



INKSTER CITY COUNCIL

March 15, 2021

(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
VIJAY VIRUPANNAVAR

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)

March 15, 2021

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. March 15, 2021 Regular (Virtual) City Council Meeting Minutes.

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B. Allen Brother's and Attorney's PLLC Invoice \$ 33,453.75

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6. Boards and Commissions

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

7. Previous Business

8. Ordinance(s)

A. First Reading(s)

B. Second Reading(s)

9. New Business

A. Discussion/Action: (Vijay Virupannavar) Consider approval of the Plante Moran Engagement Letter for supplemental hours through 6/30/2021. The associated expenditures are 100% reimbursable through the Michigan Department of Treasury.

Pg. 9

B. Discussion/Action: (Tracy Ann-Jennings) Consider approval of one (1) offer to purchase (Case # LD 20-25) one (1) vacant lot located on the north side of Avondale Avenue between Michigan Avenue and Cherry Hill Road which is legally described as 19D1B2B1A PT OF NE 1/4 SEC 19 T2S R10E BEG N89DEG 05M 00S W 1027.67FT FROM THE E 1/4 COR OF SEC 19 TH N89DEG 05M 00S W 115.00FT TH N0DEG 26M 00S E 263.00FT TH S89DEG 05M 00S E 115.00FT TH S0DEG 26M 00S W 263.00FT POB 0.70 AC, also known as 26110 Avondale (Parcel ID # 44 016 99 0031 001) in the amount of \$500.00 to Willard Ray Powell, Jr.

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C. Discussion/Action: (Kaitlyn Hines) Consider approval of Special Land Use (SLU 19-08) for a Pawn Shop to be located on the north side of Michigan Avenue at 29230 Michigan Ave, in the B-3, General Business District. Feras Chihadeh is the applicant.

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D. Discussion/Action: (Kaitlyn Hines) Consider approval of Special Land Use (SLU 20-06, 20-13) for a proposed Medical and Adult Use Marijuana Retail store to be located on the south side of the street at 26831 Michigan Ave. between Silvia and Princess, in the TCD Town Center district. John Clark is the applicant.

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(See Pg. 34-146)

E. Discussion/Action: (Kaitlyn Hines) Consider approval of Special Land Use (SLU 20-34, 20-35) for a Medical and Adult Use Marijuana Provisioning Center to be located on the on the south side of Cherry Hill Rd in the existing shopping center at 29385 Cherry Hill, in the B-2, Thoroughfare Mixed Use District. Samantha Bevins is the applicant. **Pg. 149**

(See Pg. 34-146)

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

March 1, 2021

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

The regular meeting of the Council of the City of Inkster, Wayne County, and Michigan was a virtual meeting held on the Zoom platform in compliance with the State of Michigan Open Meetings Act. Monday, March 1, 2021

Prior to the Regular Council Meeting: City Council members discussed: The agenda.

Call Meeting to Order

Mayor Wimberly called the meeting to order at 7:31p.m.

Pledge of Allegiance

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

Prayer

Prayer was led by Pastor Katrease Smith

Roll Call

Mayor Wimberly	Present (Inkster, MI.)
Councilwoman Howard	Present (Inkster, MI.)
Councilwoman Watley	Present (Inkster, MI.)
Councilman Williams	Present (Inkster, MI.)
Councilwoman Washington	Present (Inkster, MI.)
Councilman Chisholm	Present (Inkster, MI.)
Councilman Shaw	Present (Inkster, MI.)

Approval of Agenda

Moved by Councilmember Shaw, Seconded by Councilmember Chisholm to approve the agenda with added Items "C" and "D" under New Business. Resolution 03-21-49COV - Motion carried.

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Washington	Yea
Councilmember Watley	Yea	Councilmember Williams	Yea
Mayor Pro-Tem Howard	Yea	Councilmember Shaw	Yea

Presentations/Discussion

Public Hearings

Consent Agenda

A. February 15, 2021 Regular (Virtual) City Council Meeting Minutes.

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw
Resolution 03-21-50COV - Motion carried.

ROLL CALL VOTE:

Councilmember Williams	Yea	Councilmember Shaw	Yea
Mayor Pro-Tem 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 Williams, Seconded by Councilmember Shaw
to appoint Walter Johnson to the Parks and Recreation Commission
Resolution 03-21-51COV - Motion carried.

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Washington	Yea
Councilmember Watley	Yea	Councilmember Williams	Yea
Mayor Pro-Tem Howard	Yea	Councilmember Shaw	Yea

Moved by Councilmember Chisholm, Seconded by Councilmember Shaw
to appoint Lorenzo Moner to the Police and Fire Pension Board
Resolution 03-21-52COV - Motion carried.

ROLL CALL VOTE:

Councilmember Shaw	Yea	Mayor Pro-Tem Howard	Yea
Councilmember Williams	Yea	Councilmember Washington	Yea
Councilmember Chisholm	Yea	Councilmember Watley	Yea

Moved by Councilmember Williams, Seconded by Councilmember Chisholm
to appoint Roosevelt Stubbs to the Zoning Board of Appeals
Resolution 03-21-53COV - Motion carried.

ROLL CALL VOTE:

Councilmember Washington	Yea	Councilmember Watley	Yea
Councilmember Williams	Yea	Mayor Pro-Tem Howard	Yea
Councilmember Shaw	Yea	Councilmember Chisholm	Yea

Moved by Councilmember Chisholm, Seconded by Councilmember Williams
to appoint Kim Falson to the Planning Commission
Resolution 03-21-54COV - Motion carried.

ROLL CALL VOTE:

Councilmember Chisholm	Yea	Councilmember Shaw	Yea
Mayor Pro-Tem Howard	Yea	Councilmember Williams	Yea
Councilmember Watley	Yea	Councilmember Washington	Yea

Previous Business

Moved by Councilmember Chisholm, Seconded by Councilmember Watley to rescind the motion supporting:

one (1) offer to purchase (Case # LD 20-26) two (2) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P16 LOT 16 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0016 000), and 25P13 14 LOTS 13 AND 14 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0013 000) in the amount of \$2,000.00 to Shawn Wimberly/SEW, LLC.

one (1) offer to purchase (Case # LD 20-27) three (3) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P9 10 LOTS 9 AND 10 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0009 000), 25P11 LOT 11 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0011 000) and 25P12 LOT 12 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0012 000) in the amount of \$2,500.00 to Shawn Wimberly/SEW, LLC.

one (1) offer to purchase (Case # LD 20-28) six (6) vacant adjacent lots located on the north side of Cherry Street between Ash Street and Walnut Street which are legally described as 25P60 TO 65 LOT 60 TO 65 INCL WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0060 000), 25P59 LOT 59 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0059 000), 25P58 LOT 58 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0058 000), 25P57 LOT 57 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0057 000), 25P56 LOT 56 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0056 000), and 25P55 LOT 55 WEST DEARBORN SUB T2S R9E L50 P32 WCR (Parcel ID # 44 010 01 0055 000) in the amount of \$3,500.00 to Shawn Wimberly/SEW, LLC. Resolution 03-21-55COV – Motion carried.

ROLL CALL VOTE:

Councilmember Williams	Nay	Mayor Pro-Tem Howard	Yea
Councilmember Shaw	Nay	Councilmember Washington	Yea
Councilmember Watley	Yea	Councilmember Chisholm	Yea

Ordinances

A. First Reading(S)

B. Second Reading(s)

1. A **Second reading** and **Approval** on an amendment to Chapter 91 of the City of Inkster Code of Ordinances; Animals.

Moved by Councilmember Shaw, Seconded by Councilmember Williams to approve **Second reading** and **Approval** on an amendment to Chapter 91 of the City of Inkster Code of Ordinances; Animals. Resolution 03-21-56COV - Motion carried.

ROLL CALL VOTE:

Councilmember Williams	Yea	Councilmember Shaw	Yea
Mayor Pro-Tem Howard	Yea	Councilmember Chisholm	Yea
Councilmember Washington	Yea	Councilmember Watley	Yea

2. A **Second reading** and **Approval** on an amendment to Chapter 136.30 of the City of Inkster Code of Ordinances; Drug Paraphernalia.

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Shaw to approve Second reading and Approval on an amendment to Chapter 136.30 of the City of Inkster Code of Ordinances; Drug Paraphernalia. Resolution 03-21-57COV - Motion carried.

ROLL CALL VOTE:

Councilmember Watley	Yea	Councilmember Chisholm	Yea
Councilmember Washington	Yea	Councilmember Williams	Yea
Mayor Pro-Tem Howard	Yea	Councilmember Shaw	Yea

New Business

- A. Discussion/Action: (Kaitlyn Hines) Consider approval of Special Land Use (SLU 20-27) for a proposed Drive Through and Carry Out Restaurant to be located on the north side of the street at 28724 Michigan Ave. just east of Springhill St, in the B-3, general business district. Carrie Rhoden is the applicant.

Moved by Councilmember Williams, Seconded by Mayor Pro-Tem Howard to approve of Special Land Use (SLU 20-27) for a proposed Drive Through and Carry Out Restaurant to be located on the north side of the street at 28724 Michigan Ave. just east of Springhill St, in the B-3, general business district. Carrie Rhoden is the applicant. Resolution 03-21-58COV – Motion carried.

ROLL CALL VOTE:

Councilmember Washington	Yea	Councilmember Watley	Yea
Mayor Pro-Tem Howard	Yea	Councilmember Shaw	Yea
Councilmember Chisholm	Yea	Councilmember Williams	Yea

- B. Discussion/Action: (Vijay Viruppanavar) As the previous WCA Assessing contract expired 10/31/2020, consider approval of WCA Assessing contract with the effective dates of 11/01/2020 to 10/31/2023 TO TABLE UNTIL THE ADMINISTRATION HAS GONE TO BID.

Moved by Councilmember Williams, Seconded by Councilmember Chisholm to approve of WCA Assessing contract with the effective dates of 11/01/2020 to 10/31/2023 TO TABLE UNTIL THE ADMINISTRATION HAS GONE TO BID. Resolution 03-21-59COV – Motion carried.

ROLL CALL VOTE:

Mayor Pro-Tem Howard	Nay	Councilmember Washington	Yea
Councilmember Watley	Nay	Councilmember Chisholm	Yea
Councilmember Williams	Yea	Councilmember Shaw	Yea

C. Discussion/Action: (City Council) To Vote In accordance with the discussion in closed session.
(McGill)

**Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Williams to approve to vote in accordance with the discussion in closed session.
(McGill)**

Resolution 03-21-60COV – Motion carried.

ROLL CALL VOTE:

Councilmember Watley	Nay	Councilmember Chisholm	Yea
Councilmember Williams	Yea	Councilmember Shaw	Nay
Mayor Pro-Tem Howard	Yea	Councilmember Washington	Yea

D. Discussion/Action: (City Council) To vote In accordance with the discussion in closed session. (Clark)

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Chisholm to approve to vote in accordance with the discussion in closed session. (Clark)
Resolution 03-21-61COV – Motion carried.

ROLL CALL VOTE:

Councilmember Shaw	Yea	Councilmember Watley	Yea
Councilmember Williams	Yea	Councilmember Chisholm	Yea
Mayor Pro-Tem Howard	Yea	Councilmember Washington	Yea

Public Participation

- **Charles Blackwell** – Stated the article Mayor Wimberly did in the Free Press was nice. He further stated that Mayor Wimberly was aware of the embezzlement done by Alex Legion. He stated that Mayor Wimberly owes taxes.
- **Shirley Hankerson** – Asked City Council had they reviewed and acted upon the proposal that was given to them for an outside investigation of Alex Legion and embezzlement of money.
- **Denise Champagne** – Thanked Wayne County Commissioner Glen Anderson, Wayne County Public Health Department and Wayne County Executive, Warren Evans for assisting with the process of receiving and administering vaccinations for COVID-19 for Inkster residents. She stated that another round of vaccinations would occur and to contact 313-561-2382 to be placed on that list. She emphasized that the vaccination list is for Inkster residents that are over sixty-five (65) years of age.
- **Officer Andrea Lebo** - Introduced the new Community Liaison person Megan Summers. She also stated that she is the new detective.
- **Jerome Blivins** – Thanked everyone for their assistance when providing the water filters. He stated that the DPS office would be providing water filters beginning from 8:00am until 3:30pm at the DPS location. He stated only one person will be allowed at the door at a time and no one will be allowed in the building. He further provided information regarding the lead testing of city homes.

City Clerk

- No comments

City Treasurer

- Stated that effective on March 1, 2021 taxes that have not been paid now go to Wayne County for payment.
- Stated that the week of March 22, 2021 thru April 1, 2021 the Treasurer would be looking at doing budget work study sessions with Mayor and Council.
- Stated and thanked Tracy Ann-Jennings and Plante and Moran for working on the FDCVT Grants and getting the information to the state.
- Stated that looking at a new PILOT program with Cherry Hill Apartments that would eliminate the old PILOT and begin a new PILOT that could bring in potential revenue of \$80,000.00
- Stated Sue has been in HR for two weeks and is assisting the city with all HR needs.
- Wished Councilman Chisholm a Happy Birthday.

Mayor and Council

- **Councilman Shaw** – Wished Councilman Chisholm a Happy Birthday. He thanked the Administration and the Mayor's office for their assistance with the vaccinations. Thanked Chief Riley for police patrols on the southeast and northeast sections of the city. He stated that the spring and summer is coming up and encouraged block clubs to be on the lookout and report suspicious activity. He said that all calls to the police are anonymous. He further stated that Police patrols are needed on Glenwood between Inkster and Harrison streets.
- **Councilwoman Watley** – Stated she is still receiving water bill complaints from residents. She commented that Craig was fired from his position as Parks and Recreation Director immediately and his investigative file was sent to the Wayne County Prosecutors office, who decided not to prosecute. She said that the decision to not prosecute was not made by the former Mayor or City Council.
- **Councilwoman Washington** – Thanked the Mayor's office, DPS, and Wayne County for the distribution of the water filters and the COVID-19 vaccination clinic. She wished Councilman Steven Chisholm a Happy Birthday.
- **Councilman Williams** – Wished Councilman Steven Chisholm a Happy Birthday. He asked about the State of the City, the water pumps in his district and the speedbumps. He lastly stated that Craig stole a lot more money than Alex Legion and no one prosecuted him. He said now all of a sudden it is an issue. He said the Police are doing an investigation into the Alex Legion matter and allow them to do the investigation.
- **Mayor Pro-Tem Howard** – Wished Councilman Steven Chisholm a Happy Birthday.
- **Mayor Wimberly** – Thanked the staff for the outstanding job that was done for the City of Inkster COVID-19 vaccination. He stated that Wayne County was so impressed that they are adopting some of the procedures that were used logistically. He thanked Jerome Bivins and his staff for the water filter distribution. He announced that Deputy Chief Henry Crump had passed away and his funeral would be at Old Pye on Friday March 5, 2021. He stated that the State of the City Dates would be moved to the April. He stated that the financials needed to be done first before he could provide the city with a good synopsis. He asked city council members to do short segment on their districts. He said he is proud to serve as Mayor. He announced the city spring clean would be up and coming. He said that Habitat for Humanity and the Nation of Islam would be assisting the city in this year's cleanup efforts. He asked all residents to do their parts and keep their home areas clean.

CLOSED SESSION

Moved by Councilmember Williams, Seconded by Mayor Pro-Tem Howard to go into closed session 6:35p.m. to discuss pending litigation. (McGill, Clark, Murray)

ROLL CALL VOTE:

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

Returned from Closed session at 7:30p.m.

Adjournment

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

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

The Regular Virtual City Council meeting of Monday, March 1, 2021 was adjourned at 8:38p.m.



Felicia Rutledge, City Clerk

City of Inkster

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

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

Attn: Vijay Virupannavar

**Page: 1
2/15/2021
Account No: 1897M**

BREAKDOWN OF FEES/EXPENSES BY CATEGORY

Category	Fees/Costs
Flat fee/City Attorney work	\$6000.00
Municipal Legal Services	629.33
Labor	641.12
Litigation	26183.30
Total Invoice for February 2021	36033.37
Total Less 5% COVID Discount	33453.75

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: March 8, 2021

From: Vijay Virupannavar, Treasurer

Date for Council Consideration: March 15, 2021

ACTION REQUESTED: Consider approval of Plante Moran Engagement Letter for supplemental hours through 6/30/2021. The associated expenditures are 100% reimbursable through the Michigan Department of Treasury.

Current Action X Emergency Future

Funds Budgeted: If Yes _____ Account # 101-253-801.800 & 101-000-540.000
No X N/A

Mayor's Approval _____

BACKGROUND INFORMATION

Plante Moran provides financial and accounting consulting services to the City of Inkster. The City of Inkster Treasurer consistently emails and speaks with Richard ("Eric") Cline (Department Manager, Community Services Division) and Larry Steckelberg (Administrator, Community Services Division) of the Michigan Department of Treasury. During a conversation, due to the immense time being spent on items from 2018, 2019, and 2020, Eric and Larry proposed that Plante Moran provide a proposal for an additional 20 hours per week through the end of the fiscal year. The enclosed Agreement was reviewed by Treasury and it was determined that the City of Inkster was approved for \$48,600.00 in reimbursements specific to the Agreement.

SCOPE OF SERVICES

Plante Moran will work on grant requirements, forecasting, budgeting, tax items, statutory reporting, and other accounting/finance items. More details are enclosed in the Agreement.

JUSTIFICATION

The City of Inkster has spent considerable time on items not performed in 2018, 2019, and 2020. Spending time on prior year issues comes at the cost of progressing and creating improvements in the current year. Additional hours will help to mitigate some of the time spent for prior year considerations. Additionally, the cost is fully reimbursable.

PROJECT OR IMPROVEMENT TASKS

N/A

COSTS

Plante Moran will provide 360 hours of time (270 staff hours, 72 managerial hours, 18 partner hours) between the accepted date of the Agreement and 6/30/2021. The cost will be \$48,600 and will be paid monthly based on the hours. The expenditures are fully reimbursement through the State.

Expenditure: 101-253-801.800 (Treasury, Professional/Accounting Services)

- This is the account used for Plante Moran expenditures (only item in this budget line)
- \$200K budget; \$116.3K Actual @ 1/31/2021
 - Currently, forecast \$200K at 6/30/2021
 - With supplemental hours, forecast \$248.6K at 6/30/2021

Reimbursement: 101-000-540.000 (State Grant Revenues) is anticipated; it is possible a new departmental account is created for easier visibility. The State will reimburse \$48.6K which will be booked to the determined line.

PROJECT TIME TABLE

The Agreement will end on 6/30/2021.

RESOLUTION

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

March 1, 2021

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

Dear Mayor Wimberly:

Thank you for your continued selection of Plante & Moran, PLLC ("PM") to assist you. This letter and the accompanying Professional Services Agreement, which is hereby incorporated as part of this engagement letter, confirms our understanding of the nature, limitations, and terms of the services PM will provide to City of Inkster ("Client").

Scope of Services

We will provide temporary financial assistance from now through June 30, 2021 at your discretion. Our work product will be in the form of preparing and reviewing financial schedules and analysis created under the direction and supervision of Vijay Virupannavar, City Treasurer. Our consulting services will be an extension of our current arrangement with the City of Inkster where we provide monthly, quarterly, annual, or periodic assistance to the City with tasks such as:

- Bank reconciliations
- Reconcile accounts payable module to general ledger
- Prepare budget amendments
- Create annual budget document
- Perform month, quarter, and annual close of various accounting records
- Complete required reporting to State of Michigan
- Update Water and Sewer utility rate model
- Perform year-end close of property taxes; settlement with Wayne County
- Other similar tasks as requested by the Treasurer, Mayor, or City Council

It should be noted that at no time during this engagement will we be responsible for making investment decisions, signing checks, making bank transfers, initiating ACH or wire transfers, or handling cash in any way. We will not be responsible for processing payroll, remitting payroll taxes, or filing payroll tax forms. These responsibilities remain with the Client or other external parties.

Due to the Coronavirus pandemic, we expect our work will be performed remotely. Meetings and presentations referenced above will be conducted using Zoom or Microsoft Teams. Once our internal travel restrictions have been lifted, for procedures that are necessary to be performed onsite, if any, we will work with you to schedule that work based on and subject to applicable legal requirements and/or guidance regarding worksite safety conditions. While

working remotely, we will rely on the City of Inkster to provide any electronic documents we require, and possibly remote access to the general ledger and other electronic systems.

Fees and Payment Terms

The fee for our services, subject to the terms and conditions of the accompanying Professional Services Agreement, will be based on the actual time that staff expend and will be billed at the following discounted hourly rates. Please note - the following discounted hourly rates, adjusted for inflation, agree to our current engagement letter with the City of Inkster dated April 11, 2017:

Accounting Consultant/	\$120.20
Senior Accounting Consultant	
Manager	\$169.44
Partner	\$224.01

Our understanding of this extension of our existing arrangement with the City is that we are to provide an additional 20 hours per week of service. We expect this additional 20 hours per week will be allocated 15/4/1 between a consultant, manager, and partner, respectively. This is approximately \$2,700 per week or \$48,600 between now and June 30, 2021.

As stipulated in our April 11, 2017 agreement with the City, the rates listed above will increase three percent on July 1, 2021 and annually thereafter should you continue to utilize this service.

Any other projects or consulting services in addition to the ones noted above may be requested by Management. Fees for those additional services will be negotiated and included in a separate engagement letter.

As you probably realize, our primary cost is salaries that are paid currently. Accordingly, our invoices, which will be rendered as services are provided are due when received. In the event an invoice is not paid timely, a late charge in the amount of 1.25 percent per month will be added, beginning 30 days after the date of the invoice.

For your convenience, payments can be made via domestic wire or ACH to the following account:

Domestic Wire

Bank of America
100 West 33rd Street
New York, NY 10001
Account No. 9890996003
Routing/ABA No. 026009593
Account Name: Plante & Moran, PLLC
Account Address: 3000 Town Center
Suite 400
Southfield, MI 48075

ACH

Bank of America
1401 Elm Street 2nd Floor
Dallas TX 75202
Account No. 9890996003
Routing/ABA No. 071000039
Account Name: Plante & Moran, PLLC
Account Address: 3000 Town Center
Suite 400
Southfield, MI 48075

If you are in agreement with our understanding of this engagement, as set forth in this engagement letter and the accompanying Professional Services Agreement, please sign the enclosed copy of this letter and return it to us with the accompanying Professional Services Agreement.

Mayor Patrick Wimberly
City of Inkster

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March 1, 2021

Thank you for the opportunity to serve you.

Very truly yours,

Plante & Moran, PLLC



Brian J. Camiller

Agreed and Accepted

We accept this engagement letter and the accompanying Professional Services Agreement (collectively "Agreement"), which set forth the entire agreement between City of Inkster and Plante & Moran, PLLC with respect to the services specified in the Scope of Services section of this engagement letter.

City of Inkster

Mayor Patrick Wimberly

Date

Title

Professional Services Agreement – Temporary Finance Assistance Addendum to Plante & Moran, PLLC Engagement Letter

This Professional Services Agreement is part of the engagement letter for our temporary finance assistance services dated March 1, 2021 between Plante & Moran, PLLC (referred to herein as "PM") and City of Inkster (referred to herein as "Client").

