave	Asphalt	6	2	Penn Ave	Florence Ave	0.062	0.124
Bayham Ave	Asphalt	6	2	Princeton Ave	Plum Ave	0.062	0.124
Beech Ave	Asphalt	7	1	Northland Rd	Ludington Ave	0.087	0.087
Bridgeport Ct	Asphalt	7	2	Irene Ave	Irene Ave	0.255	0.51
Carlysle Ave	Concrete	7	2	Harrison Rd	Henry Ave	0.277	0.554
Cherry Ln	Concrete	7	2	Cherry Hill Rd	Road ends	0.243	0.486
Colonial Dr	Asphalt	7	2	Inkster Rd	Center Dr	0.225	0.45
Crystal Ct	Asphalt	6	2	Irene Ave	Old road ends new	0.149	0.298
Dunning Ave	Asphalt	6	2	John Daly Rd	Bayham Ave	0.15	0.3
E Hyde Park Dr	Asphalt	6	2	Michigan Ave	Dead End or Start	0.097	0.194
Eastern Ave	Asphalt	6	2	OHenry Ave	Somerset Ave	0.029	0.058
Eastern Ave	Concrete	6	1	Road changes from two lane to one lane	Dead End or Start	0.291	0.291
Fairwood Dr	Asphalt	6	2	Sunningdale Dr	Mount Vernon Dr	0.351	0.702
Florence Ave	Asphalt	6	2	Inkster Rd	Sylvia Ave	0.252	0.504
Glenwood Ave	Asphalt	6	2	Middle Belt Rd	Central Ave	0.125	0.25
Harrison Rd	Asphalt	6	2	Michigan Ave	Elm Ave	0.181	0.362
Harrison Rd	Concrete	7	2	Somerset Ave	Cherry Hill Rd	0.192	0.384
Harrison Rd	Asphalt	6	2	Hazelwood Ave	Glenwood Ave	0.062	0.124
Hiveley Ave	Asphalt	6	2	Steinhauer Ave	Middle Belt Rd	0.043	0.086
Jeffrey Ln	Asphalt	6	2	Lexington Pkwy	Parkwood Ave	0.122	0.244
John Daly Rd	Concrete	7	2	Pavement changes from conc to asphalt	N River Park Dr	0.066	0.132
Kean Ave	Asphalt	6	2	John Daly Rd	Bayham Ave	0.15	0.3
Kean Ave	Concrete	6	2	Sylvia Ave	Princess Rd	0.117	0.234
Kenwood Ave	Concrete	7	3	Old pavement meets new pavement	Pierce Ave	0.049	0.147
Marshall Ave	Asphalt	6	2	Vincent Ave	Joel Ct	0.048	0.096

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CITY OF INKSTER
CANDIDATE STREETS FOR CRACK SEAL

Meadow Ln	Asphalt	6	2	Lexington Pkwy	Dead End or Start	0.056	0.112
Meadowbrook Dr	Asphalt	6	2	N River Park Dr	Sunningdale Dr	0.061	0.122
Meadowdale Ave	Asphalt	6	2	Carlysle Ave	Penn Ave	0.125	0.25
N River Park Dr	Concrete	7	2	Mount Vernon Dr	Woodsfield Dr	0.089	0.178
Norfolk Ave	Asphalt	6	2	Dead End or Start	S Beech Daly Rd	0.289	0.578
Northland Rd	Asphalt	6	2	York Ave	Wayland Ct	0.133	0.266
Parkwood Ave	Asphalt	6	1	Wellesley St	Jeffrey Ln	0.053	0.053
Pierce Ave	Concrete	6	2	Klink Ave	Kenwood Ave	0.045	0.09
Pine St	Asphalt	7	3	Kenwood Ave	Burton Ave	0.146	0.438
Princeton Ave	Concrete	6	2	Sylvia Ave	Edsel Ave	0.163	0.326
Red Mill Dr	Concrete	7	2	Cherry Ln	Cherry Ln	0.165	0.33
Ross Ave	Asphalt	6	2	Meadowdale Ave	S Beech Daly Rd	0.185	0.37
S Beech Daly Rd	Concrete	6	4	Ross Ave	Notre Dame Ave	0.313	1.252
S Beech Daly Rd	Concrete	7	4	S River Park Dr	Norfolk Southern Rai	0.461	0.922
S Henry Ruff Rd	Asphalt	6	2	Michigan Ave	Road to Bridge appr	0.169	0.338
S Henry Ruff Rd	Asphalt	6	2	Spring Arbor Dr	Palmer Rd	0.025	0.05
Shadowlawn Dr	Asphalt	6	2	Stollman Dr	Morley Dr	0.06	0.12
Stratford Ln	Asphalt	7	1	Deplanche Ln	Michigan Ave	0.075	0.075
Sylvia Ave	Asphalt	6	1	Michigan Ave	Dead End or Start	0.099	0.099
Vincent Ave	Asphalt	6	2	Marshall Ave	Cherry Hill Rd	0.099	0.198
W Hills Dr	Asphalt	6	2	John Daly Rd	Fairbairn Dr	0.192	0.384
Wayland Ct	Asphalt	7	2	Northland Rd	Old pavment ends ne	0.096	0.192
Wellesley St	Asphalt	6	2	Middle Belt Rd	Meadow Ln	0.041	0.082
Western Ave	Asphalt	6	2	Birchwood Ave	Steinhauer Ave	0.063	0.126
Yorkville Ct	Asphalt	7	2	Northland Rd	Northland Rd	0.193	0.386
					SUBTOTAL	7.516	15.248

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Kean
Edsel
Princeton
Elm Circle
Lower Rouge Parkwa
Princess
Hill
De Soto
Norfolk
Yale
New York
Notre Dame
River Park
S Ivia
West
Southern
Wellington
Wetmore
River Park
Lower Rouge Parkway
Corone
Phipps
Inkste
Colonial
Kurtsell
Hamlin
Huck
Leith
Alger
Leith
Woodland
Center
Chestnut
Riverview
Wonbocker
Justine
Stratford
Deplanche
Fortson
Young
Martin
Elm
Saint Michael
Rosewood
Wagner
Harlson
Reynolds
Harriet
Cherry
Parkwood
Isabelle
Springhill
Springhill
Michigan
Eastern
Rosewood
Central
Central
Hyde Park
Palmer
Ludington
Kewadin