1. **Management Responsibilities** – The temporary finance services PM will provide are advisory in nature. While providing these services, PM will have no authority or responsibility for any management decisions or management functions. Further, Client acknowledges that Client is solely responsible for all such management decisions and management functions. Client will also be responsible for evaluating the adequacy and results of the services PM will provide and accepting responsibility for the results of those services. Client has designated Vijay Virupanavar to oversee the services PM will provide.

Client is responsible for the design, implementation, and maintenance of internal controls, including monitoring ongoing activities in connection with our engagement.

PM accepts no responsibility as a responsible party for the payment of taxes of any nature, including, but not limited to income, withholding, sales, excess of other taxes assessed at the Federal, State or local levels that may be owed or otherwise arise.

Client represents and warrants that any and all information that it transmits to PM will be done so in full compliance with all applicable federal, state, local, and foreign privacy and data protection laws, as well as all other applicable regulations and directives, as may be amended from time to time (collectively, "Data Privacy Laws"). Client shall not disclose personal data of data subjects ("Personal Data") who are entitled to certain rights and protections afforded by Data Privacy Laws to PM without prior notification to PM. Client shall make reasonable efforts to limit the disclosure of Personal Data to PM to the minimum necessary to accomplish the intended purpose of the disclosure to PM.

2. **Review and Supervision** – Client understands and acknowledges that all PM staff assigned to this project are working solely at Client's direction and agree that all work performed will be subject to the same supervision, review and approval practices that Client undertakes with its own staff. It is understood that, in accordance with the terms of this Agreement, the work of PM staff assigned to this project will not be reviewed by any other person at PM. Client is solely responsible for supervision, review and approval of the work performed, including review and approval of any journal entries prepared by PM staff prior to posting.
3. **Nature and Limitations of Services** – PM's project activities will be based on information and records provided by Client. PM will rely on such underlying information and records and PM's project activities will not include audit or verification of the information and records provided to PM in connection with PM's project activities.

The project activities PM will perform will not constitute an examination or audit of any Client financial statements or any other items, including Client's internal controls. If Client requires financial statements or other financial information for third-party use, or if Client requires tax preparation or consulting services, a separate engagement letter will be required. Accordingly, Client agrees not to associate or make reference to PM in connection with any financial statements or other financial information of Client. In addition, PM's engagement is not designed and cannot be relied upon to disclose errors, fraud or illegal acts that may exist. However, PM will inform Client of any such matters that come to PM's attention.

4. **Project Deliverables** – At the conclusion of PM's project activities and periodically as the project progresses, PM will review the results of the project work with Client and provide Client with any observations related to PM's services that PM believes warrant Client's attention. PM also will provide Client with copies of analyses, tax filings, or other materials that PM may develop in the course of this engagement upon Client's request. PM will not issue a written report as a result of this engagement and Client agrees that the nature and extent of the work product that PM will provide, as outlined in this Agreement, are sufficient for Client's purposes.
5. **Confidentiality, Ownership, and Retention of Workpapers** – During the course of this engagement, PM and PM staff may have access to proprietary information of Client, including, but not limited to, information regarding general ledger balances, financial transactions, trade secrets, business methods, plans, or projects. PM acknowledges that such information, regardless of its form, is confidential and proprietary to Client. PM will comply with all applicable ethical standards, laws, and regulations as to the retention, protection, use and distribution of such confidential client information. Except to the extent set forth herein, PM will not disclose such information to any third party without the prior written consent of Client.

In the interest of facilitating PM's services to Client, PM may communicate or exchange data by Internet, e-mail, facsimile transmission, or other electronic methods. While PM will use its best efforts to keep such communications and transmissions secure in accordance with PM's obligations under applicable laws and professional standards,

Client recognizes and accepts that PM has no control over the unauthorized interception of these communications or transmissions once they have been sent, and consents to PM's use of these electronic devices during this engagement.

Because the work performed under this Agreement is subject solely to Client's review and supervision, we do not expect that we will need to retain detailed workpapers supporting our work. Workpapers and documentation created will become part of Client's accounting records. If, however, we conclude to retain copies of such workpapers or documentation, such workpapers retained in the course of this engagement are and shall remain the property of PM. PM will maintain the confidentiality of all such workpapers as long as they remain in PM's possession.

Both Client and PM acknowledge, however, that PM may be required to make its workpapers available to regulatory authorities or by court order or subpoena in a legal, administrative, arbitration, or similar proceeding in which PM is not a party. Disclosure of confidential information in accordance with requirements of regulatory authorities or pursuant to court order or subpoena shall not constitute a breach of the provisions of this Agreement. In the event that a request for any confidential information or workpapers covered by this Agreement is made by regulatory authorities or pursuant to a court order or subpoena, PM agrees to inform Client in a timely manner of such request and to cooperate with Client should Client attempt, at Client's cost, to limit such access. This provision will survive the termination of this Agreement. PM's efforts in complying with such requests will be deemed billable to Client as a separate engagement. PM shall be entitled to compensation for its time and reasonable reimbursement of its expenses (including legal fees) in complying with the request.

PM reserves the right to destroy, and it is understood that PM will destroy, workpapers created in the course of this engagement in accordance with PM's record retention and destruction policies, which are designed to meet all relevant regulatory requirements for retention of workpapers. PM has no obligation to maintain workpapers other than for its own purposes or to meet those regulatory requirements.

6. **Consent to Disclosures to Service Providers** – In some circumstances, PM may use third-party service providers to assist with its services, including affiliates of PM within or outside the United States. In those circumstances, PM will be solely responsible for the provision of any services by any such third-party service providers and for the protection of any information provided to such third-party service providers. PM will require any such third-party service provider to: (i) maintain the confidentiality of any information furnished; and (ii) not use any information for any purpose unrelated to assisting with PM's services for Client. In order to enable these third party service providers to assist PM in this capacity, Client, by its duly authorized signature on the accompanying engagement letter, consents to PM's disclosure of all or any portion of Client's information, including tax return information, to such third party service providers, including affiliates of PM outside of the United States, if and to the extent such information is relevant to the services such third party service providers may provide and agrees that PM's disclosure of such information for such purposes shall not constitute a breach of the provisions of this Agreement. Client's consent shall be continuing until the services provided for this Agreement are completed.
7. **Fee Quotes** – In any circumstance where PM has provided estimated fees, fixed fees, or not-to-exceed fees ("Fee Quotes"), these Fee Quotes are based on responsibilities under the scope of services. PM's services frequently depend upon the availability and cooperation of those Client personnel relevant to PM's project activities and providing needed information to PM in a timely and orderly manner. In the event that undisclosed or unforeseeable facts regarding these matters causes the actual work required for this engagement to vary from PM's estimates, the estimated fees will be adjusted for the additional time PM incurs as a result.

In any circumstance where PM's work is rescheduled due to Client's failure to provide information or assistance necessary for the engagement, PM offers no guarantee, express or implied, that PM will be able to meet any previously established deadline related to the completion of the work. Because rescheduling work imposes additional costs on PM, in any circumstance where PM has provided estimated fees, those estimated fees may be adjusted for additional time PM incurs as a result of rescheduling its work. PM will endeavor to advise Client in the event any circumstances occur which would require PM's work to be rescheduled. However it is acknowledged that the exact impact on the Fee Quote may not be determinable until the conclusion of the engagement. Such fee adjustments will be determined in accordance with the Fee Adjustments provision of this Agreement.

8. **Payment Terms** – PM invoices for professional services are due upon receipt unless otherwise specified in this engagement letter. In the event any of PM's invoices are not paid in accordance with the terms of this Agreement, PM may elect, at PM's sole discretion, to suspend work until PM receives payment in full for all amounts due or terminate this engagement. In the event that work is suspended, for nonpayment or other reasons, and subsequently resumed, PM offers no guarantee, express or implied, that PM will be able to meet any previously established deadlines related to the completion of PM's consulting work. Client agrees that in the event that work is suspended, for non-payment or other reasons, PM shall not be liable for any damages that occur as a result of PM ceasing to render services.

9. **Fee Adjustments** – Any fee adjustments for reasons described elsewhere in this Agreement will be determined based on the actual time expended by PM staff at PM's current hourly rates, plus all reasonable and necessary travel and out-of-pocket costs incurred, and included as an adjustment to PM's invoices related to this engagement. Client acknowledges and agrees that payment for all such fee adjustments will be made in accordance with the payment terms provided in this Agreement.
10. **Conditions of PM Visit to Client Facilities** – Client agrees that PM's services will be provided remotely to the maximum extent possible. In order to facilitate the provision of services remotely, Client agrees to provide documentation and other information reasonably required by PM for PM's performance of the engaged services electronically to the extent possible throughout the course of the engagement. In the event in-person visits to Client's facility(ies) are determined by PM in its sole discretion to be necessary for the performance of the engaged services, Client agrees, as a pre-condition to any such in-person visit, to provide to PM for PM's evaluation Client's policies and procedures that Client has implemented and will adhere to relating to workplace safety and the prevention of the transmission of disease at its facility(ies). In addition, Client affirms that it is in compliance with applicable Centers for Disease Control and Prevention and OSHA guidance pertaining to the prevention of the transmission of disease (collectively, "Applicable Preventative Guidance") and agrees that it shall continue to comply with Applicable Preventative Guidance throughout any in-person visits by PM to Client's facility(ies). Client further affirms that it is in compliance and shall continue to comply with all other applicable laws, regulations, or executive orders relating to COVID-19 or the prevention of the spread thereof (collectively, "COVID-19 Laws") and agrees that it shall continue to comply with COVID-19 Laws throughout any in-person visits by PM to Client's facility(ies). Notwithstanding the foregoing, PM reserves the right to suspend or refrain from any in-person visit by PM to Client's facility(ies) or impose further conditions on any such in-person visit if and as PM deems necessary at its sole discretion. Client agrees and acknowledges that any determination by PM to visit Client's facility(ies) is not and shall not be construed to be or relied on by Client as a determination by PM of Client's compliance with Applicable Preventative Guidance or any COVID-19 Laws.
11. **Exclusion of Certain Damages** – Except to the extent finally determined to have resulted from PM's gross negligence or willful misconduct, Client agrees to limit the liability of PM or any of PM's officers, directors, partners, members, managers, employees, affiliated, parent or subsidiary entities, and approved third party service providers (collectively, "PM Persons") for any and all claims, losses, costs, and damages of any nature whatsoever so that the total aggregate liability of PM and/or the PM Persons to Client shall not exceed the total fees paid by Client to PM for the services provided in connection with this Agreement. Client and PM agree that these limitations on PM's maximum liability are reasonable in view of, among other things, the scope of the services PM is to provide, Client's responsibility for the management functions associated with PM's consulting services, and the fees PM is to receive under this engagement. In no event shall PM be liable to Client, whether a claim be in tort, contract, or otherwise, for any consequential, indirect, lost profit, punitive, exemplary, or other special damages. PM and Client agree that these limitations apply to any and all liabilities or causes of action against PM, however alleged or arising, unless to the extent otherwise prohibited by law. This provision shall survive the termination of this engagement.

In the event this Agreement expressly identifies multiple phases of services, the total aggregate liability of PM to Client shall be limited to no more than the total amount of fees paid by Client for the particular phase of services alleged to have given rise to any such liability.
12. **Receipt of Legal Process** – In the event PM is required to respond to a subpoena, court order, or other legal process (in a matter involving Client but not PM) for the production of documents and/or testimony relative to information PM obtained and/or prepared during the course of this engagement, Client agrees to compensate PM for the affected PM staff's time at such staff's current hourly rates, and to reimburse PM for all of PM's out-of-pocket costs incurred associated with PM's response unless otherwise reimbursed by a third party.
13. **Termination of Engagement** – This Agreement may be terminated by either party upon written notice. Upon notification of termination, PM's services will cease and PM's engagement will be deemed to have been completed. Client will be obligated to compensate PM for all time expended and to reimburse PM for all out-of-pocket expenditures through the date of termination of this engagement.
14. **Time Limits** – Except for actions to enforce payment of PM's invoices and without limiting any claims for indemnification hereunder, any claim or cause of action arising under or otherwise relating to this engagement must be filed within two years from the completion of the engagement without regard to any statutory provision to the contrary.
15. **Entire Agreement** – This Agreement is contractual in nature and includes all of the relevant terms that will govern the engagement for which it has been prepared. The terms of this letter supersede any prior oral or written representations or commitments by or between the parties regarding the subject matter hereof. Any material changes or additions to the terms set forth in this letter will only become effective if evidenced by a written amendment to this Agreement, signed by all of the parties.

Professional Services Agreement – Temporary Finance Assistance

16. **Severability** – If any provision of this Agreement (in whole or part) is held to be invalid or otherwise unenforceable, the other provisions shall remain in full force and effect.
17. **Defense, Indemnification, and Hold Harmless** – As a condition of PM's willingness to perform the services provided for in the engagement letter, Client agrees to defend, indemnify and hold PM and the PM Persons harmless against any claims by third parties for losses, claims, damages, or liabilities, to which PM or the PM Persons may become subject in connection with or related to the services performed in the engagement, unless a court having jurisdiction shall have determined in a final judgment that such loss, claim, damage, or liability resulted primarily from the willful misconduct or gross negligence of PM, or one of the PM Persons. This defense, indemnity and hold harmless obligation includes the obligation to reimburse PM and/or the PM Persons for any legal or other expenses incurred by PM or the PM Persons, as incurred, in connection with investigating or defending any such losses, claims, damages, or liabilities
18. **Conflicts of Interest** – PM's engagement acceptance procedures include a check as to whether any conflicts of interest exist that would prevent acceptance of this engagement. No such conflicts have been identified. Client understands and acknowledges that PM may be engaged to provide professional services, now or in the future, unrelated to this engagement to parties whose interests may not be consistent with interests of Client.
19. **Agreement Not to Influence** – Client and PM each agree that each respective organization and its employees will not endeavor to influence the other's employees to seek any employment or other contractual arrangement with it, during this engagement or for a period of one year after termination of the engagement. Client agrees that PM employees are not "contract for hire." PM may release Client from these restrictions if Client agrees to reimburse PM for its recruiting, training, and administrative investment in the applicable employee. In such event, the reimbursement amount shall be equal to two hundred hours of billings at the current hourly rate for the PM employee.
20. **Force Majeure** -- Neither party shall be deemed to be in breach of this Agreement as a result of any delays or non-performance directly or indirectly resulting from circumstances or causes beyond its reasonable control, including, without limitation, fire or other casualty, acts of God, war, other violence, epidemic, pandemic or other public health emergency or government mandated shut down (each individually a "Force Majeure Event"). A Force Majeure Event shall not excuse any payment obligation relating to fees or costs incurred prior to any such Force Majeure Event.
21. **Signatures** – Any electronic signature transmitted through DocuSign or manual signature on this engagement letter transmitted by facsimile or by electronic mail in portable document format may be considered an original signature.
22. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan, and jurisdiction over any action to enforce this Agreement, or any dispute arising from or relating to this Agreement shall reside exclusively within the State of Michigan.

End of Professional Services Agreement –Temporary Finance Assistance Services

Vijay Virupannavar

From: Cline, Richard (Treasury) <cliner1@michigan.gov>
Sent: Wednesday, March 3, 2021 3:09 PM
To: Vijay Virupannavar
Cc: Steckelberg, Larry (TREASURY)
Subject: Plante Moran Engagement

Importance: High

Follow Up Flag: Follow up
Flag Status: Completed

Vijay,

Good afternoon.

Good news.

Your request for reimbursement for the supplemental Plante Moran engagement has been authorized.

I am authorized to reimburse the City up to \$48,600 for their supplemental hours between now and June 30.

If you have any questions, please let me know.

Regards,

Eric

Eric Cline | Department Manager | Community Services Division
Michigan Department of Treasury | State of Michigan
430 W. Allegan Street, 3rd Floor | Lansing, MI 48922
Lansing Office (817) 335-2078 | Cell Phone (817) 243-8450
E-mail cliner1@michigan.gov
Additional Contacts: [Microsoft Teams](#)

CONFIDENTIALITY NOTICE: This e-mail, and any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential and protected from disclosure under the law. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail, and delete/destroy all copies of the original message and attachments Thank you.

From: Vijay Virupannavar <vvirupannavar@cityofinkster.com>
Sent: Monday, March 1, 2021 12:29 PM
To: Cline, Richard (Treasury) <cliner1@michigan.gov>
Subject: RE: Follow-up to Yesterday's Call

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Hi Eric,

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: March 9, 2021

**From: Tracy-Ann Jennings,
Special Projects Director**

Date for Council Consideration: March 15, 2021

ACTION REQUESTED: Consider approval of one (1) offer to purchase (Case # LD 20-25) one (1) vacant lot located on the north side of Avondale Avenue between Michigan Avenue and Cherry Hill Road which is legally described as 19D1B2B1A PT OF NE 1/4 SEC 19 T2S R10E BEG N89DEG 05M 00S W 1027.67FT FROM THE E 1/4 COR OF SEC 19 TH N89DEG 05M 00S W 115.00FT TH N0DEG 26M 00S E 263.00FT TH S89DEG 05M 00S E 115.00FT TH S0DEG 26M 00S W 263.00FT POB 0.70 AC, also known as 26110 Avondale (Parcel ID # 44 016 99 0031 001) in the amount of \$500.00 to Willard Ray Powell, Jr.

Current Action X Emergency Future

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

Mayor's Approval _____

BACKGROUND INFORMATION

Willard Ray Powell, Jr. has made an application to purchase (Case# LD 20-25) one (1) vacant lot located on the north side of Avondale Avenue between Michigan Ave and Cherry Hill Road which is legally described as 19D1B2B1A PT OF NE 1/4 SEC 19 T2S R10E BEG N89DEG 05M 00S W 1027.67FT FROM THE E 1/4 COR OF SEC 19 TH N89DEG 05M 00S W 115.00FT TH N0DEG 26M 00S E 263.00FT TH S89DEG 05M 00S E 115.00FT TH S0DEG 26M 00S W 263.00FT POB 0.70 AC, also known as 26110 Avondale. The applicant would like to build on this property.

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 vacant lot, located in the R1-A, One family Residential District.

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 a total purchase price of \$500.00

RESOLUTION

Authorization is hereby given for the sale of (Case# LD 20-25) one (1) vacant lot located on the north side of Avondale Avenue between Michigan Ave and Cherry Hill Road which is legally described as 19D1B2B1A PT OF NE 1/4 SEC 19 T2S R10E BEG N89DEG 05M 00S W 1027.67FT FROM THE E 1/4 COR OF SEC 19 TH N89DEG 05M 00S W 115.00FT TH N0DEG 26M 00S E 263.00FT TH S89DEG 05M 00S E 115.00FT TH S0DEG 26M 00S W 263.00FT POB 0.70 AC, also known as 26110 Avondale in the amount of \$500.00 to Willard Ray Powell, Jr.

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:

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: 26110 Avondale

Applicant Name: <u>Willard Ray Powell, Jr.</u>	
✓ Application to Purchase City-Owned Property	(purchase deposit for address on receipt)
✓ Land sales \$100.00 (Vacant Land)	
✓ Deposit Fee Receipt: Land Sale Revenue	(Account/Fund Number 101-727-673-130)
✓ Legal Description and Parcel I.D. #	<u>11010-710031001</u> <u>26110 Avondale</u>
✓ Purchase Agreement	
Real Estate Agreement	
✓ Letter of Good Standing	
✓ Release of all Claims & Liabilities	
✓ Photo Identification: Explanation if address don't match with lots adjacent	
✓ Aerial Map And Satellite Map	Google Maps
✓ Plat map	Shared drive
Realty OOMP - Realtor Comparative Market Analysis (Structures only)	
✓ Water Department Response (Land Sales only)	Send memo to Water re: Outstanding Utilities- June
✓ Code Enforcement Response (Land Sales only)	Send memo to Code Enforcement re: Violations- Dawn
✓ Taxes: City and County up to Date	
Detailed Explanation for Proposed Use	<u>would like to build on property</u>
Assign Case Number (Enter in Excel)	<u>LD 20-25</u>
✓ Create File Folder/Tab	
✓ Scan Application Package	



Deposit/Administrative Fee Received \$100
 Date Received 7/11/2020
 Case # 15 00-25

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **WILLARD RAY POWELL JR.**

Applicant's Address **19334 GREELEY DETROIT MICHIGAN 48203**

Applicant's Phone Number: **313 721-5375**

Proposed Owner's Name (as indicated on deed): **Same**

PROPERTY INFORMATION - Purchase Offer \$500.00

Property Location: **NORTH side of AVONDALE Street/Avenue**

Between Street/Avenue MICHIGAN AVE and CHERRY HILL Street/Avenue

Tax ID, Legal Description, and Address if Structure (VACANT LOT) **44018980031001**
28110 AVONDALE 19D1B2B1A PT OF NE 1/4 SEC 19 T2S R10E BEG N89DEG 05M
00S W 1027.67FT FROM THE E 1/4 COR OF SEC 19 TH N89DEG 05M 00S W 115.00FT TH
N0DEG 28M 00S E 283.00FT TH S89DEG 05M 00S E 115.00FT TH S0DEG 28M 00S W 283.00FT
POB 0.70 AC

Parcel Size: 30727 (Width) 116 X (Length) 264 Current Residential

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

Summary of Proposed Use: **Additional Property Next to House.**

Use additional sheets as needed **THE BUYER WOULD LIKE TO BUILD ON THE PROPERTY**

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

W. Powell Jr.
 Applicant's Signature
Penny Bishop
 Bankroll Name

07/04/2020

07/04/2020

Date

CITY OF INKSTER **PURCHASE AGREEMENT**

This Purchase Agreement, dated and made effective as of this 20th day of June, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and WILLARD RAY POWELL JR> located at 19334 GREELEY ST. DETROIT. 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: 19D1B2B1A PT OF NE 1/4 SEC 19 T2S R10E BEG N89DEG 05M 00S W 1027.87FT FROM THE E 1/4 COR OF SEC 19 TH N89DEG 05M 00S W 115.00FT TH N0DEG 26M 00S E 263.00FT TH S89DEG 05M 00S E 115.00FT TH S0DEG 26M 00S W 263.00FT POB 0.70 AC
26110 AVONDALE

Parcel ID:44016990031001

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 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 & EIGHTEEN /DOLLARS (\$418.00) 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: WP

Sellers Initials: _____

PURCHASER:

By: W. Powell 07/02/2020 L.S.
TRANSID 308221 PLS NOT

By: _____ L.S.

Its:

Telephone No: (313)721-5375
Willard Ray Powell Jr.
19334 Greeley St.
Detroit, MI 48203

IN PRESENCE OF:
Murray's Real Estate Services LLC
Inkster MI 48141
Stephanie Taylor & Peggy Bishop

Peggy Bishop
TRANSID 102822 PLS NOT

07/02/2020

313 478-8528 734 306-1086

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: 313-663-4232**

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. THIS OFFER TO PURCHASE IS UNDER THE PRIOR REAL ESTATE CONTRACT WITH THE CITY OF INKSTER.



LETTER OF GOOD STANDING

Date: 07/04/2020

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

I, W. Ray Powell Jr. (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.



**AFFIDAVIT
TO SECURE
CERTIFICATE OF OCCUPANCY
OR
FILE VACANT PROPERTY REGISTRATION
FOR
44016980031001 28110 Avondale, INKSTER, MI
(property address)**

I, WILLARD RAY POWELL JR., have read the requirements for the purchase of the above-noted property and hereby agree to provide official documentation to the Planning Division of the Community Development Department in the form of a Certificate of Occupancy or a Vacant Property Registration (whichever is applicable) within forty-five (45) days of the purchase of any City-owned structure.

Sworn and subscribed before me this _____ day of _____, 2020,
personally appeared before me _____ executed this
document on his/her own free will.

WILLARD RAY POWELL JR.
Printed Name

Title Buyer .. _____

W. Powell 07/04/2020
Signature Notary Public

Notary Public _____ County, MI

Commission Expires: _____

MURRAY'S REAL ESTATE SERVICES LLC

HOLD HARMLESS FORM

28857 MICHIGAN AVE

INKSTER, MICHIGAN 48141

313-478-8526

UNOFFICIAL RELEASE 10/2/2019 10:15 AM B

MURRAY'S REAL ESTATE SERVICES LLC. AND STEPHANIE MURRAY TAYLOR AND PEGGY BISHOP HAS INFORMED THE BUYER, SELLER, ASSIGNEE, ASSIGNOR, AND ANY INSPECTOR, CONSULTANT, CONTRACTOR AND ATTORNEY. THAT STEPHANIE TAYLOR AND PEGGY BISHOP WHO WORKS FOR MURRAY REAL ESTATE SERVICES LLC IS WITNESSING SIGNATURES TO AN OFFER TO PURCHASE REAL ESTATE FROM THE CITY OF INKSTER. THE BUYERS HAS BEEN TOLD TO CONSULT THEIR ATTORNEY, TITLE COMPANY, HOME OWNER ASSOCIATION, TREASURER, REGISTER DEED ASSESSMENT AT THE CITY OF INKSTER TO COMPLETE A TRANSFER AFFIDAVIT WITHIN 45 DAYS OF THIS QUIT CLAIM DEED AND OBTAIN INSURANCE, AND TITLE SEARCH AND TITLE INSURANCE TO FIND OUT IF ANY ENTITY THAT COULD HAVE AN INTEREST OR EFFECT TO THE TRANSFER OF THIS PROPERTY. PEGGY BISHOP AND STEPHANIE TAYLOR IS NOT APART OF THIS TRANSATION AND BOTH PARTIES HOLD MURRAY'S REAL ESTATE PEGGY BISHOP AND STEPHANIE TAYLOR HARMLESS AND FREE FROM ANY LEGAL LIABILITY.

SIGNATURE W. Powell Jr DATE 07/02/2020
THURSDAY 8:10:16 PM EDT

PRINT NAME William R Powell Jr DATE _____

SIGNATURE _____ DATE _____

PRINT NAME _____ DATE _____

WITNESS _____ DATE _____

Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: City/State/Zip:	Avondale Inkster, Michigan, 48141	Property ID:	44016990031001
Owner Name: Taxpayer Address: City/State/Zip:	City Of Inkster 26215 Trowbridge Street Inkster, Michigan, 48141-2478	Lat/Long: Census Tract: Block Group:	42.305097 / -83.294809
City/Village/Town: Subdivision: MLS Area: Legal Description:	Inkster 06060 - Inkster 19D1B2B1A PT OF NE 1/4 SEC 19 T29 R10E S88 N89D86 05M 00S W 1027.67FT FROM THE E 1/4 COR OF SEC 19 TH N89D86 05M 00S W 118.00FT TH N06D86 26M 00S E 263.90FT TH S89D86 05M 00S E 118.00FT TH S02D86 26M 00S W 263.90FT FOR 6.70 AC	School District: Property Category: Land Use:	Westwood Other 710 - EXEMPT LAND BANK

Photos

Taxes

Year	Season	Total As Val	Admin Fee	Amount	CVT	TN Received
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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Ex Val	Homestead %	TN Taxes
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Transfer Information

Grantor	Grantee	Record Date	Deed Date	Sale Price	Deed Type	Libar/Page
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/08/2017	02/08/2017		QCD	53504/1395
PITTS DONNA	BANK ONE NA	05/22/2003	05/08/2003	\$34,471	SHER/DEED	35047/0060

Other Recordings

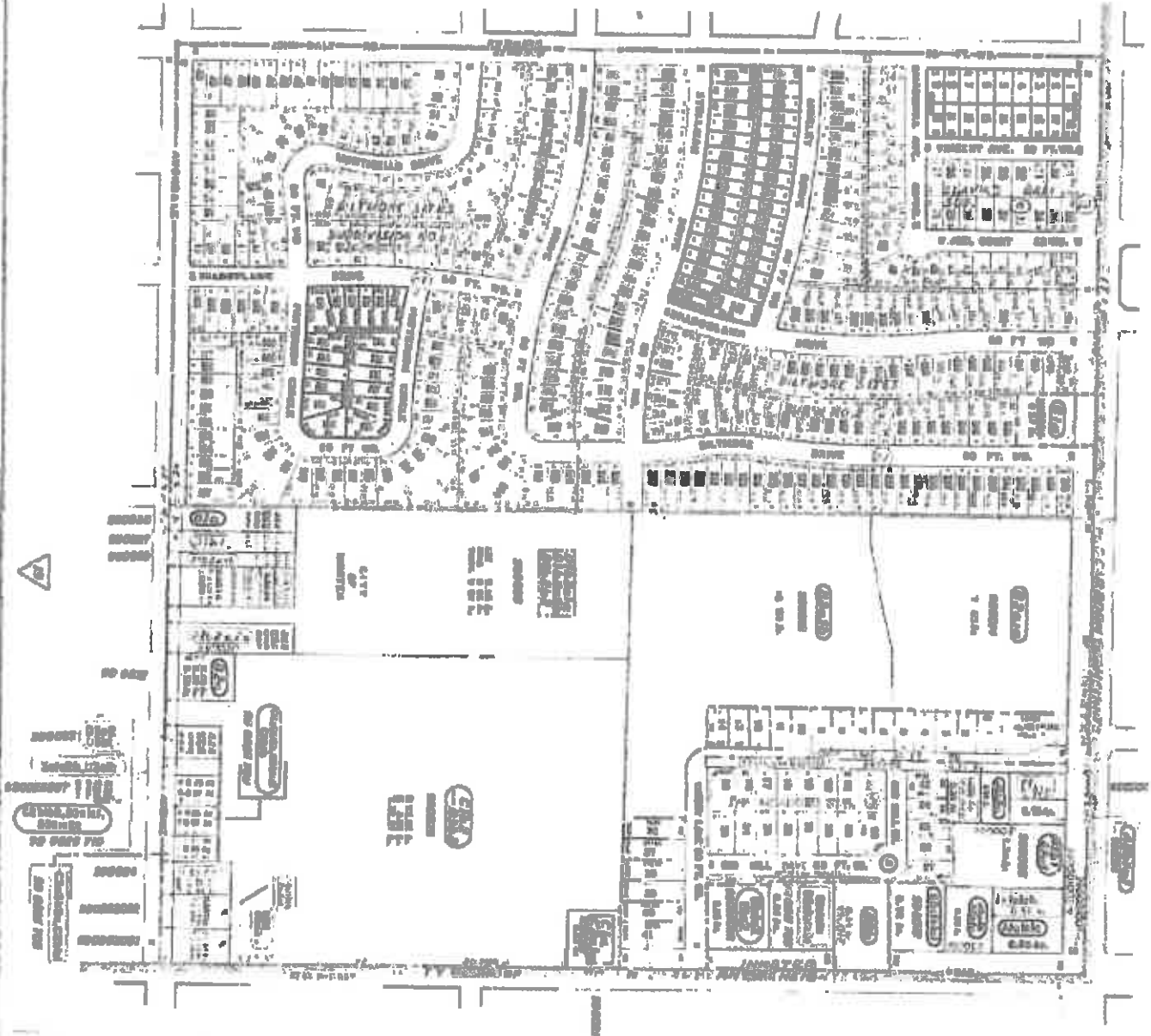
Officer	Officer	Record Date	Doc Date	Amount	Doc Type	Libar/Page
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Characteristics

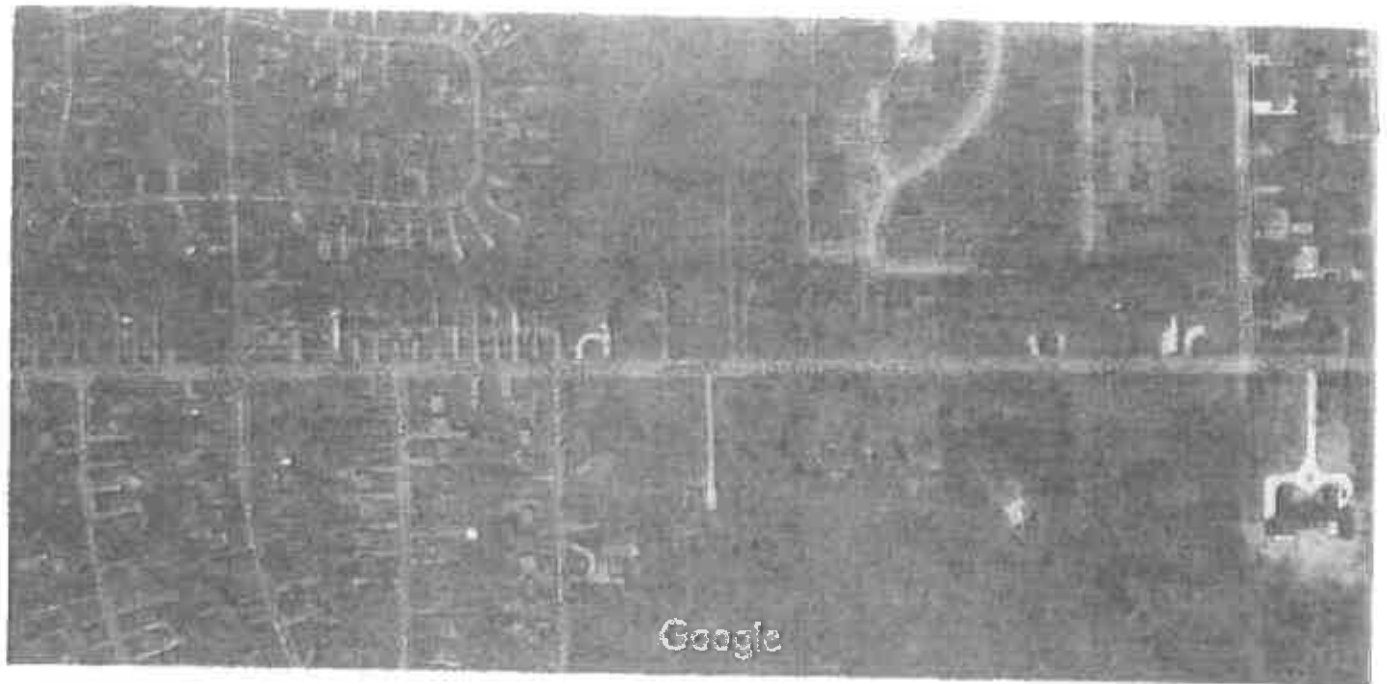
Year Built:	1992	Pool:	
Architecture Level:	1 1/2 Story	Garage Year Built:	
Style:		Garage Sqft:	572
Water:		Garage Capacity:	2
#1 Porch/Dimensions:	/	Storm Sewer:	
#2 Porch/Dimensions:	/	Land Dimension:	118.00X230.00
Topography:		Land Sqft:	28441
Irregular:		Acres:	0.61

Search for MLS Listings

Click Arrow for Property History



45. 14 SECTION 34
CITY OF EUKSTER
 T. 2 S. R. 10 E.
 LAYNE COUNTY, MISSOURI.
 MADE 1982 - 1983
 DEPARTMENT OF REVENUE AND TAXES
 REVENUE AND TAXES DIVISION
 © MISSOURI COUNTY OF LAYNE, STATE OF MISSOURI
 MISSOURI COUNTY OF LAYNE, STATE OF MISSOURI



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 100 ft

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: March 9, 2021

From: Kaitlyn Hines
Planning Director

Date for Council Consideration: March 15, 2021

ACTION REQUESTED: Consider approval of Special Land Use (SLU 19-08) for a Pawn Shop to be located on the north side of Michigan Avenue at 29230 Michigan Ave, in the B-3, General Business District. Feras Chihadeh is the applicant.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval ☐

BACKGROUND INFORMATION

On Monday, March 8, 2021 the Planning Commission reviewed and recommended for approval SLU 19-08, Pawn Shop, which would be located in an existing building (29230 Michigan Ave, old Boost Mobile), located on the north side of Michigan Ave in the B-3, General Business District. The associated Site Plan (SP 19-09) was approved without conditions. City Staff recommended approval of SLU 19-08, and SP 19-09. Feras Chihadeh is the applicant. Draft meeting minutes are attached.

The primary building is a one-story 1,933 square foot commercial building, and the secondary building is a two-story mixed-use building with a vacant apartment on the upper level totaling 1,546 square feet. The applicant plans to use the apartment as an office and break room for their security guard. The site plan states that the shop will have three employees, and the regular hours of operation are 9 am to 6 pm every day. The site is located in the B-3, General Business District. The proposed pawn shop is a (regulated) special land use in the B-3 zoning district. Due to its location within 300 feet of a residential area, the applicants had to obtain signatures from 51% of the entities located within 300 feet of the location and get those signatures approved by City Council. City Council approved the petition signatures on Monday, August 20, 2019.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Planning Director letter dated February 11, 2021 recommends that Planning Commission recommend approval of the Special Land Use because the proposed use is compatible with the Zoning Ordinance, Master Plan, and surrounding uses. Additionally, it would foster economic development within the City of Inkster by bringing an existing vacant site into economic use.

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

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

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

RESOLUTION

Resolved by _____

Seconded by _____

Approval of Special Land Use (SLU 19-08) for a Pawn Shop to be located on the on the north side of Michigan Avenue at 29230 Michigan Ave, in the B-3, General Business District. Feras Chihadeh is the applicant.

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, March 8, 2021**, virtually via ZOOM.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:34 p.m.

I. ROLL CALL

Present: Participating Virtually - Chairman Chisholm (Inkster), Cain (Inkster), Willis (Inkster), Vice Chair Williams (Inkster), Secretary Faison (Inkster), Daniels (Inkster), Davis (Inkster)
Absent: Wimberly, Ratliff

Others in attendance: Kaitlyn Hines, Planner
John Clark, Applicant
Owen Frank, Applicant's Attorney
Feras Chihadeh, Applicant
Michael Boggio, Applicant
Cody Railey, Applicant
Samantha Bevins, Applicant
Sandra Watley, City Council

Public in attendance: Charles Blackwell, Shirley Hinkerson, Sharee Davenport, Octavia Smith

II. ADOPTION OF AGENDA

MOVED by Daniels, seconded by Cain to Adopt the Agenda with amendment. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES

A. Adoption of February 22, 2021 minutes

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

IV. PUBLIC HEARINGS

A. Case #s 19-08 (SLU) 19-09 (SP) Pawn Shop
Public Hearing to review and consider approval of a special land use and site plan for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

MOVED by Faison, seconded by Daniels to open the public hearing for Case # 19-08 (SLU) 19-09 (SP) Pawn Shop. **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Secretary Faison asked what the applicants vision for the business was and how what kind of façade improvements will include. She also asked if the occupants of Hyde park were Contacted for the Pawn Shop petition signatures. Mr. Chihadeh answered that there would be façade improvements that will include painting and siding repair. They also said that they will have a focus on pawning jewelry and other items. Ms. Hines answered that if they were within 300ft than yes.
2. Commissioner Daniels asked when they will be open. Mr. Chihadeh replied that he hopes to be open within 2 months.

Public Comment:

1. Ms. Hinkerson asked where the property was and what they will do to fix it up. Mr. Chihadeh answered that he plans to repaint the building and fix the siding. Ms. Hines also stated that there will be lots of landscaping added as well.

MOVED by Davis, seconded by Daniels to close the public hearing for case #19-08 (SLU) 19-09 (SP) Pawn Shop. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Willis to recommend approval of case #19-08 (SLU) Pawn Shop. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Willis to approve case #19-09 (SP) Pawn Shop. **MOTION CARRIED unanimously.**

B. Case # 20-06, 20-13 (SLU) 20-07, 20-14 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail.
Public Hearing to review and consider approval of a special land uses and site plan for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

MOVED by Daniels, seconded by Cain to open the public hearing for Case # 20-06, 20-13 (SLU) 20-07, 20-14 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail. **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Commissioner Davis asked about the security for the site and if they would be utilizing the alley. Ms. Hines answered that the security plan must be approved by the Police Chief and that yes, they will be using the alley.
2. Secretary Faison asked for an explanation of the business. Mr. Franks answered that Mr. Clark has been active in the community and will continue to be active in the community. He wishes to open the business that was closed in another location.
3. Commissioner Daniels asked what will happen to the burnt out building. Ms. Hines answered that they were leasing that building but have purchased the new one.

4. Commissioner Cain asked if the zoning buffers will apply. Ms. Hines answered yes, there will be a 1000ft buffer.

Public Comment:

1. Charles Blackwell asked if Mayor Wimberly had anything to do with the fire bombing. Mr. Franks said the suspect was apprehended.
2. Sharee Davenport asked how many facilities will the City have and why there are no schools. Ms Hines answered that if the two are approved on the agenda, there would be three total. Chairman Chisholm responded that we have many Charter schools and that the state dissolved the public schools.

MOVED by Davis, seconded by Daniels to close the public hearing for case # 20-06, 20-13 (SLU) 20-07, 20-14 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Williams to recommend approval of case #20-06, 20-13 (SLU) 20-07, 20-14 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail. **MOTION CARRIED unanimously.**

MOVED by Willis, seconded by Williams to approve case # 20-07, 20-14 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail. **MOTION CARRIED unanimously.**

C. Case#s 20-18 (SLU) 20-19 (SP) Medical Marijuana Cultivation

Public Hearing to review and consider approval of a special land use and site plan for a proposed Medical Marijuana Cultivation Facility in the M-1, Light Industrial District at 2736 Edsel. Cody Railey, on behalf of TC Gardens, LLC, is the applicant.

MOVED by Daniels, seconded by Cain to open the public hearing for Case # 20-18 (SLU) 20-19 (SP) Medical Marijuana Cultivation. **MOTION CARRIED unanimously.**

Commissioner Comments:

1. Secretary Faison asked if the applicant will be scraping and repainting the building. Mr. Railey answered that they have already scraped and painted the building a light grey. They will be a small facility of only 500 plants to improve the medical marijuana.
2. Vice Chair Williams asked how high the fence is and how high its required to be. Ms. Hines answered that the fence needed to be 6ft and that it was proposed at that.
3. Commissioner Davis asked if the existing chain link fence will be repaired. Mr. Railey answered that the fence is in good condition besides where it will be replaced with the new wooden fence and that the barbed wire will be removed.

Public Comment:

1. Charles Blackwell asked if Mayor Wimberly had any ownership in the business. Mr. Railey answered that he and his step father are 50/50 owners.
2. Octavia Smith Asked if they were City residents. Mr. Railey replied that they lived in Taylor. Ms. Smith then asked if they would be hiring Inkster residents. Mr. Railey replied that they would hire anyone with the proper qualifications.

MOVED by Cain, seconded by Daniels to close the public hearing for case # 20-18 (SLU) 20-19 (SP) Medical Marijuana Cultivation. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Williams to recommend approval of case #20-18 (SLU) 20-19 (SP) Medical Marijuana Cultivation. **MOTION CARRIED unanimously.**

MOVED by Cain, seconded by Willis to approve case # 20-18 (SLU) 20-19 (SP) Medical Marijuana Cultivation. **MOTION CARRIED unanimously.**

- D. Case #s 20-29, 20-30, 20-31, 20-32 (SLU) 20-33 (SP) Medical and Adult Use Marijuana Cultivation and Processing**
Public Hearing to review and consider approval of a special land uses and site plan for a proposed Medical and Adult Use Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District at 26277 Trowbridge. Michael Boggio, on behalf of HWRJST Inkster, LLC, is the applicant.

MOVED by Daniels, seconded by Davis to open the public hearing for Case # 20-29, 20-30, 20-31, 20-32 (SLU) 20-33 (SP) Medical and Adult Use Marijuana Cultivation Processing. **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Commissioner Davis asked if this was the same building and plans that were approved previously and when they would begin operation. Mr. Boggio said that it was not, the building is larger and they have added more land for the site drainage. He also added that they should begin construction by the fourth quarter of this year and that they should be in operation in 2022.

Public Comment:

1. Charles Blackwell asked if Mayor Wimberly had any ownership in the business and if they had donated money to the Mayor's campaign. Mr. Boggio said no to both questions.

MOVED by Daniels, seconded by Cain to close the public hearing for case # 20-29, 20-30, 20-31, 20-32 (SLU) 20-33 (SP) Medical and Adult Use Marijuana Cultivation Processing. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Cain to recommend approval of case #20-29, 20-30, 20-31, 20-32 (SLU) 20-33 (SP) Medical and Adult Use Marijuana Cultivation Processing. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Williams to approve case #20-29, 20-30, 20-31, 20-32 (SLU) 20-33 (SP) Medical and Adult Use Marijuana Cultivation Processing. **MOTION CARRIED unanimously.**

- E. Case #s 20-34, 20-35 (SLU) 20-36 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail**
Public Hearing to review and consider approval of a special land uses and site plan for a proposed Medical and Adult Use Marijuana Retail in the B-2, Thoroughfare Mixed Use District at 29385 Cherry Hill. Samantha Bevins, on behalf of Vibe Consulting, is the applicant.

MOVED by Cain, seconded by Daniels to open the public hearing for Case # 20-34, 20-35 (SLU) 20-36 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail. **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Secretary Faison asked what kind of façade improvements were being done and for an overview of the business. Ms. Bevins responded that the business is appropriate for the district and that she has already painted the building twice.

Public Comment:

1. Charles Blackwell asked if Mayor Wimberly had received any donations from Ms. Bevins for kickbacks to be approved. Ms. Bevins said no.
2. Sandra Watley asked when this application was accepted. MS. Hines answered that it was accepted on November 24th, 2020.

MOVED by Cain, seconded by Davis to close the public hearing for case #20-34, 20-35 (SLU) 20-36 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Williams to recommend approval of case #20-34, 20-35 (SLU) 20-36 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail. **MOTION CARRIED unanimously.**

MOVED by Davis, seconded by Cain to approve case #20-34, 20-35 (SLU) 20-36 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

A. Case # 19-09 (SP) – Consideration of an Irrigation Waiver
Planning Commission to review and consider approval of an irrigation waiver for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

MOVED by Davis, seconded by Daniels to approve case #19-09 (SP) Pawn Shop Irrigation Waiver. **MOTION CARRIED unanimously.**

B. Case # 19-09 (SP) – Consideration of a Screening Waiver
Planning Commission to review and consider approval of a screening waiver that will allow the applicant to expand the current wall to properly screen the residential house to the north, for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

MOVED by Daniels, seconded by Cain to approve case #19-09 (SP) Pawn Shop Screening Waiver. **MOTION CARRIED unanimously.**

- C. **Case # 19-09 (SP) – Consideration of a Parking Waiver**
Planning Commission to review and consider approval of a parking waiver for five spaces for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

MOVED by Daniels, seconded by Davis to approve case #19-09 (SP) Pawn Shop Parking Waiver. **MOTION CARRIED unanimously.**

- D. **Case # 19-09 (SP) – Consideration of a Loading Zone Length Waiver**
Planning Commission to review and consider approval of a loading zone length waiver (10'x70 to 10'x35') for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

MOVED by Davis, seconded by Daniels to approve case #19-09 (SP) Pawn Shop Loading Zone Length Waiver. **MOTION CARRIED unanimously.**

- E. **Case # 20-07, 20-14 (SP) – Consideration of a Development Timetable, Financial Resume, and Traffic Study Waiver**
Planning Commission to review and consider approval of a waiver of the development timetable, financial resume, and traffic study requirement for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

MOVED by Daniels, seconded by Williams to approve case #20-07, 20-14 (SP) Medical and Adult Use Marijuana Retail Development Timetable, Financial Resume, and Traffic Study Waiver. **MOTION CARRIED unanimously.**

- F. **Case # 20-07, 20-14 (SP) – Consideration of an Irrigation Waiver**
Planning Commission to review and consider approval of an irrigation waiver for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

MOVED by Davis, seconded by Dain to approve case #20-07, 20-14 (SP) Medical and Adult Use Marijuana Retail Irrigation Waiver. **MOTION CARRIED unanimously.**

- G. **Case # 20-07, 20-14 (SP) – Consideration of a Parking Waiver**
Planning Commission to review and consider approval of a parking waiver for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

MOVED by Davis, seconded by Daniels to approve case #20-07, 20-14 (SP) Medical and Adult Use Marijuana Retail Parking Waiver. **MOTION CARRIED unanimously.**

- H. **Case # 20-07, 20-14 (SP) – Consideration of a Loading Zone Length Waiver**
Planning Commission to review and consider approval of a Loading Zone Length waiver for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

MOVED by Davis, seconded by Daniels to approve case #20-07, 20-14 (SP) Medical and Adult Use Marijuana Retail Loading Zone Length Waiver. **MOTION CARRIED unanimously.**

- I. **Case # 20-07, 20-14 (SP) – Consideration of Parking Lot Paving Delay**
Planning Commission to review and consider approval of allowing the applicant to delay paving their lot until the City begins work on the alley behind the building for the proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

MOVED by Daniels, seconded by Cain to approve case #20-07, 20-14 (SP) Medical and Adult Use Marijuana Retail Parking Lot Paving Delay.

Commissioner Concerns:

1. Secretary Faison asked when the paving for the alley is expected to happen. Ms. Hines answered later this summer, 2021.

MOTION CARRIED unanimously.

- J. **Case # 20-19 (SP) – Consideration of an Irrigation Waiver**
Planning Commission to review and consider approval of an irrigation waiver for a proposed Medical Marijuana Cultivation Facility in the M-1, Light Industrial District at 2736 Edsel. Cody Railey, on behalf of TC Gardens, LLC, is the applicant.

MOVED by Daniels, seconded by Cain to approve case #20-19 (SP) Medical Marijuana Cultivation Irrigation Waiver. **MOTION CARRIED unanimously.**

- K. **Case # 20-33 (SP) – Consideration of a Screening Waiver**
Planning Commission to review and consider approval of a screening waiver for a proposed Medical and Adult Use Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District at 26277 Trowbridge. Michael Boggio, on behalf of HWRJST Inkster, LLC, is the applicant.

MOVED by Daniels, seconded by Cain to approve case #20-33 (SP) Medical and Adult Use Marijuana Cultivation and Processing Facility Screening Waiver **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

A. **Public Comments:**

- a. Commissioner Daniels asked if it was the States job to provide training for these jobs for Marijuana. Chair Chisholm responded that it would be on the job training.
- b. Secretary Faison discussed community development agreements and that the marijuana industry provides good wages.
- c. Charles Blackwell commented that Mayor Wimberley and C=Donald Trump were very similar.

VIII. ADJOURNMENT –8:45 pm

MOVED by Daniels, seconded by DAVIS to adjourn the Planning Commission meeting held on March 8, 2021. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Kimberly Faison, Secretary

Kaitlyn Hines, Planning Director

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

**PLANNING COMMISSION
Monday, March 8, 2021
6:30 p.m.
Via Virtual Remote Electronic Access**

**MEETING AGENDA
Open to the Public**

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
 - A. Adoption of February 22, 2021 minutes
- IV. PUBLIC HEARING
 - A. **Case #s 19-08 (SLU) 19-09 (SP) Pawn Shop**
Public Hearing to review and consider approval of a special land use and site plan for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.
 - B. **Case #s 20-06, 20-23 (SLU) 20-07, 20-14 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail**
Public Hearing to review and consider approval of a special land uses and site plan for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.
 - C. **Case #s 20-18 (SLU) 20-19 (SP) Medical Marijuana Cultivation**
Public Hearing to review and consider approval of a special land use and site plan for a proposed Medical Marijuana Cultivation Facility in the M-1, Light Industrial District at 2736 Edsel. Cody Railey, on behalf of TC Gardens, LLC, is the applicant.
 - D. **Case #s 20-29, 20-30, 20-31, 20-32 (SLU) 20-33 (SP) Medical and Adult Use Marijuana Cultivation and Processing**
Public Hearing to review and consider approval of a special land uses and site plan for a proposed Medical and Adult Use Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District at 26277 Trowbridge. Michael Boggio, on behalf of HWRJST Inkster, LLC, is the applicant.
 - E. **Case #s 20-34, 20-35 (SLU) 20-36 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail**

Public Hearing to review and consider approval of a special land uses and site plan for a proposed Medical and Adult Use Marijuana Retail in the B-2, Thoroughfare Mixed Use District at 29385 Cherry Hill. Samantha Bevins, on behalf of Vibe Consulting, is the applicant.

V. OLD BUSINESS

NONE.

VI. NEW BUSINESS

A. **Case # 19-09 (SP) – Consideration of an Irrigation Waiver**

Planning Commission to review and consider approval of an irrigation waiver for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

B. **Case # 19-09 (SP) – Consideration of a Screening Waiver**

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Planning Commission to review and consider approval of allowing the applicant to delay paving their lot until the City begins work on the alley behind the building for the proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.
- J. **Case # 20-19 (SP) – Consideration of an Irrigation Waiver**
Planning Commission to review and consider approval of an irrigation waiver for a proposed Medical Marijuana Cultivation Facility in the M-1, Light Industrial District at 2736 Edsel. Cody Railey, on behalf of TC Gardens, LLC, is the applicant.
- K. **Case # 20-33 (SP) – Consideration of a Screening Waiver**
Planning Commission to review and consider approval of a screening waiver for a proposed Medical and Adult Use Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District at 26277 Trowbridge. Michael Boggio, on behalf of HWRJST Inkster, LLC, is the applicant.

VII. MISCELLANEOUS

NONE.

VIII. ADJOURNMENT

ITEM III.A

February 22, 2021 Planning Commission Minutes

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, February 22, 2021**, virtually via ZOOM.

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

I. ROLL CALL

Present: Participating Virtually - Chairman Chisholm (Inkster), Cain (Inkster), Ratliff (Inkster), Vice Chair Williams (Oak Park), Secretary Faison (Inkster), Daniels (Inkster, 6:45), Wimberly (Inkster)
Absent: Willis, Davis

Others in attendance: Kaitlyn Hines, Planner
David Allen, Applicants consultant
Carrie Rhoden, Applicant
Sandra Watley, City Council

Public in attendance: Charles Blackwell, Monica Miller, Connie Mitchell, Shirley Hinkerson

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES

A. Adoption of February 8, 2021 minutes

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

IV. PUBLIC HEARINGS

A. Case #s 20-27 (SLU) 20-28 (SP) Carry Out and Drive Through
Public Hearing to review and consider approval of a special land use and site plan for a proposed Carry Out and Drive Through Restaurant in the B-3, General Business District at 28724 Michigan Avenue. Carrie Rhoden is the applicant for Darnie's Soul Food.

MOVED by Ratliff, seconded by Daniels to open the public hearing for Case # 20-27 (SLU) 20-28 (SP) Drive Through and Carry Out. **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Secretary Faison asked what the applicants vision for the business was and how they will handle the signage for the wayfinding of the drive through. Ms. Rhoden responded that she wants to bring Inkster back to what it used to be and that she is in the process of purchasing the land next door to help with signage for wayfinding.
2. Commissioner Daniels asked if this was her first business and if she owes any money to the City. MS. Rhoden responded that she does not and that this is not her first business, but it is her first restaurant. Ms. Daniels then asked what the capacity of the location will be and if they will have a restroom. Mr. Allen responded that the building capacity is 10 people, but there is no sit down portion of the restaurant, so a public restroom will not be provided.

Public Comment:

1. Ms. Hinkerson asked what is meant by soul food and what the vision for the restaurant is. Ms. Rhoden responded that it will be comfort food such as mac and cheese, turkey, baked beans, and black eyed peas, but healthy options as well.
2. Sandra Watley asked if the police have assessed if there would be any issues with turning out on to Michigan Ave, and if it would impact traffic. Ms. Hines noted that the police did not raise any issue on the location and that it had previously been a restaurant.

MOVED by Ratliff, seconded by Williams to close the public hearing for case #20-27 (SLU) 20-28 (SP) Carry Out and Drive Through. **MOTION CARRIED unanimously.**

MOVED by Ratliff, seconded by Wimberly to recommend approval of case #20-27 (SLU) Carry Out and Drive Through. **MOTION CARRIED unanimously.**

MOVED by Ratliff, seconded by Daniels to approve case #20-28 (SP) Carry Out and Drive Through. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

A. Case # 20-28 (SP) – Consideration of a Parking Waiver

Planning Commission to review and consider approval of a parking waiver for a proposed drive through and carry out restaurant (SP 20-28) in the B-3, General Business District at 28724 Michigan Ave. Carrie Rhoden, is the applicant.

MOVED by Ratliff, seconded by Wimberly to approve case #20-28 (SP) Carry Out and Drive Through Parking Waiver. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

A. Inkster Equitable Development Presentation

- a. Secretary Faison gave a presentation on equitable development tools the City could look into developing. Commissioner Cain agreed that we should continue this conversation.

B. Training opportunities:

- a. Chair Chisholm reminded the commissioners about the training opportunities through MAP.

C. Public Comments:

- a. Monica Miller asked the applicant if the food would be authentic. Ms. Rhoden said that it would be as they are family recipes.
- b. Charles Blackwell commented that Councilman Chisholm and Patrick Wimberly were disrespectful to him because they aired out his private information and they Mayor Wimberly's birthday is coming up and he will need a get out of jail free card instead of birthday card because of the Alex Legion case.

VIII. ADJOURNMENT – 7:40 pm

MOVED by Faison, seconded by Williams to adjourn the Planning Commission meeting held on February 22, 2021. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Kimberly Faison, Secretary

Kaitlyn Hines, Planning Director

ITEM IV.A
Public Hearing

Case # 19-08(SLU) 19-09 (SP) – 29230
Michigan Ave Pawn Shop



CITY OF INKSTER

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

February 11, 2021

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP19-09 Michigan Pawn Shop
Location: 29230 Michigan Avenue
Zoning: B-3, General Business District
Applicant: Feras Chihadeh
Owner: FMG United LLC

The City of Inkster Planning Department has reviewed the above-referenced Site Plan and associated Special Land Use application and offers the following comments and findings for your consideration. The original site plan was dated March 28, 2019, and the revised site plans received on February 9, 2021. Planning Staff conducted a site visit on Tuesday, April 30, 2019. The proposed use is a pawn shop with a second floor office in the adjacent building.

SITE DESCRIPTION

The site consists of two buildings located on the north side of Michigan Avenue at 29230 Michigan (full legal description on site plan) and totals 13,000 square feet (0.30 acres). The primary building is a one-story 1,933 square foot commercial building, and the secondary building is a two-story mixed-use building with a vacant apartment on the upper level totaling 1,546 square feet. The applicant plans to use the apartment as an office and break room for their security guard. The site plan states that the shop will have three employees, and the regular hours of operation are 9 am to 6 pm every day. The site is located in the B-3, General Business District. The proposed pawn shop is a (regulated) special land use in the B-3 zoning district. Due to its location within 300 feet of a residential area, the applicants had to obtain signatures from 51% of the entities located within 300 feet of the location and get those signatures approved by City Council. City Council approved the petition signatures on Monday, August 20, 2019.

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

	Existing Land Use	Current Zoning	Future Land Use Designation
Subject Site	Pawn Shop	B-3, General Business	Regional Commercial
North	Single-Family Residential	R-1B, One-Family Residential	Regional Commercial
South	H&H Metals	B-3, General Business	Regional Commercial
East	Commercial Building	B-3, General Business	Regional Commercial
West	Used Car Lot	B-3, General Business	Regional Commercial

EXHIBIT A: AERIAL VIEW OF SITE



EXHIBIT B: PARCEL MAP



REVIEW COMMENTS

1. **Zoning and Use (§155.046).** The site is in the B-3, General Business District and is bordered by sites in the B-3, General Business District to the south, east, and west, and the R-1B, One-Family Residential District to the north. "Pawn shops" are a special (regulated) land use in the B-3 district subject to compliance with the schedule of regulations listed in §155.061, the site plan approval standards listed in §155.287, the special land use standards listed in §155.289, and the "regulated use" standards listed in §155.202 of the Zoning Ordinance.

The B-3 district requires setbacks, lot size, lot coverage, and height as follows:

Setbacks	Required	Proposed
Front Setback	None	Existing. Complies.
Rear Setback	Off-street loading space shall be provided in the rear yard, and shall be provided in addition to any required off-street parking area.	Existing. Complies.
Side Yard Setback (Both)	No side yards are required along interior side lot lines within the district, except as required in the building code; provided that if walls of structures facing such interior side lot lines contain window or door penetrations, such side yard shall not be less than ten feet.	<u>Existing. Non-conforming.</u>
Side Yard Setback (One)	No side yards are required along interior side lot lines within the district, except as required in the building code; provided that if walls of structures facing such interior side lot lines contain window or door penetrations, such side yard shall not be less than ten feet.	<u>Existing. Non-conforming.</u>
Lot Size	Dimensions must permit parking and landscaping.	Existing. Complies.
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks.	Existing. Complies.
Height	25 ft (2 stories)	Existing. Complies.

2. **Architectural Features.** The one-story existing building is CMU with a weathered brick and stone façade, and black wood mansard awning. There is a note that the wood awning will either be replaced or repaired. The CMU and brick are painted white, but the paint is not in good condition; there is a note on Sheet A-01 indicating that the paint on the façade will either be stripped to expose the natural materials, or it will be repainted the existing colors. The existing two-story building is brown-painted brick on the lower level with brown-painted T-111 siding on the upper level – some of the T-111 siding is missing on the north elevation and will be repaired per the note on the plans. Both buildings have flat commercial membrane roofs. There are barred windows on the front (south) façade of the one-story building, a double barred glass door, two barred windows, and a second floor fire escape on the west façade, and a single barred glass door and two windows on the east façade. The east façade of the two-story building includes three filled-in openings on the bottom story, and three windows on the upper story.

3. **Site Design and Landscaping (§155.073).** Pursuant to §155.073, a landscape plan for the site must be provided, and the following landscaping comments must be addressed:
 - a. **Performance Bond (§155.073(D)(2)).** Whenever a site plan requires any type of landscaping, the applicant is required to post a Performance Bond prior to the issuance of a Certificate of Occupancy to ensure the completion of landscaping (including irrigation), and this bond may be held up to two years by the City to provide a means of replacing landscaping that dies within the first two years.
 - b. **Irrigation (§155.073(D)(12)).** To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system, or the applicant must obtain a waiver from the Planning Commission if they determine that underground irrigation is unnecessary. Sheet A-03 contains a note stating that the applicant will apply for an irrigation waiver. Applicant indicates that employees will use a hose bib to water landscaping three times a week. Location of hose bib is shown on site plan and a note was added stating that all trees shall be outfitted with gator bags. Given the amount of required landscaping and its distance from the building, and the outcome of previous waivers granted under similar circumstances, Planning Staff does not support an irrigation waiver.
 - c. **Right-of-way Landscaping (§155.073(D)(13)).** A total of three deciduous shade trees, and one ornamental tree are required and provided. There are seven proposed Red Oak trees. The four proposed ornamental trees are Serviceberry trees. On Hyde, there is proposed parking facing and located within 100 feet of the public right-of-way, as such it is subject to the Perimeter Landscaping Requirements discussed in Item 10.
4. **Walls and Fences (§155.074).** The proposed site plan shows the existing five foot high unpainted CMU wall along the north property line being increased to six feet high and painted beige. The applicant will also be extending the existing fence to the north of the property to screen the residential properties. Required walls may, upon approval of the Planning Commission, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the Planning Commission in reviewing such request.
5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** There is an existing five foot high CMU dumpster enclosure without a gate in the northwest corner of the subject property. Sheet A-02 indicates that the enclosure height will be increased to six feet, painted beige, with an opaque trex beige gate, and a concrete pad will be installed underneath it.
6. **Exterior Lighting and Security Cameras (§155.076).**

- a. **Exterior Lighting.** The site plan indicates that no new lighting is proposed.
 - b. **Security Cameras (§155.076(B)).** There is a note on Sheet A-01 regarding the proposed security system. Security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p.
7. **Parking and Circulation (§155.077).** Required parking for the retail use is two spaces plus one space per 175 square feet of gross floor area, requiring 16 spaces for the retail and storage. Parking for the upstairs apartment is being turned into an office space, which would require 1 space per 500 square feet of gross floor area, which at 665sqft, is one space. There are 12 spaces proposed and 17 required. Planning Staff supports a waiver for the 5 spaces due to there being a bus stop within 500ft of the facility. In addition, curb blocks are not permitted, however, they can remain in front of the entrance due to existing conditions. Sections of the parking lot appear to be in poor condition with grass growing through the paving – applicant has indicated these areas will be patched – Planning defers to Engineering. A five foot wide sidewalk is proposed along Hyde, as well as a pedestrian ramp at the corner of Hyde and Michigan. The sidewalk flags in disrepair in front of the building along Michigan Avenue will also be replaced. The applicant intends to leave open the curb cut along Hyde.
8. **Accessible Parking (§155.078).** Based on a total of 14 parking spaces, one van-accessible space and is required and shown. A sign detail and the location of the exterior entrance is provided.
9. **Off-street Loading and Unloading (§155.079).** The site plan indicates a 10 foot by 35 foot concrete loading area in the northwest corner of the site screened from Michigan Avenue with a proposed six foot high CMU wall. It is partially screened from Hyde by the required landscaping. There is a note on Sheet A-01 indicating that a box truck is the largest truck that will make deliveries to the site. Approval of a waiver from the Planning Commission is necessary to reduce the loading area length to 35 feet.
10. **Parking Lot Landscaping (§155.080).**
- a. **Terminal Islands.** Terminal landscape islands with a minimum of one shade tree are required and provided at the end of each row of parking spaces to separate parking from adjacent drive aisles.
 - b. **Perimeter Landscaping.** Perimeter landscaping shall be provided along the edge of any parking lot facing and located within 100 feet of a public right-of-way. Four deciduous shade trees, three ornamentals, and a continuous hedge 30 inches in height is required and provided along the Hyde Street frontage. Please see comments in Item 3d of this review letter for information regarding proposed tree species.
 - c. **Snow Storage.** The snow storage is proposed to be directly behind the 6ft screening wall to the north of the property.

11. **Signs (§155.251).** Two wall signs are proposed – one along the Michigan Avenue frontage with an area of 16sqft, and one along the Hyde Street frontage with an area of 16sqft. The existing signage for the previous Boost Mobile use exceeds the number of signs permitted by the ordinance, and any new signage must comply with ordinance requirements.
12. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

Planning Staff supports the utilization of an existing vacant building which should revitalize the area. Planning Staff recommends approval of the site plans subject to the following conditions:

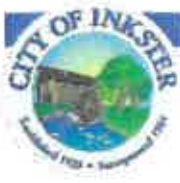
1. **Irrigation.** Applicant must receive a waiver from the Planning Commission for Irrigation.
2. **Walls and Fences.** Applicant must receive permission from the Planning Commission to extend the wall across the alley.
3. **Parking and Circulation.** Applicant must receive waiver from Planning Commission for 5 spaces.
4. **Off-street Loading and Unloading.** Applicant must receive a waiver from the Planning Commission to reduce the loading zone from 10'x70' to 10'x35'.
5. **Business License.** The applicant must obtain a current business license from the City.
6. **Comments from Other Departments.** Comments from Engineering, Police, and Fire must be addressed.

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

Thank you,



Kaitlyn Hines
Planning Director



CITY OF INKSTER

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Inkster, MI 48141
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313.563.4232

February 11, 2021

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU19-08 Michigan Pawn Shop
Location: 29230 Michigan Avenue
Zoning: B-3, General Business District
Applicant: Feras Chlhadeh
Owner: FMG United LLC

The City of Inkster Planning Department has reviewed the above-referenced Site Plan and associated Special Land Use application and offers the following comments and findings for your consideration. The original site plan was dated March 28, 2019, and the revised site plans are dated July 11, 2020. Planning Staff conducted a site visit on Tuesday, April 30, 2019. The proposed use is a pawn shop with a second floor office in the adjacent building.

SITE DESCRIPTION

The site consists of two buildings located on the north side of Michigan Avenue at 29230 Michigan (full legal description on site plan) and totals 13,000 square feet (0.30 acres). The primary building is a one-story 1,650 square foot commercial building, and the secondary building is a two-story mixed-use building with a vacant apartment on the upper level totaling 1,020 square feet. The applicant plans to use the apartment as an office and break room for their security guard. The site plan states that the shop will have three employees, and the regular hours of operation are 9 am to 6 pm every day. The site is located in the B-3, General Business District. The proposed pawn shop is a (regulated) special land use in the B-3 zoning district. Due to its location within 300 feet of a residential area, the applicants had to obtain signatures from 51% of the entities located within 300 feet of the location and get those signatures approved by City Council. City Council approved the petition signatures on Monday, August 20, 2019.

REVIEW OF SPECIAL LAND USE (\$155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is planned for Regional Commercial land uses. Regional Commercial is intended to allow for a wide variety of retail and commercial uses that services Inkster and the surrounding communities. Regional Commercial acts as a buffer around the downtown Town Center District. This category allows new development that is compatible with and contributes to the character of Michigan Avenue through use of appropriate building materials, architectural detail, color range, massing, lighting, and landscaping criteria to soften the visual impact of commercial building sites and parking areas, and to accentuate the relationship to streets and pedestrian ways. The proposed use is a pawn shop, potentially with an upper floor residential apartment. The appendix of the City's Master Plan includes public input on encouraged and discouraged land uses. Pawn shops were the third most discouraged use in the B-3, General Business District with eight votes discouraging them, and no votes encouraging them. Therefore, Planning Staff cannot make the finding that the proposed pawn shop is harmonious with the goal and policies of the Master Plan.
2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** There is occupied single-family residential property located directly to the north of the subject property separated by an alley way and five foot CMU wall. Proposed site improvements include increasing the existing five foot high block high to six feet high and painting it a neutral color. The screening wall must be extended the length of the property.
3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The existing buildings are vacant. Re-occupancy of the vacant buildings will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole. *This finding is met.*
4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The subject property is already developed with existing buildings. Therefore, the capacity of the City's infrastructure and public services appears to be sufficient to accommodate the business; however, Planning will defer to DPS, Engineering, Fire, and Police on making these findings.
5. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by

way of example only. The entrance of the proposed pawn shop is located off of Michigan Avenue which is a Principal Arterial. The presence of a pawn shop located adjacent to residentially zoned land has the potential to create a nuisance due to the nature of the land use; however, bringing the CMU wall into compliance with ordinance requirements, as well regulating the hours of operation could mitigate potential impacts. No adverse impacts from light, odor, exhaust, or similar nuisances are anticipated.

6. **Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.** The proposed use would have a positive economic impact on the area by re-occupying existing vacant buildings. Although properties to the south, east, and west include various retail and grandfathered industrial uses, to the north is an occupied home. Therefore, we recommend that the results of a public hearing be considered to assess impacts on the surrounding area.
7. **Will not impose additional service demands upon the City or its anticipated future resources.** The capacity of the City's infrastructure and public services appears to be sufficient to accommodate the business; however, Planning will defer to DPS, Engineering, Fire, and Police on making these findings.
8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** This finding can be made, subject to the recommendation of the Chief of Police. The proposed pawn shop would re-occupy and redevelop an existing building and property that has been vacant, thus improving the safety and economic welfare of the community.
9. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.** *This finding can be made.*

RECOMMENDATION

In general, the proposed pawn shop is not harmonious with the goals and policies of the master plan and the B-3, General Business District, and pawn shops were discouraged by residents who participated in community outreach for the Master Plan. It may improve the economic welfare of the community by re-occupying an existing vacant building.

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

Thank you,



Kaitlyn Hines
Planning Director

February 11, 2021

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 19-09 (SP)/19-08(SLU)
29230 Michigan Avenue – Pawn Shop
Preliminary Site Plan Approval

Dear Mr. Bivins:

Alfred Benesch & Companies, (Benesch) has completed a review of the plans that were provided via email in digital format on February 10, 2021 and recommends approval and acceptance of the plans.

Please note the following:

1. Proposed grades for new pavement are required for final site plan approval prior to the start of construction. Spot elevations and curb and gutter elevations shown on the plans are required to demonstrate adequate storm water runoff from the site and smooth transitions from existing and proposed pavement and structures.
2. A construction permit for work in the Michigan Avenue right-of-way is required prior to the start of construction and can be obtained from the Michigan Department of Transportation (MDOT). See the following link for additional information https://www.michigan.gov/mdot/0,4616,7-151-9625_72410---,00.html.

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

Sincerely,

Alfred Benesch & Company



Carrie Loya-Smalley, P.E.
Project Engineer

CC: La-Toria Joyce, City of Inkster Department of Public Services Superintendent
Kaitlyn Hines, AICP, City of Inkster Planner
File: 00050202.00

Adrianna Jordan

From: Jeffrey Twardzik
Sent: Tuesday, May 07, 2019 10:01 AM
To: Adrianna Jordan
Subject: RE: Pawn Shop Police Comments

The police departments concerns are the following:

The parking lot and building needs to have proper "exterior lighting" as well as cameras mounted in the parking lot showing the entire lot and entrance / exit doors. The interior also needs cameras covering the doors and front counter.

This camera system needs to be able to be tied in at a later date to the PD so that we can monitor the building at all times.

Lt. Twardzik

From: Adrianna Jordan
Sent: Monday, May 6, 2019 4:06 PM
To: Jeffrey Twardzik
Cc: Kaitlyn Hines
Subject: Pawn Shop Police Comments

Hi,

You are my lone hold-out for the DRT review comments on the pawn shop. Please send them over at your earliest convenience. Thanks!

Adrianna Jordan, AICP
City Planner

ajordan@cityofinkster.com
(313) 429-2366

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

INKSTER FIRE DEPARTMENT
FIRE MARSHALS OFFICE

To: Adrianna Jordan, City Planner

From: Jason Kaye, Fire Inspector

Date: 05-01-2019

Subject: 29230 Michigan Ave. (Pawn Shop)

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

The fire department requires the installation of a fire alarm system with 24hr monitoring, installation of hard-wired smoke detectors and appropriate size and class of portable fire extinguishers mounted and labelled.

The fire department requires One-Strike panic hardware on egress doors. Exit signs must be lit and emergency lighting provided.

The fire department requires a **KNOX BOX** be installed in an approved location on the exterior of the building. The KNOX BOX shall contain keys to the entry doors and any interior door that may be locked after-hours that houses utilities, alarm panels. The KNOX BOX will only be utilized by fire department personnel in the event of an after-hours emergency to access the building.

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

ITEM IV.B
Public Hearing

**Case # 20-06, 20-23 (SLU) 20-07, 20-14
(SP) - 26831 Michigan Ave Medical
Marijuana Provisioning and Adult Use
Marijuana Retail**



CITY OF INKSTER

26215 Trowbridge St.
Inkster, MI 48141
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313.563.4232

January 15, 2021

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SP 20-07 and SP 20-14 Proposed Medical and Recreational Marijuana Dispensary
Location: 26831 Michigan
Zoning: TCD, Town Center District
Applicant(s): John Clark, 315 North
Owner(s): 26831 Michigan Ave, LLC

The City of Inkster Planning Department has reviewed the above-referenced Site Plan applications (SP 20-07 and SP 20-14 and associated Special Land Use applications (SLU20-06 and SLU 20-13) for a proposed medical and recreational marijuana dispensary, and offers the following comments and findings for your consideration. This review is based on the site plan dated December 21, 2020 to re-occupy an existing 7,725 square foot one-story building. Only 3,625 square feet of the building will be used for the dispensary itself.

SITE DESCRIPTION

The property is located on the south side of Michigan, between Sylvia and Princess, and is improved with a former pharmacy that is now vacant. The site is located in the TCD, Town Center District. In the TCD, Town Center District "medical and recreational marijuana dispensaries" are considered a special land use and requires a public hearing in front of the Planning Commission. The applicant previously operated a medical marijuana dispensary at the location of 315 Inkster Road until the strip commercial center it was located within was badly damaged in an intentionally set fire. There will be five employees, and hours of operation are 9 am to 9 pm, Monday through Friday, Saturday 9am to 6pm, and 10 am to 6 pm Sundays.

As previously mentioned, only Suite A totaling 3,625 square feet will be actively used for the dispensary business. Suite B will be used for storage.

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

	Land Use	Current Zoning	Future Land Use Designation
Subject Site	Medical Marijuana Dispensary	TCD, Town Center District	Regional Commercial
North	Feast	TCD, Town Center District	Regional Commercial
South	Single-Family Residential	TCD, Town Center District	Regional Commercial
East	Vacant Commercial Bldg	TCD, Town Center District	Regional Commercial
West	Window Retailer	TCD, Town Center District	Regional Commercial

EXHIBIT A: AERIAL VIEW OF SITE



EXHIBIT B: ASSESSOR'S PARCEL MAP



REVIEW COMMENTS

1. **Zoning and Use (\$155.049).** The site is in the TCD and is bordered by sites in the TCD. All developments in the TCD must comply with the following:

- a. **Submission Requirements**

- i. Requirements include a recent “as built” survey, copies of all property restrictions, a site plan, building and development elevations, floor plans, a landscape plan, signage plans, pedestrian connections, and on-site parking.

Information on the site plan, elevations, floor plans, proposed landscaping, pedestrian connections, and parking have been provided by the applicant as part of their plan set.

- ii. City Staff recommends that the Planning Commission waive the requirements for a development timetable, financial resume, and a traffic study due to the fact that an existing building is being re-occupied by a small business.

- b. **Standards and Requirements for Review and Approval in the TCD.** The Planning Commission shall make conclusions for a proposed development application based on the following standards and requirements:

- i. **All proposed uses shall promote and be consistent with the spirit and specific intent and purposes of the City of Inkster TCD and master plan.**

The site is planned for Regional Commercial land uses. This future land use is intended to allow for a wide variety of retail and commercial uses that service Inkster and the surrounding communities. Regional Commercial acts as a buffer around the downtown Town Center District and is located along Michigan Avenue. The site is also part of the “community core” sub-area (see “Exhibit C”). The proposed medical marijuana dispensary promotes the recommendations of the master plan and the vision for the Regional Commercial future land use.

EXHIBIT C: COMMUNITY CORE CONCEPT PLAN



- ii. **The application proposal shall set forth specific written descriptions of heights, setbacks, density, parking, vehicular and pedestrian circulation, landscaping, and other design elements that affect the impact of this project with adjacent properties, to other developments in the TCD, to the overall plans and goals of the TCD, and to future users and inhabitants of the development. Standards of §155.061, Schedule of Regulations are not specifically required except as contained in the proposal approved by the Commission, or in any specified condition that has been made subject to the Commission’s resolution of approval. However, the requirements of §155.071 through §155.081 General Development Standards must be adhered to.**

Additional information as detailed in comments two through nine below is required to determine if requirements of §155.071 through §155.081 have been met.

- iii. **Planning Commission may, at the recommendation of the City Planner, modify the off-street parking requirements of §155.077. The off-street parking space requirements established in §155.077(B) shall be the maximum parking permitted in the TCD Town Center District. The minimum parking requirements in the TCD Town Center District shall be 100% of the off-street parking space requirements established in §155.077(B). The off-street parking space requirements may be modified based on site uses, the provision of shared parking, and the provision of bicycle parking, and parking studies.**

Please reference No. 7 Off-Street Parking in this site plan review letter for information on the subject site's compliance with off-street parking requirements.

- iv. **Signs must meet the requirements of this ordinance and shall be limited in size and numbers to avoid visual clutter associated with overall effect of multiple signs. Billboards are expressly prohibited.**

The plan submitted indicates 2 signs, one on the front elevation, totaling 135sqft, and one pole sign totaling 35sqft.

- v. **Proposed uses shall encourage pedestrian usage and encourage business patrons to remain in the district for an extended time period. Businesses that cater to transient vehicular traffic such as auto service stations or centers or similar uses are strictly prohibited.**

Although drawing customers from a regional area, medical marijuana dispensaries are also a pedestrian-oriented use, and encourage pedestrian traffic. There is an existing five foot wide public sidewalk along Michigan Avenue; however, the walkway between the public sidewalk and the building's main entrance is permanently gated off, blocking pedestrian access. Although Planning would typically require this to be unblocked given the site's location in the TCD, in light of the fact that this type of business often has lines outside and can require crowd control an exception will be made.

- vi. **The proposed use(s) must not exceed the capacity of the existing and available public services, including utilities and public roads. However, the development proposal can contain adequate plans for providing needed services or evidence that such services will be available by the date the project is completed. This plan must meet Planning Commission's satisfaction.**

Any issues identified by other plan reviewers must be addressed to meet this requirement, including the City Engineer and Police Department.

- vii. **The project and its uses must be in compliance with all applicable federal, state, and local laws and regulations.**

The issues identified in this review and by other plan reviewers must be addressed to meet this requirement.

- 2. **Architectural Features (\$155.072).** The existing building is one story; the lower 6.5 feet of the north front façade is accented with brown/grey cultured stone, and the upper portion of the façade is white EIFS. The east, west, and south façades are composed of white-painted CMU block. There is one glass door entrance on the north façade, as well as a row of ribbon windows that cross the entire north façade. There are no existing windows, and there is one entrance

door on the east façade, and a double entrance door on the north façade. There is a second glass door entrance on the west façade, along with a steel door and an overhead loading door.

3. **Site Design and Landscaping (§155.073).** Pursuant to §155.073, the following landscaping comments must be addressed:
 - a. **Deadline for Installation (§155.073(D)(1)(a)).** Installation of required screening and landscaping shall be completed prior to building occupancy, except when building construction is completed during the off-season when plants cannot be installed, in which case the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season.
 - b. **Performance Bond (§155.073(D)(2)).** Whenever a site plan requires any type of landscaping, the applicant is required to post a Performance Bond prior to the issuance of a Certificate of Occupancy to ensure the completion of landscaping (including irrigation), and this bond may be held up to two years by the City to provide a means of replacing landscaping that dies within the first two years (as dated from the issuance of the Certificate of Compliance/Occupancy).
 - c. **Irrigation (§155.073(D)(12)).** To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system. Applicant has indicated that they will utilize a hose located on the front of the building. Planning Staff will support an Irrigation waiver.
 - d. **Right-of-way Landscaping (§155.073(D)(13)).** There is a large discrepancy between the landscaping shown in the 2019 Google Streetview Image and what is there as of today. It appears that within the past year ornamental trees and shrubs on the east side of the building have been removed and replaced with an unpermitted gravel surface and storm drain. There remains an existing decorative 36" high brick pillar and iron fence along the front facade with shrubs planted in a uniform pattern beside it. The applicant has proposed two Norway Maple trees with a minimum two-inch caliper and 30" high shrubs. Site plans indicate that the gravel area will be used for additional parking with a Norway Maple and two shrubs.
4. **Walls and Fences (§155.074).** There is an existing three-foot-high chain link fence along the south property line, and an existing six-foot-high brick pillar and iron fence along the front property line as well as a chain link fence with concertina wire that will be removed. The proposed 10' by 35' loading area is located along the west lot line and is visible to Michigan Ave to the north and will be screened by an opaque vinyl fence. Site plans indicate that the existing chain link will be replaced with a 6' opaque vinyl fence in earth tones.
5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** There is a proposed 12'x12'x6' concrete block enclosure with simtek gate in earth tones on the south west side of the building.
6. **Exterior Lighting and Security Cameras (§155.076).**

- a. **Exterior Lighting (§155.076(A)).** There are two proposed wall pack lights on the north façade, two on the east, four on the south and three on the western façade. There is one pole light in the parking lot. Plans must be revised to indicate existing and proposed lights.
 - b. **Security Cameras (§155.076(B)).** Security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.
7. **Off-Site Parking §155.077(A)(1).** There are two curb cuts along Michigan Avenue that do not lead to driveways currently; the concrete curb cut in front of the building will be removed, and the second will be used as a one way turn in for the proposed eastern lot. Per Engineering's recommendations, Planning Staff supports a redesign of the parking lot which includes the alley behind the building being paved by the City. This would allow the use of the second lot, a loading zone, and trash enclosure to be provided. The eastern part of the lot which is currently gravel, is now proposed to be paved, adding 5 additional spaces, which is proposed as a one way with an exit onto the alley behind. If everything is done as per the Engineer's recommendations, there would be a total of 13 spaces. If the applicant also installs bicycle parking in line with the TCD district vision, Planning Staff will support a parking waiver. Based on the dispensary being a retail use, the ordinance would require 23 spaces without a waiver from the Planning Commission.
8. **Accessible Parking (§155.078).** One van-accessible parking space is required and provided along with one standard ADA space.
9. **Off-Street Loading (§155.079).** One off-street 10 foot by 70 foot loading space is required for structures larger than 2,000 square feet. The Planning Commission may reduce the size of the loading area to 10 feet by 35 feet if the applicant demonstrates in their waiver request that no vehicles larger than 35 feet long will make deliveries to the site.
10. **Perimeter Landscaping. Parking Lot Landscaping (§155.080).** Interior landscaping shall be provided within the boundaries of the parking lot, and shall comply with the following provisions:
 - a. **Terminal Islands.** Two terminal landscape islands are provided along the Michigan Ave sidewalk, with one Norway Maple tree proposed.
 - b. **Snow storage area.** Adequate snow storage is provided.
11. **Signs (§155.251).** One pole sign totaling 35sqft and one wall sign totaling 135sqft are existing and proposed.

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

RECOMMENDATION

Planning Staff believes that the site would benefit from the traffic that the proposed use will bring. Planning Staff recommends approval of the site plans subject to the following conditions:

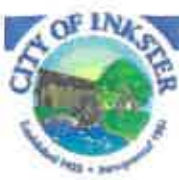
1. **Business License.** The applicant must obtain a current business license from the City.
2. **Comments from Other Departments.** Comments from Engineering, Police, and Fire must be addressed.
3. **Waivers.** The applicant receives the following waivers from the Planning Commission: Irrigation, development timetable, financial resume, and a traffic study, Parking, Loading Length, and Delay in paving.

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

Thank you,



Kaitlyn Hines
Planning Director



CITY OF INKSTER

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

January 20, 2021

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: SLU 20-06, 20-13, Proposed Medical and Recreational Marijuana Dispensary

Location: 26831 Michigan

Zoning: TCD, Town Center District

Applicant(s): John Clark

Owner(s): 26831 Michigan Ave, LLC

The City of Inkster Planning Department has reviewed the above-referenced Special Land Use application and associated Site Plan application (SPs20-07 and 20-14) for a proposed medical and recreational marijuana dispensary, and offers the following comments and findings for your consideration. This review is based on the site plan dated December 21, 2020 to re-occupy an existing 7,725 square foot one-story building. Only 3,625 square feet of the building will be used for the dispensary itself.

SITE DESCRIPTION

The property is located on the south side of Michigan, between Sylvia and Princess, and is improved with a former pharmacy that is now vacant. The site is located in the TCD, Town Center District. In the TCD, Town Center District "medical marijuana dispensaries" are considered a special land use and requires a public hearing in front of the Planning Commission. The applicant previously operated a medical marijuana dispensary at the location of 315 Inkster Road until the strip commercial center it was located within was badly damaged in an intentionally set fire. There will be five employees, and hours of operation are 9 am to 9 pm, Monday through Friday, Saturday 9am to 6pm, and 10 am to 6 pm Sundays.

As previously mentioned, only Suite A totaling 3,625 square feet will be actively used for the dispensary business. On Sheet A-1 this space is labeled as totaling only 2,825 square feet.

REVIEW OF SPECIAL LAND USE (\$155.289)

The following standards are applicable to all SLU applications.

1. **Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is planned for Regional Commercial. The Regional Commercial future land use is intended to allow for a wide variety of retail and commercial uses that service Inkster and the surrounding communities. Regional Commercial acts as a buffer around the downtown Town Center District and is located along Michigan Avenue. This category allows new development that is compatible with and contributes to the character of Michigan Avenue through use of appropriate building materials, architectural detail, color range, massing, lighting, and landscaping criteria to soften the visual impact of commercial building sites and parking areas and to accentuate the relationship to streets and pedestrian ways. Additional uses should be considered for Regional Commercial including warehousing and distribution, and uses in compliance with the Michigan Medical Marijuana Laws. The proposed use is a medical marijuana dispensary. The proposed use meets the intent of the Master Plan, and is harmonious with the Intent of the Regional Commercial land use. *This standard is met.*
2. **Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** At this time no major modifications to the existing building are proposed, and the existing building is visually and physically harmonious with the intended character of the general vicinity. In fact, the subject building went through site plan review a few years ago when it was opened as a pharmacy, and at that time exterior improvements were undertaken to update the building design. *This standard is met.*
3. **Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The existing building is vacant. Re-occupancy of this vacant building will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole. *This standard is met.*
4. **Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The medical marijuana dispensary will likely require additional services in the form of police security and patrolling. A security plan must be reviewed and approved by the Police Department before this finding can be made.
5. **Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The proposed marijuana dispensary is located off of Michigan Avenue which is a Major Arterial maintained by MDOT designed to move high volumes of regional traffic. No adverse impacts from light, odor, exhaust, or similar nuisances are anticipated. The site plans indicate that “scrubbers” will be provided on the interior and exterior of the building to mitigate odor. *This standard is met.*

6. **Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.** The proposed land use will have a positive economic impact on the area by re-occupying an existing vacant building. Planning also recommends that the results of a public hearing be considered to assess impacts on the surrounding uses given the nature of the land use as a medical marijuana dispensary.
7. **Will not impose additional service demands upon the City or its anticipated future resources.** In addition to utilities, the applicant must clarify if any other services such as Police and Fire would be required from the City to support the proposed use.
8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** Planning Staff defers to Police and Fire on this finding, as they are most familiar with the impacts of medical marijuana dispensaries on the health and safety of the City, and any associated public costs. This finding can be made, subject to the recommendation of the Chief of Police. While the proposed use is a commercial operation to sell medical marijuana to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. The City recognizes that there is potential for criminal activity surrounding marijuana facilities, and feels this potential can be minimized if the operators put in place good security measures, and work closely with law enforcement to correct issues as they develop.
9. **Will be consistent with the Intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.** The site plan sufficiently complies with the zoning standards. *This finding is met.*

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

- (A) **The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.** The applicant will be required to supply information and documentation related to the procurement of a state license. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.
- (B) **A state and local license is required for all medical marijuana facilities.** The applicant will be required to supply information and documentation related to the procurement of a state license.

- (C) **Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities.** There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.*
- (D) **Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Site security includes 38 indoor and outdoor cameras with 24 hour surveillance, alarms, and "restricted access areas". Security recordings will be stored on a local hard drive for a minimum of 30 days. We defer to the Inkster Police Department on review and approval of the Security Plan.**
- (E) **Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.** *This standard is met.*
- (F) **The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use, and as such other times as anyone is present on the premises. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (G) **Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (H) **Any medical marijuana facilities shall not have exterior signage using the word "marihuana" and/or "marijuana", or any other word, phrase, or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that "no loitering is permitted" on such property. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (I) **If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA PROVISIONING CENTERS (§ 155.148)

- (A) **A provisioning center shall not be located within a 500 foot radius of a school, measured as the shortest distance from front door to front door. To City Staff's knowledge the proposed use complies with this requirement. *This standard is met.***

- (B) A provisioning center shall not be located within a 1,000 foot radius, measured as the shortest distance from front door to front door, of a lawfully existing medical marijuana provisioning center or recreational marijuana retailer unless the recreational retailer is operated by the same owner and within the same building as the medical marijuana provisioning center. To City Staff's knowledge the proposed use complies with this requirement. *This standard is met.***
- (C) A provisioning center shall not share office space with a physician. To City Staff's knowledge the proposed use complies with this requirement. *This standard is met.***
- (D) Growing, cultivating, manufacturing, or processing of medical marijuana is prohibited. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (E) All activity related to the provisioning center shall be done indoors. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (F) Any medical marijuana provisioning center shall maintain a log book and/or database identifying by date the amount of medical marijuana on the premises for each qualifying patient/caregiver, keeping the qualifying patient and caregiver information confidential. This log shall be available to law enforcement personnel to confirm that the medical marijuana provisioning center does not have more medical marijuana than authorized at the location and shall not be used to disclose more information than is reasonably necessary to verify the lawful amount of medical marijuana at the facility. The facility shall maintain the confidentiality of qualifying patients in compliance with the Michigan Medical Marijuana Act, as amended, and applicable State of Michigan rules and regulations. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (G) Provisioning center drive-through facilities shall be prohibited. No drive-through facility is proposed. *This standard is met.***
- (H) All medical marijuana shall be contained within the main building in an enclosed, locked facility. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (I) Application for a Medical Marijuana Provisioning Center License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Provisioning Center License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council. A state license, local business license, and certificate of occupancy must be obtained prior to operations.**
- (J) The sale, consumption, or use of alcohol or tobacco products on the premises shall be prohibited at the provisioning center. This finding can be made if the applicant adds a note to the site plan indicating their willingness to comply with this specific ordinance language.**

RECOMMENDATION

In general, the proposed medical marijuana dispensary is compatible the master plan, zoning map, and its effects on the existing surrounding land uses could be mitigated through landscaping and proper screening. Please make the revisions noted from other reviewers and the notes in this letter must be added in order to move forward.

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

Thank you,



Kaitlyn Hines
Planning Director



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

February 1, 2021

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 20-07 (SP)/20-06 (SLU)
26831 Michigan Ave. – Marijuana Provisionary Center
Preliminary Site Plan Approval

Dear Mr. Bivins:

Alfred Benesch & Companies, (Benesch) has completed a review of the plans dated April 17, 2020 with the latest revision date of January 28, 2021 for the above referenced project and is recommended for approval and acceptance.

Please note the following:

1. The City shall pave the alley adjacent to the site and sign the alley one-way/do not enter at Princess Street. Signage in the parking lot indicating one-way access and directing vehicles to the exit is at the owner's expense. The removal, replacement and installation of any fencing, secure gates, etc. is at the owner's expense. The alley will be paved in conjunction with other work throughout the City of Inkster currently scheduled to occur in the summer/fall of 2021. Timing of the alley improvements are dependent on this work and are subject to change.
2. Proposed grades for new pavement are required for final site plan approval prior to the start of construction. Spot elevations and curb and gutter elevations shown on the plans are required to demonstrate adequate storm water runoff from the site and smooth transitions from existing and proposed pavement and structures.
3. Work in Michigan Avenue right-of-way requires a permit from Michigan Department of Transportation (MDOT). See the MDOT website for additional information regarding their right-of-way permitting process. https://www.michigan.gov/mdot/0,1607,7-151-9625_28993-264990--,00.html

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: La-Toria Joyce, City of Inkster Department of Public Services Superintendent
Kaitlyn Hines, City of Inkster Planning Director
File: 0005020.00

From: [Jeffrey Twardzik](#)
To: [Adrianna Jordan](#)
Subject: 26831 Michigan Ave. / DRT Meeting
Date: Monday, July 6, 2020 5:19:56 PM
Attachments: [Image001.png](#)

Ms. Jordan,

Please be advised, the PD is making the following for 26831 Michigan Ave.:

- Install 1080p cameras in the front of the location as well as the side and rear. Cameras should be on the exterior doors and parking lot as well as the rear alleyway. Cameras need to be able to link to the PD at a later point in time.
- Alarm system that is monitored 24 hours a day.
- Lighting around the building as well as the rear.

Respectfully submitted,

Jeffrey J. Twardzik

Lieutenant

Office of the Chief of Police
Inkster Police Department
26279 Michigan Avenue
Inkster, MI. 48141
313-563-9850 Ext. 3117 - Office
313-561-1077 - Fax
jtwardzik@cityofinkster.com



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

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CITY OF INKSTER

FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

Fire Marshal's Office

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

To: Adrianna Jordan, City Planner

From: Jason Kaye, Fire Inspector

Date: 07-02-2020

Subject: 26831 Michigan Ave.

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

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

-The fire department requires the installation of a fire alarm system with 24hr monitoring and hardwired smoke detectors.

-All exit doors will have the appropriate exit signs illuminated and be accompanied with battery back-up flood lights. All doors shall function properly and be unobstructed at all times. Egress door shall be equipped with one-strike panic hardware.

-The building shall be equipped with the appropriate size and classification portable fire extinguishers. They shall be conspicuously located where they are readily accessible in the event of a fire. Extinguishers will be located along normal paths of travel and will not be obstructed from view. Extinguishers will be mounted so that the top of the handle is not more than 5ft. above the floor. All extinguishers will have inspection tags and signage to indicate extinguisher location. The owner is responsible for the inspection, maintenance, and recharging of all extinguishers.

-The fire department requires a KNOX BOX be mounted on the exterior of the building in a location accessible by fire department personnel. The KNOX BOX shall contain keys for entry into the building as well as keys for any interior door that may be locked after-hours that houses alarm panels or utilities the fire department may need access to in the event of an emergency. Order forms will be provided.

-Provide information on the intended use for Suite B.

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

ITEM IV.C
Public Hearing

Case # 20-18 (SLU) 20-19 (SP) – 2736
Edsel Medical Marijuana Cultivation



October 14, 2020

Development Review Team
City of Inkster
26215 Trowbridge
Inkster MI, 48141

Subject: SP 20-19 Medical Marijuana Cultivation
Location: 2736 Edsel
Zoning: M-1, Light Industrial
Applicant(s): Cody Railey, on behalf of TC Gardens, LLC
Owner: Edsel Development, LLC

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for the lease of a 1,360sqft Medical Marijuana Cultivation Facility at 2736 Edsel Ave. This development requires a public hearing and special land use approval from City Council, as well as site plan approval. Planning Staff offers the following comments and findings for your consideration. This review is based on the site plan dated August 10, 2020 and submitted on September 18, 2020 to lease a 1,360 square foot building.

SITE DESCRIPTION

The site is .87 acres and is located on the west side of the street at 2736 Edsel Ave. where the street turns onto John Daly. The legal description is provided on page 1 of the site plans. The site contains a 1,360 square foot building and a gravel and asphalt parking area. The site is located in the M-1, Light Industrial District. Medical Marijuana Cultivation is a Special Land Use in this district.

SPECIAL LAND USES IN M-1 DISTRICT

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

REVIEW OF SPECIAL LAND USE (\$155.289)

The following standards are applicable to all SLU applications.

- 1. Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.** The site is planned for industrial uses. Typical uses include: manufacturing, assembly, warehousing, salvage facilities research/office and similar uses. In addition, the zoning is M-1 Light Industrial. Accordingly, light industrial, research, and related office uses permitted in this district should be fully contained within well-designed buildings on amply landscaped sites, with adequate off-street parking and loading areas, and with no outside storage. The proposed cultivation facility is compatible with the master plan and can be compatible with the zoning with proper screening and landscaping. This finding can be made subject to the results of a public hearing.
- 2. Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** The proposed plan complies with the landscaping, screening requirements, and other site improvements and we believe that the proposed use will be visually and physically harmonious and appropriate in appearance with the existing and intended character of the general vicinity. *This finding can be made.*
- 3. Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The proposed use is improving the appearance of the property by taking a vacant building and developing it with new industry, and will bring additional economic benefits to the city. *This finding can be made.*
- 4. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The exact impact on utilities is unknown for medical marijuana cultivation. Therefore, the applicant must provide the City with information on whether marijuana cultivation requires higher than average levels of water or energy use. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels. Further, the cultivation facility will likely require additional services in the form of police security and patrolling. A security plan must be reviewed and approved by the Police Department before this finding can be made.
- 5. Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. Generally speaking, marijuana plant odor will likely permeate from the site. The applicant must provide information on their proposed method of odor mitigation in the revised site plan submission. In addition, site security includes security officers, cameras, and security alarms. We defer to the Inkster Police Department on review and approval of the Security Plan.

- 6. Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City. The subject site will be located in a stand-alone building and abuts other industrial uses on all sides. The proposed use is not likely to have an adverse impact on any of the existing uses in the vicinity. We recommend that the results of a public hearing be considered to assess impacts on the surrounding neighborhood.**
- 7. Will not impose additional service demands upon the City or its anticipated future resources. The burden on water and energy usage is unknown at this time and the City is requesting more information. In addition, a security plan must be submitted, and input from the Police Department is required.**
- 8. Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City. This finding can be made, subject to the recommendation of the Chief of Police. While the proposed use is a commercial operation to process marijuana to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. Therefore, the Police Department prefers to see different marijuana operations clustered in the same general area to better provide for police patrols. The City recognizes that there is potential for criminal activity surrounding marijuana facilities, and feels this potential can be minimized if the operators put in place good security measures, and work closely with law enforcement to correct issues as they develop.**
- 9. Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance. The proposed improvements comply with the zoning code and will bring significant improvement.**

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

- (A) The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time. The applicant will be required to supply information and documentation related to the procurement of a state license. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.**

- (B) **A state and local license is required for all medical marijuana facilities. The applicant will be required to supply information and documentation related to the procurement of a state license.**
- (C) **Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities. *This finding can be made.***
- (D) **Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 14 days of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 14 days of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Site security includes cameras, and security alarms. We defer to the Inkster Police Department on review and approval of the Security Plan.**
- (E) **Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. This finding can be made subject to approval by the Police Department.**
- (F) **The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use, and as such other times as anyone is present on the premises. *This finding can be made.***
- (G) **Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances. *This finding can be made.***
- (H) **Any medical marijuana facilities shall not have exterior signage using the word "marihuana" and/or "marijuana", or any other word, phrase, or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that "no loitering is permitted" on such property. *This finding can be made.***
- (I) **If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire. *This finding can be made.***

**REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA CULTIVATION FACILITIES
(§155.150C)**

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

RECOMMENDATION

The site plan adequately meets the standards of the zoning ordinance. Planning Supports the approval of this special land use subject to any findings during the Public Hearing.

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

Thank you,



Kaitlyn Hines

Planning Director



January 28, 2021

Development Review Team
City of Inkster
26215 Trowbridge
Inkster MI, 48141

Subject: SP 20-19 Medical Marijuana Cultivation
Location: 2736 Edsel
Zoning: M-1, Light Industrial
Applicant(s): Cody Ralley, on behalf of TC Gardens, LLC
Owner: Edsel Development, LLC

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application, and offers the following comments and findings for your consideration. This review is based on the site plan dated August 10, 2020 and submitted on September 18, 2020 to lease a 1,360 square foot building.

SITE DESCRIPTION

The site is .87 acres, and is located on the west side of the street at 2736 Edsel Ave. where the street turns onto John Daly. The legal description is provided on page 1 of the site plans. The site contains a 1,360 square foot building and a gravel and asphalt parking area. The site is located in the M-1, Light Industrial District. Medical Marijuana Cultivation is a Special Land Use in this district.

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

	Land Use	Current Zoning	Future Land Use Designation
Subject Site	Medical Marijuana Cultivation	M-1, Light Industrial District	Industrial
North	Railroad Tracks	M-1, Light Industrial District	Industrial
South	Unknown Industrial Building	M-1, Light Industrial District	Industrial
East	Precision	M-1, Light Industrial District	Industrial
West	Vacant Lot	M-1, Light Industrial District	Industrial

EXHIBIT A: AERIAL VIEW OF SITE



REVIEW COMMENTS

(A) Zoning and Use (§155.046). The site is in the M-1, Light Industrial District and is bordered completely by the M-1, Light Industrial District. "Medical Marijuana Cultivation" is a special land use in the M-1 district subject to compliance with the general conditions listed in §155.289 and specific conditions listed in §155.146 and §155.150C of the Zoning Ordinance.

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

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

1. **Architectural Features (§155.072).** The existing structure is 12ft high with white CMU block and corrugated steel, there is a note indicating that it will be painted gray and that the walls will be repaired. The building has been recently painted the proposed color.
2. **Site Design and Landscaping (§155.073).** Pursuant to §155.073, a landscape plan must be provided.
 - a. **Irrigation (§155.073(D)(12)).** To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system. The site notes that gator bags will be utilized for proposed trees, this would require an irrigation waiver from the Planning Commission.
3. **Right-of-way Landscaping (§155.073(D)(13)).** There is 180ft of frontage along Edsel Avenue and one deciduous tree is required for every 35 feet, which would mean 5 deciduous trees are required and provided (three Autumn Blaze Maples and two Tulp trees). For every 75ft of right of way one ornamental tree is required, and two are provided (two Radiant Crab).
4. **Walls (§155.074).** The existing chain link fence will be removed and replaced with a 6ft wooden fence.
5. **Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan proposes a 12'x10'x6' split faced block dumpster enclosure with wooden gate on the south side of the building.
6. **Exterior Lighting and Security Cameras (§155.076).**
 - a. **Exterior Lighting (§155.076(A)).** There is no new proposed lighting, except to replace existing lighting with downward directed lights. The site plan notes indicate that the lighting shall not exceed 0.3 foot-candles at property lines.
 - b. **Security Cameras (§155.076(B)).** For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.
7. **Off-street Parking and Circulation (§155.077).** The requirement for cultivation facilities is most similar to a wholesale establishment which is five parking spaces plus one per employee in the largest working shift or one per 2,000 square feet, whichever is greater. Additionally, the parking requirement for the office space is one per 250 square feet of gross floor area. With two proposed employees, and the office space being under 250sqft, 7 spaces are required and provided.
8. **Accessible Parking (§155.078).** Based on 7 off-street parking spaces, one van-accessible space is required and provided.
9. **Off-street Loading and Unloading (§155.079).** Buildings that are 2,000sqft or less do not require loading zones.
10. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

Planning Staff believes that the proposed site improvements are in line with the vision for the district. Planning Staff recommends approval of the site plans subject to the following conditions:

1. **Business License.** The applicant must obtain a current business license from the City.
2. **Comments from Other Departments.** Comments from Engineering, Police, and Fire must be addressed.
3. **Waivers.** The applicant receives the following waivers from the Planning Commission: Irrigation.

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

Thank you,



Kaitlyn Hines

Planning Director



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

January 27, 2021

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 20-19 (SP)/20-18 (SLU)
2736 Edsel Ave. – Marijuana Provisionary Center
Preliminary Site Plan – Approval

Dear Mr. Bivins:

Alfred Benesch & Companies, (Benesch) has completed a review of the plans dated August 7, 2020 with the latest revision date of January 15, 2021 for the above referenced project and recommends approval and acceptance of the plans.

Please note the following:

1. Prior to final site plan approval, the applicant must obtain a permit from Wayne County Construction Permit Office for construction of the storm water detention basin facility.
2. Prior to final site plan approval, the applicant must provide the status of the Michigan Department of Environment, Great Lakes and Energy (EGLE) Baseline Environmental Assessment (BEA) and disclose any due care obligations associated with the site.

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

Sincerely,

Alfred Benesch & Company


Carrie Loya-Smalley, P.E.
Project Engineer

CC: La-Toria Joyce, City of Inkster Department of Public Services Superintendent
Kaitlyn Hines, City of Inkster Planning Director
File: 00050202.00

Hello,

As per our last conversation the PD is requiring this location to have the following needs met in order to move forward:

- 24 alarm to be monitored 24 hours a day
- 1080p HD cameras on the location with a recording device. The PD is to be able to tie into the location remotely in the future.
- Lighting around the building and in the lot in accordance to city ordinance.

Thanks!

Jeffrey J. Twardzik

Lieutenant
Office of the Chief of Police
Inkster Police Department
26279 Michigan Avenue
Inkster, MI. 48141
313-563-9850 Ext. 3117 - Office
313-561-1077 - Fax
jtwardzik@cityofinkster.com



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

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CITY OF INKSTER

FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

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

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

Fire Marshal's Office

To: Kaitlyn Hines
From: Jason Kaye, Fire Inspector
Date: 10-15-2020
Subject: 2736 Edsel

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

-The fire department requires the installation of a fire alarm system with 24 hour monitoring. Construction documents for all fire protection systems shall be submitted for review and approval. The Fire Marshal's office requires that full acceptance tests of the systems be performed in the AHJ's presence prior to final acceptance. Detailed records documenting testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the Fire Marshal.

-The fire department requires the building be equipped with the appropriate size and classification portable fire extinguishers. They shall be conspicuously located where they are readily accessible and immediately available in the event of a fire. Extinguishers will be located along normal paths of travel, including exits from areas and will not be obstructed from view. Maximum travel distance to extinguishers is 75ft. All extinguishers will have inspection tags and signage to indicate extinguisher locations. The owner is responsible for the inspection, maintenance, and recharging of all extinguishers.

-The fire department requires emergency exit lighting throughout the building. EXIT signs shall be illuminated with battery back-up floods. All egress doors shall be equipped with one-strike panic hardware.

-The fire department requires 24 access to the property. A KNOX bypass shall be installed on the gate for entry onto the property and a KNOX box shall be installed on the exterior of the building in a location approved by the Fire Marshal. The KNOX box shall contain keys for entry into the building and keys to any interior door that may be locked after-hours that houses alarm panels, utilities, system shut-offs or any equipment the fire department may need access to in the event of an emergency. All keys shall be labelled. KNOX box order forms will be provided.

The requirements listed above are not intended to be all inclusive, additional requirements may be determined applicable based on actual occupancy or use

ITEM IV.D
Public Hearing

**Case # 20-29, 20-30, 20-31, 20-32 (SLU)
20-33 (SP) – 26277 Trowbridge Medical
and Adult Use Cultivation and
Processing**

January 20, 2021

Development Review Team
City of Inkster
26215 Trowbridge
Inkster MI, 48141

Subject: SLU 20-29, 20-30, 20-31, 20-32 SP 20-33 Medical and Recreational Marijuana Cultivation and Processing
Location: 26277 Trowbridge
Zoning: M-1, Light Industrial
Applicant(s): Michael Bogglo on behalf of HWRJST Inkster

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for modifications to a previously approved new medical marijuana multi-use facility at 26277 Trowbridge that includes APNs 44-020-010-006-007, 44-020-030-008-002, and 44-020-030-007-002. This development received special land use approvals from City Council for cultivation and processing on May 21, 2018. Since it has been over two years, the special land use approval has since expired and the project will need to go both before Planning Commission and Council. Planning Staff offers the following comments and findings for your consideration. The modified site plan is dated October 20, 2020 and submitted on October 30, 2020.

SITE DESCRIPTION

The subject property totals 2.65 acres and is located on the south side of Trowbridge between Bayhan and Beech Daly. The site is zoned M-1 (Light Industrial District) and is currently vacant.

The proposed future development includes an approximate 30,200 Square foot cultivation and processing facility. The processing and cultivation facilities each have separate entrances, as well as separate exits.

The applicant anticipates that the cultivation facility will have 20 employees, the processing facility will have five employees. The proposed hours of operation are typically Monday through Friday from 7 am to 9 pm, and Sunday 10 am to 6 pm.

SPECIAL LAND USES IN M-1 DISTRICT

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

REVIEW OF SPECIAL LAND USE (\$155.289)

The following standards are applicable to all SLU applications.

- 1. Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.**
The site is planned for industrial uses. Typical uses include: manufacturing, assembly, warehousing, salvage facilities research/office and similar uses. In addition, the zoning is M-1 Light Industrial. Accordingly, light industrial, research, and related office uses permitted in this district should be fully contained within well-designed buildings on amply landscaped sites, with adequate off-street parking

and loading areas, and with no outside storage. The proposed cultivation and processing facility is compatible with the master plan and can be compatible with the zoning with proper screening and landscaping. This finding can be made subject to the results of a public hearing.

- 2. Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** The proposed design and landscaping will be appropriate in appearance and will be an overall improvement to the area. *This finding can be made.*
- 3. Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The proposed use is improving the appearance of the property by taking a vacant lot and developing it with new industry, and will bring additional economic benefits to the city. *This finding can be made.*
- 4. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The exact impact on utilities is unknown for medical marijuana cultivation. To mitigate the burden on utilities, the applicant has stated that they will be using all LED lighting. Further, the cultivation facility will likely require additional services in the form of police security and patrolling. A security plan must be reviewed and approved by the Police Department before this finding can be made.
- 5. Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. Generally speaking, marijuana plant odor will likely permeate from the site. The applicant has stated that they will be using an activated carbon filtration system to mitigate the smell. In addition, site security includes security officers, cameras, and security alarms. We defer to the Inkster Police Department on review and approval of the Security Plan.
- 6. Will not erode or reduce the economic viability of other existing land uses.** Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City. The subject site will be located on a site that abuts other industrial uses and the railroad tracks, Inkster City Hall is located to the north of the site. The proposed use is not likely to have an adverse impact on any of the existing uses in the vicinity, except for the odor that may

permeate around City hall. We recommend that the results of a public hearing be considered to assess impacts on the surrounding neighborhood.

7. **Will not impose additional service demands upon the City or its anticipated future resources. The burden on water and energy usage is unknown at this time and the City is requesting more information. In addition, a security plan must be submitted, and input from the Police Department is required.**
8. **Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City. This finding can be made, subject to the recommendation of the Chief of Police.** While the proposed use is a commercial operation to process marijuana to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. Therefore, the Police Department prefers to see different marijuana operations clustered in the same general area to better provide for police patrols. The City recognizes that there is potential for criminal activity surrounding marijuana facilities, and feels this potential can be minimized if the operators put in place good security measures, and work closely with law enforcement to correct issues as they develop.
9. **Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance. *This finding can be made.***

REVIEW OF SPECIFIC STANDARDS FOR ALL MEDICAL MARIJUANA FACILITIES AND RECREATIONAL MARIJUANA ESTABLISHMENTS (§155.146)

- (A) **The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time. The applicant will be required to supply information and documentation related to the procurement of a state license. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.**
- (B) **A state and local license is required for all medical marijuana facilities. The applicant will be required to supply information and documentation related to the procurement of a state license.**

- (C) **Smoking and/or use of any marijuana products shall be prohibited at medical marijuana facilities and recreational marijuana establishments. *This finding can be made.***
- (D) **Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 14 days of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 14 days of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Site security includes cameras, and security alarms. We defer to the Inkster Police Department on review and approval of the Security Plan.**
- (E) **Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. This finding can be made subject to approval by the Police Department.**
- (F) **The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use, and as such other times as anyone is present on the premises. *This finding can be made.***
- (G) **Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances. *This finding can be made.***
- (H) **Any medical marijuana facilities shall not have exterior signage using the word "marihuana" and/or "marijuana", or any other word, phrase, or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that "no loitering is permitted" on such property. *This finding can be made.***
- (I) **If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire. *This finding can be made.***

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA CULTIVATION FACILITIES (§155.150C), MEDICAL MARIJUANA PROCESSING FACILITIES (§155.150), RECREATIONAL MARIJUANA GROWER ESTABLISHMENTS (§155.150D), AND RECREATIONAL MARIJUANA PROCESSING ESTABLISHMENTS (§155.150F)

- (A) **Cultivation facilities shall have a minimum 300 foot radius, measured as the shortest distance from front door to front door, to any structure in residentially zoned districts, and a minimum**
- 26215 TROWBRIDGE, INKSTER MI, 48141 CITYOFINKSTER.COM

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

(B) All activity related to the medical marijuana facilities shall be done indoors. *This finding can be made.*

(C) All Permit Holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards. *This finding can be made.*

(D) Application for a Medical Marijuana Cultivation Facilities License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Cultivation Facilities License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

RECOMMENDATION

The site plan sufficiently complies with the zoning ordinance. Planning Staff recommends approval of the special land use and site plan. The applicant should correct any comments from other departments.

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

Thank you,



Kaitlyn Hines

Planning Director

January 15, 2021

Planning Commission
City of Inkster
26215 Trowbridge
Inkster MI, 48141

Subject: SP 20-33 Medical and Recreational Marijuana Cultivation and Processing
Location: 26277 Trowbridge
Zoning: M-1, Light Industrial
Applicant(s): Michael Boggio on behalf of HWRJST Inkster

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application for modifications to a previously approved new medical marijuana multi-use facility at 26277 Trowbridge that includes APNs 44-020-010-006-007, 44-020-030-008-002, and 44-020-030-007-002. This development received special land use approvals from City Council for cultivation and processing on May 21, 2018. Since it has been over two years, the special land use approval has since expired and the project will need to go both before Planning Commission and Council. Planning Staff offers the following comments and findings for your consideration. The modified site plan is dated December 14, 2020 and submitted on December 30, 2020.

SITE DESCRIPTION

The subject property totals 2.65 acres and is located on the south side of Trowbridge between Bayhan and Beech Daly. The site is zoned M-1 (Light Industrial District) and is currently vacant.

The proposed future development includes an approximate 30,200 Square foot cultivation and processing facility. The processing and cultivation facilities each have separate entrances, as well as separate exits.

The applicant anticipates that the cultivation facility will have 20 employees, the processing facility will have five employees. The proposed hours of operation are typically Monday through Friday from 7 am to 9 pm, and Sunday 10 am to 6 pm.

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

	Land Use	Current Zoning	Future Land Use Designation
Subject Site	Medical Marijuana Cultivation	M-1, Light Industrial District	Industrial
North	City of Inkster Police Department and Court	M-1, Light Industrial District	Regional Commercial
South	Railroad Tracks	M-1, Light Industrial District	Industrial
East	City of Inkster City Hall	M-1, Light Industrial District	Public, Semi-Public
West	Single-Family Residential	R-1C, One-Family Residential District / M-1, Light Industrial District	Brownstones Residential

EXHIBIT A: PARCEL MAP

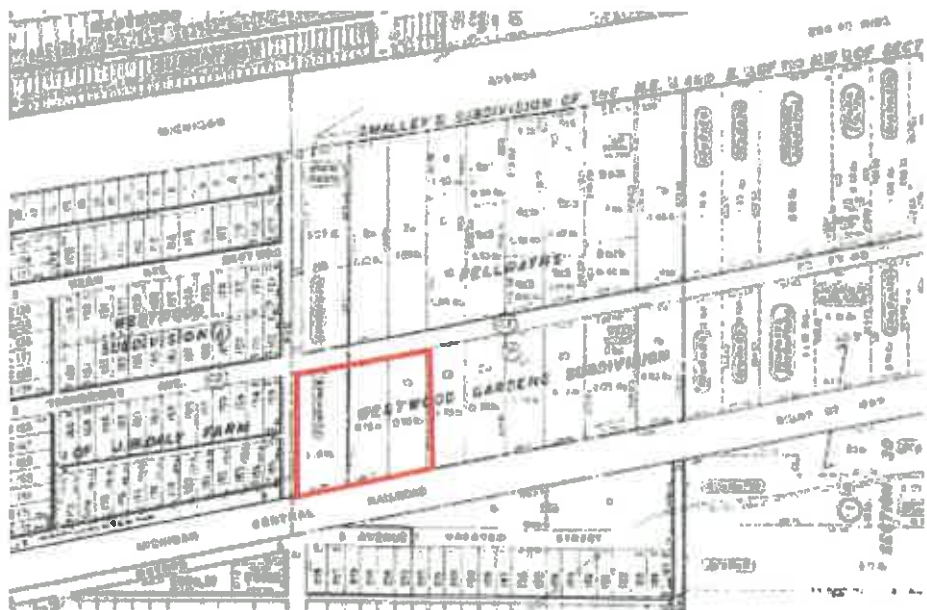


EXHIBIT B: AERIAL VIEW OF SITE



REVIEW COMMENTS

(A) Zoning and Use (\$155,046). The site is in the M-1, Light Industrial District and is bordered completely by the M-1, Light Industrial District. "Medical Marijuana Cultivation and Processing" and "Recreational

26215 TROWBRIDGE, INKSTER MI, 48141 CITYOFINKSTER.COM

Marijuana Grow and Processing” are special land uses in the M-1 district subject to subject to compliance with the general conditions listed in §155.289 and specific conditions listed in §155.146, §155.150, §155.150C, §155.150D, §155.150F of the Zoning Ordinance.

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

Setbacks	Required	Proposed
Front Setback	60 ft. min	190ft, 60ft, 90ft
Rear Setback	N/A	11ft, 38ft, 52ft
Side Yard Setback (Both)	40 ft. min	84ft, 0ft, 41ft
Side Yard Setback (One)	20 ft. min	84ft, 0ft, 41ft
Lot Size	Dimensions must permit parking and landscaping.	Meets requirement.
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks.	Meets requirement.
Height	40 ft. max	Meets requirement.

1. **Architectural Features (§155.072).** The proposed structure is 20' high at the roofline and is prefinished metal siding and roofing in medium grey. The north elevation will also feature grey cmu block with dark grey cmu block accents with medium grey metal canopies over the main entrance and the three windows.
2. **Site Design and Landscaping (§155.073).** Pursuant to §155.073, a landscape plan has been provided.
 - a. **Deadline for Installation (§155.073(D)(1)(a)).** Installation of required screening and landscaping shall be completed prior to building occupancy, except when building construction is completed during the off-season when plants cannot be installed, in which case the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season.
 - b. **Performance Bond (§155.073(D)(2)).** Whenever a site plan requires any type of landscaping, the applicant is required to post a Performance Bond prior to the issuance of a Certificate of Occupancy to ensure the completion of landscaping (including irrigation), and this bond may be held up to two years by the City to provide a means of replacing landscaping that dies within the first two years (as dated from the issuance of the Certificate of Compliance/Occupancy).
 - c. **Irrigation (§155.073(D)(12)).** To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system. The site notes the installation of an underground drip irrigation system.
 - d. **Right-of-way Landscaping (§155.073(D)(13)).** The proposed street tree requirements for Trowbridge Avenue are superseded by the more stringent requirements for parking lot perimeter landscaping given that the front parking lot is located within 100 feet of the street right-of-way.

Please see "perimeter landscaping" comments in this review letter for landscaping requirements along Trowbridge Avenue.

- 2. Walls (§155.074).** Screening for the loading and service areas is provided by nine six foot to eight foot Arbor Vitae planted around the southeastern dumpster enclosure. There are also some existing trees and shrubs backing up to the railroad tracks along the southern property line. On Monday, May 14, 2018 the Planning Commission approved a waiver of the service wall requirement along the eastern property line and the railroad tracks due to the proposed greenbelt along the southeast corner. In addition, along the western property line, the applicant is proposing a greenbelt of six to eight foot high Arbor Vitae. A waiver for the greenbelt screening will be required for the western side of the property.
- 3. Waste Receptacle (Dumpster) or Storage Screening (§155.075).** The site plan proposes one 10'x24'x6' cmu block grey dumpster enclosure with wood on steel frame medium grey gates located behind the building.
- 4. Exterior Lighting and Security Cameras (§155.076).**
 - a. Exterior Lighting (§155.076(A)).** A photometric plan has been provided and sufficiently complies with zoning requirements. There are 7 proposed pole lights along with 6 wall mounted lights on each face of the building, and no lighting proposed on the eastern side of the building.
 - b. Security Cameras (§155.076(B)).** For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.
- 5. Off-street Parking and Circulation (§155.077).** The site plan illustrates that all vehicular circulation areas will be paved. In addition, all drive aisles meet ordinance requirements. A 5 foot wide sidewalk is proposed along the north and west sides of the building, and a five foot wide sidewalk is proposed along Trowbridge Avenue.

The medical marijuana cultivation facility most closely resembles a "wholesale" establishment in terms of off-street parking. As such, parking must be provided at a rate of five parking spaces plus one for every employee in the largest shift, or one space for every 2,000 square feet of gross floor area, whichever is greater. The medical marijuana processing facility most closely resembles industrial/research establishments in terms of off-street parking. As such, parking must be provided at a rate of five spaces plus one for every one and a half employees in the largest working shift or one per 1,000 square feet of gross floor area, or whichever is greater. Therefore 28 spaces are required, and 35 spaces are provided.

- 6. Accessible Parking (§155.078).** Based on 35 off-street parking spaces, one van-accessible space and one accessible space is required and provided.
- 7. Off-street Loading and Unloading (§155.079).** Two 12 by 75ft. loading spaces are provided and screened by the building and the railroad to the north.

8. Parking Lot Landscaping (§155.080(A)). Interior landscaping shall be provided within the boundaries of the parking lot, and shall comply with the following provisions:

- a. Interior landscaping areas equivalent to 5% of the vehicle use area shall be required in all parking lots of twenty (20) spaces or more. One deciduous shade tree shall be required for each 150 square feet of required interior landscape area. 10 trees are required and 11 are provided
- b. Terminal landscape islands shall be provided at the end of each row of parking spaces to separate parking from adjacent drive aisles. Terminal islands shall be curbed, and shall be at least 144 square feet in area and 18 feet long for each single row of parking spaces. Each landscape island shall have a minimum of one (1) shade tree. The applicant has met the intent of this requirement.
- c. Snow storage area is provided.

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

- d. Perimeter parking lot landscaping shall include a minimum of one (1) deciduous shade tree per each 25 linear feet or fraction thereof and one ornamental tree per each 35 linear feet or fraction thereof. Parking perimeter area totals 180 linear feet. Therefore, a total of 7 deciduous shade trees, and 5 ornamental trees are required. The applicant has provided 8 shade trees and 6 ornamentals.

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

RECOMMENDATION

Planning Staff recommends approval of the site plan subject to the following conditions:

1. **Screening Waiver.** Planning Commission approves a waiver to use a green belt in the place of a screening wall on the western side of the property.
2. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

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

Thank you,



Kaitlyn Hines

Planning Director



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

February 8, 2021

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

Attn: Jerome Bivins, Department of Public Services Director

Regarding: 20-33 (SP)/ 20-29 (SLU)
26277 Trowbridge – Medical and Recreational Marijuana Facility
Preliminary Site Plan Approval

Dear Mr. Bivins:

Alfred Benesch & Company (Benesch) has completed a review of the plans dated October 20, 2020 with the latest revision date of December 14, 2020 for the above referenced project and recommends acceptance and approval of the plans.

Please note the following:

1. The storm water management facility requires the approval of Wayne County Construction Permits Office. A copy of the permit is required prior to the start of construction. See their website for more information:
<https://www.waynecounty.com/departments/publicservices/engineering/construction-permit.aspx>.
2. The site is over 1 acre in sized and therefore will require a soil erosion sediment control (SESC) permit. Wayne County issues all soil erosion sediment control (SESC) permits on behalf of the City of Inkster and shall be obtained prior to the start of work on the site. See the Wayne County Environmental Services website for more information regarding the permitting process and associated plan reviews:
<https://www.waynecounty.com/departments/environmental/landresources/soil-erosion.aspx>.
3. The City of Inkster standard details shall be used for curbs, sidewalk ramps, catch basins, manholes, etc. The final site plan shall include the City of Inkster detail sheets as part of the contract documents. Detail sheets are available at the following link: [Access Benesch file share here](#).

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: La-Toria Joyce, City of Inkster Department of Public Services Superintendent
Kaitlyn Hines, City of Inkster Planning Director
File: 0005020.00

From: [Jeffrey Twardzik](#)
To: [Kaitlyn Hines](#)
Subject: RE: 26277 Trowbridge Comments
Date: Wednesday, November 25, 2020 11:34:00 AM

Hello,

Just the big three...

HD 1080 p cameras installed on the location to be unfitted to connect to the PD at a future date.
Cameras to be at all access points as well as the exterior of the location.

Alarm system – 24 hour monitored system.

Lighting – To have the exterior of the location illuminated to be in compliance with our lighting ordinance.

JT

From: Kaitlyn Hines
Sent: Tuesday, November 24, 2020 10:09 AM
To: Jeffrey Twardzik
Subject: 26277 Trowbridge Comments

Good morning,

Can you send me your comments for the above address?

Thanks,

Kaitlyn Hines
Planning Director
City of Inkster
Cell: **313.460.7970**
Office: **313.563.9760**



CITY OF INKSTER

FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

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

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

Fire Marshal's Office

To: Kaitlyn Hines, Planning
From: Jason Kaye, Fire Inspector
Date: 11-17-2020
Subject: 26277 Trowbridge "Cultivation and Processing"

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

-The fire department requires any structure over 12,000sq.ft. be equipped with an automatic sprinkler system in accordance with NFPA 13 and the installation of a fire alarm system with 24 hour monitoring. Construction documents for all fire protection systems shall be submitted for review and approval. The Fire Marshal's office requires that full acceptance tests of the systems be performed in the AHJ's presence prior to final acceptance. Detailed records documenting testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the Fire Marshal.

-The fire department requires the building be equipped with the appropriate size and classification portable fire extinguishers. They shall be conspicuously located where they are readily accessible and immediately available in the event of a fire. Extinguishers will be located along normal paths of travel, including exits from areas and will not be obstructed from view. Maximum travel distance to extinguishers is 75ft. All extinguishers will have inspection tags and signage to indicate extinguisher locations. The owner is responsible for the inspection, maintenance, and recharging of all extinguishers.

-The fire department requires emergency exit lighting throughout the building. EXIT signs shall be illuminated with battery back-up floods. All egress doors shall be equipped with one-strike panic hardware.

-The fire department requires 24hr access to the property. A KNOX bypass shall be installed on the gate for entry onto the property and a KNOX box shall be installed on the exterior of the building in a location approved by the Fire Marshal. The KNOX box shall contain keys for entry into the building and keys to any interior door that may be locked after-hours that houses alarm panels, utilities, system shut-offs or any equipment the fire department may need access to in the event of an emergency. All keys shall be labelled. The fire department shall be notified when the keys are ready



CITY OF INKSTER

FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

to be placed into the KNOX box and it will be the Fire Marshal that places the keys in the KNOX box and locks it. Owner shall be present to witness keys being locked.

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

The requirements listed above are not intended to be all inclusive, additional requirements may be determined applicable based on actual occupancy or use

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

ITEM IV.E
Public Hearing

**Case # 20-34, 20-35 (SLU) 20-36 (SP) –
29385 Cherry Hill Medical Marijuana
Provisioning and Adult Use Marijuana
Retail**

February 8, 2021

Planning Commission
City of Inkster
26215 Trowbridge
Inkster MI, 48141

Subject: SLU 20-34, 20-35 Marijuana Dispensary and Provisioning Center
Location: 29385 Cherry Hill
Zoning: B-2, Thoroughfare Mixed-Use District
Applicant(s): Samantha Bevins, Vibe Consulting
Owner: Jameel Hana

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application, and offers the following comments and findings for your consideration. This review is based on the site plan dated January 25, 2021 and submitted on the same date to lease a 2,208 square foot tenant space in an existing shopping center.

REVIEW OF SPECIAL LAND USE (\$155.289)

The following standards are applicable to all SLU applications.

- 1. Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.**
The site is planned for Corridor Convenience Retail. The Corridor Convenience Retail future land use is intended to permit daily services and goods to be readily available for the community. Permitted uses include retail and office uses on the first floor and office and residential on the second floors and above. Examples include modest size food stores, hardware, drug stores, dry cleaners, banks, professional offices, and similar uses. The proposed use is a medical marijuana dispensary and adult use provisionary center. The proposed use meets the intent of the Master Plan, and is harmonious with the intent of the corridor convenience retail land use. *This standard is met.*
- 2. Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.** At this time no major modifications to the existing building are proposed, and the existing building is visually and physically harmonious with the intended character of the general vicinity. In fact, the subject building went through site plan review a few years ago, and at that time exterior improvements were undertaken to update the building design. *This standard is met.*
- 3. Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.** The existing unit is vacant. Re-occupancy of this vacant unit will result in a visual, physical, and economic improvement to the subject property, surrounding properties, and city as a whole. *This standard is met.*

- 4. Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.** The medical marijuana dispensary will likely require additional services in the form of police security and patrolling. A security plan must be reviewed and approved by the Police Department before this finding can be made.
- 5. Will not detract from the desirability and orderly function of residential or business uses.** Discretion shall be given to the impact of the proposed use upon existing uses which may relate to the traffic generation, sound, artificial lighting, odors, emission of exhaust gases, pedestrian traffic, hours and days of operation, creation of a public or private nuisance, opportunity for crime or criminal activity, congregation of individuals for purposes other than intended by the proposed use, and similar factors generated by the proposed use. The factors stated herein are not intended as a limitation upon the possible considerations and are by way of example only. The proposed marijuana dispensary is located off of Cherry Hill which is maintained by Wayne County and designed to move high volumes of regional traffic. No adverse impacts from light, odor, exhaust, or similar nuisances are anticipated. *This finding can be made.*
- 6. Will not erode or reduce the economic viability of other existing land uses.** Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City. The proposed land use will have a positive economic impact on the area by re-occupying an existing vacant building. Planning also recommends that the results of a public hearing be considered to assess impacts on the surrounding uses given the nature of the land use as a medical marijuana dispensary and adult use provisional center.
- 7. Will not impose additional service demands upon the City or its anticipated future resources.** The applicant must clarify if any other services such as Police and Fire would be required from the City to support the proposed use.
- 8. Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.** Planning Staff defers to Police and Fire on this finding, as they are most familiar with the impacts of marijuana dispensaries on the health and safety of the City, and any associated public costs. This finding can be made, subject to the recommendation of the Chief of Police. While the proposed use is a commercial operation to sell medical marijuana to provide for the medical needs of patients, the secondary effects of marijuana-based uses are well documented. The City recognizes that there is potential for criminal activity surrounding marijuana facilities, and feels this potential can be minimized if the operators put in place good security measures, and work closely with law enforcement to correct issues as they develop.

- 9. Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance. The submitted site plan is consistent with the intent and purposes of the zoning code. *This standard is met.***

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

- (A) The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time. The applicant will be required to supply information and documentation related to the procurement of a state license. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster.**
- (B) A state and local license is required for all medical marijuana facilities. The applicant will be required to supply information and documentation related to the procurement of a state license.**
- (C) Smoking and/or use of medical marijuana shall be prohibited at medical marijuana facilities. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (D) Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. We defer to the Inkster Police Department on review and approval of the Security Plan.**
- (E) Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance. *This standard is met.***
- (F) The premises shall be open for inspection upon request by the Building Official, the Fire Department, and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use, and as such other times as anyone is present on the premises. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***

- (G) Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, State Law and City Ordinances. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (H) Any medical marijuana facilities shall not have exterior signage using the word "marihuana" and/or "marijuana", or any other word, phrase, or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that "no loitering is permitted" on such property. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (I) If the medical marijuana facility ceases operation for a length of time six months or greater, the SLU shall expire. There is a note on the site plan indicating the applicant's willingness to comply with this standard. *This standard is met.***

REVIEW OF SPECIFIC STANDARDS FOR MEDICAL MARIJUANA PROVISIONING CENTERS AND RECREATIONAL MARIJUANA RETAIL ESTABLISHMENTS (§ 155.148, 155.150E)

- (A) A provisioning center shall not be located within a 500 foot radius of a school, measured as the shortest distance from front door to front door. To City Staff's knowledge the proposed use complies with this requirement. *This standard is met.***
- (B) A provisioning center shall not be located within a 1,000 foot radius, measured as the shortest distance from front door to front door, of a lawfully existing medical marijuana provisioning center or recreational marijuana retailer unless the recreational retailer is operated by the same owner and within the same building as the medical marijuana provisioning center. To City Staff's knowledge the proposed use complies with this requirement. *This standard is met.***
- (C) A provisioning center shall not share office space with a physician. To City Staff's knowledge the proposed use complies with this requirement. *This standard is met.***
- (D) Growing, cultivating, manufacturing, or processing of medical marijuana is prohibited. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***
- (E) All activity related to the provisioning center shall be done indoors. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.***

(F) Any medical marijuana provisioning center shall maintain a log book and/or database identifying by date the amount of medical marijuana on the premises for each qualifying patient/caregiver, keeping the qualifying patient and caregiver information confidential. This log shall be available to law enforcement personnel to confirm that the medical marijuana provisioning center does not have more medical marijuana than authorized at the location and shall not be used to disclose more information than is reasonably necessary to verify the lawful amount of medical marijuana at the facility. The facility shall maintain the confidentiality of qualifying patients in compliance with the Michigan Medical Marijuana Act, as amended, and applicable State of Michigan rules and regulations. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.*

(G) Provisioning center drive-through facilities shall be prohibited. No drive-through facility is proposed. *This standard is met.*

(H) All medical marijuana shall be contained within the main building in an enclosed, locked facility. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.*

(I) Application for a Medical Marijuana Provisioning Center License shall be made to the City Clerk upon application forms provided by the Clerk for Medical Marijuana Provisioning Center License and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council. A state license, local business license, and certificate of occupancy must be obtained prior to operations.

(J) The sale, consumption, or use of alcohol or tobacco products on the premises shall be prohibited at the provisioning center. There is a note on the site plan indicating the applicant's willingness to comply. *This standard is met.*

RECOMMENDATION

Planning Staff believes that the site would benefit from the traffic that the proposed use will bring. Planning Staff recommends approval of the site plans and special land use subject to the results of the public hearing and the following conditions:

1. **Business License.** The applicant must obtain a current business license from the City.
2. **Comments from Other Departments.** Comments from Engineering, Police, and Fire must be addressed.

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

Thank you,



Kaitlyn Hines

Planning Director



February 8, 2021

Planning Commission
City of Inkster
26215 Trowbridge
Inkster MI, 48141

Subject: SP 20-36 Marijuana Dispensary and Provisioning Center
Location: 29385 Cherry Hill
Zoning: B-2, Thoroughfare Mixed-Use District
Applicant(s): Samantha Bevins, Vibe Consulting
Owner: Jameel Hana

The City of Inkster Planning Department has reviewed the above-referenced Site Plan application, and offers the following comments and findings for your consideration. This review is based on the site plan dated January 25, 2021 and submitted on the same date to lease a 2,208 square foot tenant space in an existing shopping center.

SITE DESCRIPTION

The site is 0.48 acres and is located on the south side of the street at 29385 Cherry Hill Rd. just west of Middlebelt Road. Legal description is on the site plans. The site contains a strip mall of 7,500 square feet with three tenant units and a parking area. The applicant is proposing to lease a 2,300 square foot unit between the existing Cherry Belt convenience store and a Fish and Chicken carry out restaurant. The site is located in the B-2, Thoroughfare Mixed-Use District. Marijuana Dispensaries and Provisioning Centers are a Special Land Uses in all districts. The proposed hours of operation are Monday through Friday 9:00AM to 9:00PM, Saturday 9:00AM to 6:00PM, and Sunday 10:00AM to 6:00PM. They are also proposing 5 employees. Please correct the property owner on page A-1.

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

	Land Use	Current Zoning	Future Land Use Designation
Subject Site	Retail Center	B-2, Thoroughfare Mixed-Use District	Corridor Convenience Retail
North	Dearborn Heights	Dearborn Heights	Dearborn Heights
South	Residential	R1-B, One Family Residential District	Low Density Residential
East	Church	B-2, Thoroughfare Mixed-Use District	Corridor Convenience Retail
West	Quick Lube	B-2, Thoroughfare Mixed-Use District	Corridor Convenience Retail

EXHIBIT A: AERIAL VIEW OF SITE



REVIEW COMMENTS

1. **Zoning and Use (§155.046).** The site is in the B-2, Thoroughfare Mixed-Use District and is bordered by sites in the B-2, Thoroughfare Mixed-Use District to the east and west, R-1B, One-Family Residential District to the south, and the City of Dearborn Heights to the north. "Marijuana Dispensaries and Provisioning Centers" are a special land use in the B-2 district subject to compliance with the schedule of regulations listed in §155.061, the site plan approval standards listed in §155.287, and the special land use standards listed in §155.289, §155.146, §155.148, and §155.150E of the Zoning Ordinance. The shopping center completed the site plan review process on March 20, 2018, and principally permitted uses will not need to undergo the site plan review process. Marijuana retail and dispensaries are a special land use in the B-2 and a site plan must accompany a special land use application.

The B-3 district requires setbacks, lot size, lot coverage, and height as follows:

Setbacks	Required	Proposed
Front Setback	Refer to established building setback for the street – limited to accommodating parking.	Existing, complies.
Rear Setback	Refer to established building setback – limited to accommodating parking, at least one loading space, and dumpsters.	Existing, complies.
Side Yard Setback (Both)	Refer to established building setback for the street – limited to accommodating parking.	Existing, complies.
Side Yard Setback (One)	Refer to established building setback for the street – limited to accommodating parking, loading, and dumpsters.	Existing, complies.
Lot Size	Dimensions must permit parking and landscaping.	Existing, complies.
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks.	Existing, complies.
Height	35 ft (3 stories)	Existing, complies.

2. **Architectural Features (§155.072).** The applicant has provided exterior elevations; no changes are proposed.
3. **Site Design and Landscaping (§155.073).** Pursuant to §155.073, a landscape plan must be provided.
 - a. **Deadline for Installation (§155.073(D)(1)(a)).** Installation of required screening and landscaping shall be completed prior to building occupancy, except when building construction is completed during the off-season when plants cannot be installed, in which case the owner shall provide a performance guarantee to ensure installation of required landscaping in the next planting season.
 - b. **Performance Bond (§155.073(D)(2)).** Whenever a site plan requires any type of landscaping, the applicant is required to post a Performance Bond prior to the issuance of a Certificate of Occupancy to ensure the completion of landscaping (including irrigation), and this bond may be held up to two years by the City to provide a means of replacing landscaping that dies within the first two years (as dated from the issuance of the Certificate of Compliance/Occupancy).
 - c. **Irrigation (§155.073(D)(12)).** To assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system.
 - d. **Right-of-way Landscaping (§155.073(D)(13)).** The previously approved plan showed 3 ornamental pink dogwood trees replacing the current 2 ornamental trees, and the grass being reseeded. The conditions compliance letter states that the landscaping must be completed by May of 2018. These trees were never planted and are once again proposed.
4. **Walls (§155.074).** The off-street loading area is screened by the building and a 6' high masonry wall between the residential area. There is a note on the plans indicating that the wall will be repainted and repaired as necessary.

5. **Waste Receptacle (Dumpster) or Storage Screening (\$155.075).** The site plans show a 6' CMU dumpster enclosure which will be painted white to match the building, with a cedar board gate.
6. **Exterior Lighting and Security Cameras (\$155.076).**
 - a. **Exterior Lighting (\$155.076(A)).** No new lighting is proposed.
 - b. **Security Cameras (\$155.076(B)).** For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.
7. **Off-street Parking and Circulation (\$155.077).** The site requires a total of 46 striped parking spaces (33 for shopping centers 5,500 square feet plus 13 spaces for the provisioning center use). To provide these spaces, parking is proposed on the site to the east. Jameel Hana, LLC., owns all of the property described and has authorized the use of the property for parking. The current asphalt is cracked and degraded, especially in the rear of the building and on the church property. Both of these pavement sections must be repaved. In the previous conditions compliance letter, paving was to be completed by October 1, 2018.
8. **Accessible Parking (\$155.078).** 1 Van accessible space is required and provided, along with one standard space.
9. **Off-street Loading and Unloading (\$155.079).** One 10 foot by 35 foot loading space is provided in the north western rear of the building. The previous plans were approved with a 10'x35' loading space, and would be honored with the previous approval.
10. **Signs (\$155.251).** The north elevation shows one proposed 16'x4' wall sign.
11. **Comments from Other Departments.** All applicable City departments and consultants should review the site plan and identify any remaining issues.

RECOMMENDATION

Planning Staff believes that the site would benefit from the traffic that the proposed use will bring. Planning Staff recommends approval of the site plans subject to the following conditions:

1. **Business License.** The applicant must obtain a current business license from the City.
2. **Comments from Other Departments.** Comments from Engineering, Police, and Fire must be addressed.

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

Thank you,



Kaitlyn Hines
Planning Director



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

February 15, 2021

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

Attn: Jerome Bivins, Department of Public Services Director
Regarding: 20-36 (SP)/20-34, 35 (SLU)
29385 Cherry Hill Road – Marijuana Provisionary Center
Preliminary Site Plan Approval

Dear Mr. Bivins:

Alfred Benesch & Companies, (Benesch) has completed a review of the plans dated January 25, 2021 for the above referenced project. The digital plan provided via email on February 15, 2021 is recommended for acceptance and approval of the plan.

Please note the following items regarding final site plan approval:

1. Survey information for a portion of the site where proposed pavement is located is required for final site plan approval. Spot elevations shall be shown on the plans to demonstrate adequate storm water runoff from the site and smooth transitions between existing and proposed pavement. Spot elevations shall be provided by a Land Surveyor licensed in the State of Michigan.
2. Any work in the Cherry Hill Road right-of-way may require a right-of-way permit from the Wayne County Permits Office prior to the start of work. See their website for more information:
<https://www.waynecounty.com/departments/publicservices/engineering/construction-permit.aspx>

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

Sincerely,

Alfred Benesch & Company

Carrie Loya-Smalley, P.E.
Project Engineer

CC: La-Toria Joyce, City of Inkster Department of Public Services Superintendent
Kaitlyn Hines, City of Inkster Planning Director
File: 00050202.00

From: [Jeffrey Twardzik](#)
To: [Kaitlyn Hines](#)
Subject: RE: Comments for 29385 Cherry Hill - DRT
Date: Friday, December 18, 2020 10:12:28 AM

Hello...

I had e-mail problems...just now working correctly.

HD 1080 p cameras installed on premises

Alarm system monitored 24 hours a day.

Exterior lighting on the building and parking lot in accordance with local ordinance.

Thanks!

JT

From: Kaitlyn Hines
Sent: Tuesday, December 15, 2020 4:14 PM
To: Loya-Smalley, Carrie; Jeffrey Twardzik; Jason Kaye
Subject: Comments for 29385 Cherry Hill - DRT

Good afternoon all,

Just following up on last Thursday's DRT meeting. Please have comments to me by tomorrow.

Thanks,



Kaitlyn Hines
Planning Director at City of Inkster
Email: [\[redacted\]](#)
Phone: 313-563-9760 *Mobile:* 313-460-7970
26215 Trowbridge, Inkster, MI 48141



CITY OF INKSTER

FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

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

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

Fire Marshal's Office

To: Kaitlyn Hines, Planning
From: Jason Kaye, Fire Inspector
Date: 12-17-2020
Subject: 29385 Cherry Hill

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

-The fire department requires the installation of a fire alarm system with 24 hour monitoring. Construction documents for all fire protection systems shall be submitted for review and approval. The Fire Marshal's office requires that full acceptance tests of the systems be performed in the AHJ's presence prior to final acceptance. Detailed records documenting testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the Fire Marshal.

-The fire department requires the building be equipped with the appropriate size and classification portable fire extinguishers. They shall be conspicuously located where they are readily accessible and immediately available in the event of a fire. Extinguishers will be located along normal paths of travel, including exits from areas and will not be obstructed from view. Maximum travel distance to extinguishers is 75ft. All extinguishers will have inspection tags and signage to indicate extinguisher locations. The owner is responsible for the inspection, maintenance, and recharging of all extinguishers.

-The fire department requires emergency exit lighting throughout the building. EXIT signs shall be illuminated with battery back-up floods. All egress doors shall be equipped with one-strike panic hardware.

-The fire department requires 24hr access to the property. A KNOX bypass shall be installed on the gate for entry onto the property and a KNOX box shall be installed on the exterior of the building in a location approved by the Fire Marshal. The KNOX box shall contain keys for entry into the building and keys to any interior door that may be locked after-hours that houses alarm panels, utilities, system shut-offs or any equipment the fire department may need access to in the event of an emergency. All keys shall be labelled. The fire department shall be notified when the keys are ready to be placed into the KNOX box and it will be the Fire Marshal that places the keys in the KNOX box and locks it. Owner shall be present to witness keys being locked.



CITY OF INKSTER

FIRE DEPARTMENT

Chuck Hubbard
Fire Chief

The requirements listed above are not intended to be all inclusive, additional requirements may be determined applicable based on actual occupancy or use

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

Investigations
313-563-9875

FAX
313-563-6660

EMERGENCY
911

ITEM VI. A

Case # 19-09 (SP) – Consideration of an Irrigation Waiver

City of Inkster Planning Commission,

I am requesting a waiver for irrigation because I have a hose that reaches to the furthest length of the property and will have gator bags on all my trees. And I have an employer checking on two to three times a week to take care of the trees.

Feras Chihadeh

29230 Michigan Ave

Inkster MI 48141

734-637-5800

Ouso1978@yahoo.com

ITEM VI. B

Case # 19-09 (SP) – Consideration of a Screening Waiver

City of Inkster Planning Commission,

I am requesting a waiver for screen wall not to extend the design further than what the plans shows. We are proposing to extend the wood fence along the north side of the ally per the plans.

Feras Chihadeh

29230 Michigan Ave

Inkster MI 48141

734-637-5800

Ouso1978@yahoo.com

ITEM VI. C

Case # 19-09 (SP) – Consideration of a Parking Waiver

City of Inkster Planning Commission,

I am requesting a waiver for 5 parking spaces because this pawnshop is not going to be that much visited as it is Jewelry repair and sale mainly.

Feras Chihadeh

29230 Michigan Ave

Inkster MI 48141

734-637-5800

Ouso1978@yahoo.com

ITEM VI. D

Case # 19-09 (SP) – Consideration of a Loading Zone Length Waiver

City of Inkster Planning Commission,

I am requesting a waiver for the loading zone length waiver as the pawn shop in nature does not require any large items to have a loading for drop off and pick.

Feras Chihadeh

29230 Michigan Ave

Inkster MI 48141

734-637-5800

Ouso1978@yahoo.com

ITEM VI. E

**Case # 20-07, 20-14 (SP) – Consideration
of a Development Timetable, Financial
Resume, and Traffic Study Waiver**



BENJAMIN D. JOFFE PLLC

Attorney & Counselor

334 E WASHINGTON STREET

ANN ARBOR, MI 48104

(734) 368-8595

BDJ@BENJAMINDJOFFE.COM

City of Inkster Planning Commission
26215 Trowbridge
Inkster, MI 48141

Re: 20-07, 20-14 (SP)
26831 Michigan Ave. – Marijuana Provisionary Center

Members of the City of Inkster Planning Commission and Department Officials:

I am writing to you on behalf of my client, John Clark, to request your consideration regarding several waivers pertaining to Mr. Clark's prospective provisioning center. As part of the Planning Commission review, the Commission has suggested that Mr. Clark provide a development timetable, financial resume, traffic study, automatic underground or drip irrigation, a parking reconstruction, and an off-street loading size requirement.

Per the City Staff recommendation, we request that the Planning Commission waive the requirements for a development timetable, financial resume, and a traffic study due to the fact that an existing building is being re-occupied by a small provisioning business.

It was also suggested that to assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system. Mr. Clark respectfully requests that the Planning Commission allow him to utilize a hose located on the front of the building in order to provide adequate irrigation on the prospective lot. We feel that through Mr. Clark's diligent maintenance of the landscaped areas and lawns surrounding his prospective provisioning center, he will provide the adequate protection to the site and surrounding landscape that could otherwise be achieved by an alternative irrigation system.

Based on Mr. Clark's prospective provisioning center being used for retail purposes, the City's ordinance requires 23 parking spaces. Mr. Clark is planning to pave the Eastern gravel portion of his lot to add five additional spaces. If everything is done according to the City's Project Engineer, there would be a total of 13 spaces at the proposed facility. Mr. Clark will attempt to procure additional parking spaces at neighboring sites and will install bicycle parking in line with the TCD district vision in order to request that the Planning Commission permit a waiver of the requirements under the City's ordinance. Furthermore, Mr. Clark understands that one off-street 10 foot by 70 foot loading space is required for structures larger than 2,000 square feet; however, if granted a waiver, he would explicitly prohibit delivery vehicles larger than 35 feet long if the Planning Commission is willing to reduce the size of the loading area to 10 feet by 35 feet. Mr. Clark will be diligent in verifying the size of every delivery truck before a delivery is to be made, in order to be sure that he will remain in compliance with the Planning Commission's requirements. We appreciate your consideration on this matter.

If you have any questions or concerns, please contact Benjamin D. Joffe PLLC.

Sincerely,

/s/ Benjamin D Joffe
Benjamin D Joffe

ITEM VI. F

Case #s 20-07, 20-14 (SP) – Consideration of an Irrigation Waiver



BENJAMIN D. JOFFE PLLC

Attorney & Counselor

334 E WASHINGTON STREET

ANN ARBOR, MI 48104

(734) 368-8595

BDJ@BENJAMINDJOFFE.COM

City of Inkster Planning Commission
26215 Trowbridge
Inkster, MI 48141

Re: 20-07, 20-14 (SP)
26831 Michigan Ave. – Marijuana Provisionary Center

Members of the City of Inkster Planning Commission and Department Officials:

I am writing to you on behalf of my client, John Clark, to request your consideration regarding several waivers pertaining to Mr. Clark's prospective provisioning center. As part of the Planning Commission review, the Commission has suggested that Mr. Clark provide a development timetable, financial resume, traffic study, automatic underground or drip irrigation, a parking reconstruction, and an off-street loading size requirement.

Per the City Staff recommendation, we request that the Planning Commission waive the requirements for a development timetable, financial resume, and a traffic study due to the fact that an existing building is being re-occupied by a small provisioning business.

It was also suggested that to assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system. Mr. Clark respectfully requests that the Planning Commission allow him to utilize a hose located on the front of the building in order to provide adequate irrigation on the prospective lot. We feel that through Mr. Clark's diligent maintenance of the landscaped areas and lawns surrounding his prospective provisioning center, he will provide the adequate protection to the site and surrounding landscape that could otherwise be achieved by an alternative irrigation system.

Based on Mr. Clark's prospective provisioning center being used for retail purposes, the City's ordinance requires 23 parking spaces. Mr. Clark is planning to pave the Eastern gravel portion of his lot to add five additional spaces. If everything is done according to the City's Project Engineer, there would be a total of 13 spaces at the proposed facility. Mr. Clark will attempt to procure additional parking spaces at neighboring sites and will install bicycle parking in line with the TCD district vision in order to request that the Planning Commission permit a waiver of the requirements under the City's ordinance. Furthermore, Mr. Clark understands that one off-street 10 foot by 70 foot loading space is required for structures larger than 2,000 square feet; however, if granted a waiver, he would explicitly prohibit delivery vehicles larger than 35 feet long if the Planning Commission is willing to reduce the size of the loading area to 10 feet by 35 feet. Mr. Clark will be diligent in verifying the size of every delivery truck before a delivery is to be made, in order to be sure that he will remain in compliance with the Planning Commission's requirements. We appreciate your consideration on this matter.

If you have any questions or concerns, please contact Benjamin D. Joffe PLLC.

Sincerely,

/s/ Benjamin D Joffe
Benjamin D Joffe

ITEM VI. G

Case #s # 20-07, 20-14 (SP) – Consideration of a Parking Waiver



BENJAMIN D. JOFFE PLLC

Attorney & Counselor

334 E WASHINGTON STREET

ANN ARBOR, MI 48104

(734) 368-8595

BDJ@BENJAMINDJOFFE.COM

City of Inkster Planning Commission
26215 Trowbridge
Inkster, MI 48141

Re: 20-07, 20-14 (SP)
26831 Michigan Ave. – Marijuana Provisionary Center

Members of the City of Inkster Planning Commission and Department Officials:

I am writing to you on behalf of my client, John Clark, to request your consideration regarding several waivers pertaining to Mr. Clark's prospective provisioning center. As part of the Planning Commission review, the Commission has suggested that Mr. Clark provide a development timetable, financial resume, traffic study, automatic underground or drip irrigation, a parking reconstruction, and an off-street loading size requirement.

Per the City Staff recommendation, we request that the Planning Commission waive the requirements for a development timetable, financial resume, and a traffic study due to the fact that an existing building is being re-occupied by a small provisioning business.

It was also suggested that to assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system. Mr. Clark respectfully requests that the Planning Commission allow him to utilize a hose located on the front of the building in order to provide adequate irrigation on the prospective lot. We feel that through Mr. Clark's diligent maintenance of the landscaped areas and lawns surrounding his prospective provisioning center, he will provide the adequate protection to the site and surrounding landscape that could otherwise be achieved by an alternative irrigation system.

Based on Mr. Clark's prospective provisioning center being used for retail purposes, the City's ordinance requires 23 parking spaces. Mr. Clark is planning to pave the Eastern gravel portion of his lot to add five additional spaces. If everything is done according to the City's Project Engineer, there would be a total of 13 spaces at the proposed facility. Mr. Clark will attempt to procure additional parking spaces at neighboring sites and will install bicycle parking in line with the TCD district vision in order to request that the Planning Commission permit a waiver of the requirements under the City's ordinance. Furthermore, Mr. Clark understands that one off-street 10 foot by 70 foot loading space is required for structures larger than 2,000 square feet; however, if granted a waiver, he would explicitly prohibit delivery vehicles larger than 35 feet long if the Planning Commission is willing to reduce the size of the loading area to 10 feet by 35 feet. Mr. Clark will be diligent in verifying the size of every delivery truck before a delivery is to be made, in order to be sure that he will remain in compliance with the Planning Commission's requirements. We appreciate your consideration on this matter.

If you have any questions or concerns, please contact Benjamin D. Joffe PLLC.

Sincerely,

/s/ Benjamin D Joffe
Benjamin D Joffe

ITEM VI. H

Case #s 20-07, 20-14 (SP) – Consideration of a Loading Zone Length Waiver



BENJAMIN D. JOFFE PLLC

Attorney & Counselor

334 E WASHINGTON STREET

ANN ARBOR, MI 48104

(734) 368-8595

BDJ@BENJAMINDJOFFE.COM

City of Inkster Planning Commission
26215 Trowbridge
Inkster, MI 48141

Re: 20-07, 20-14 (SP)
26831 Michigan Ave. – Marijuana Provisionary Center

Members of the City of Inkster Planning Commission and Department Officials:

I am writing to you on behalf of my client, John Clark, to request your consideration regarding several waivers pertaining to Mr. Clark's prospective provisioning center. As part of the Planning Commission review, the Commission has suggested that Mr. Clark provide a development timetable, financial resume, traffic study, automatic underground or drip irrigation, a parking reconstruction, and an off-street loading size requirement.

Per the City Staff recommendation, we request that the Planning Commission waive the requirements for a development timetable, financial resume, and a traffic study due to the fact that an existing building is being re-occupied by a small provisioning business.

It was also suggested that to assist in maintaining plant materials in a healthy condition, all landscaped areas (including lawns) shall be provided with an automatic underground or drip irrigation system. Mr. Clark respectfully requests that the Planning Commission allow him to utilize a hose located on the front of the building in order to provide adequate irrigation on the prospective lot. We feel that through Mr. Clark's diligent maintenance of the landscaped areas and lawns surrounding his prospective provisioning center, he will provide the adequate protection to the site and surrounding landscape that could otherwise be achieved by an alternative irrigation system.

Based on Mr. Clark's prospective provisioning center being used for retail purposes, the City's ordinance requires 23 parking spaces. Mr. Clark is planning to pave the Eastern gravel portion of his lot to add five additional spaces. If everything is done according to the City's Project Engineer, there would be a total of 13 spaces at the proposed facility. Mr. Clark will attempt to procure additional parking spaces at neighboring sites and will install bicycle parking in line with the TCD district vision in order to request that the Planning Commission permit a waiver of the requirements under the City's ordinance. Furthermore, Mr. Clark understands that one off-street 10 foot by 70 foot loading space is required for structures larger than 2,000 square feet; however, if granted a waiver, he would explicitly prohibit delivery vehicles larger than 35 feet long if the Planning Commission is willing to reduce the size of the loading area to 10 feet by 35 feet. Mr. Clark will be diligent in verifying the size of every delivery truck before a delivery is to be made, in order to be sure that he will remain in compliance with the Planning Commission's requirements. We appreciate your consideration on this matter.

If you have any questions or concerns, please contact Benjamin D. Joffe PLLC.

Sincerely,

/s/ Benjamin D Joffe
Benjamin D Joffe

ITEM VI. I

Case #s 20-07, 20-14 (SP) – Consideration of Parking Lot Paving Delay



BENJAMIN D. JOFFE PLLC

Attorney & Counselor

334 E WASHINGTON STREET

ANN ARBOR, MI 48104

(734) 368-8595

BDJ@BENJAMINDJOFFE.COM

City of Inkster Planning Commission
26215 Trowbridge
Inkster, MI 48141

Re: 20-07 (SP)/20-06 (SLU)
26831 Michigan Ave. — Marijuana Provisionary Center

Members of the City of Inkster Planning Commission and Department Officials:

I am writing to you on behalf of my client, John Clark, to request permission to open his prospective provisioning center while delaying the City Planning Commission's recommended paving project, which is likely necessary to satisfy the expected¹ Special Land Use requirements for Mr. Clark's proposed facility. As part of the Planning Commission review, the Commission has suggested that Mr. Clark pave the currently unpaved Eastern part of the lot at the proposed facility location; however, the City of Inkster is also planning to pave the adjacent alley later this year. Currently, Mr. Clark is prevented from commencing with his provisioning center operations until the proposed paving is completed. We believe that concurrent construction of both the unpaved gravel area and the adjacent city alley will be more efficient, will help limit the amount of business disruptions that will occur with separate construction projects, and, if you grant this request, will allow Mr. Clark to open his prospective provisioning center in the meantime.

Mr. Clark is requesting to delay the proposed paving project so that it may coincide with the City's plan to pave the facility's city-owned adjacent alley. As noted in the Planning Director's site plan letter on November 16th, 2020, the Applicant and the City's Planning Staff currently support a redesign of the parking lot at 26831 Michigan Ave., including the alley behind the prospective provisioning center. The Project Engineer heading this development has indicated that the adjacent alley will be paved in conjunction with other work throughout the City, currently scheduled to begin in the summer/fall of 2021. We respectfully request that the City allow Mr. Clark to open his proposed provisioning center and postpone the paving of the Eastern portion of the facility's parking lot so that it may occur in conjunction with the City's construction on the alley.

The City and surrounding areas will be better served by the immediate opening of the provisioning center as well as one construction project rather than two isolated projects. If the City permits such an accommodation, it will allow both projects to be consolidated, thus avoiding the excessive business disruptions that would come with separate construction projects. Mr. Clark is prepared to schedule the paving of the gravel area on the lot simultaneously with the adjacent alley paving project, which would ensure a more efficient process and help mitigate the negative effects that two independent construction projects would have on surrounding businesses. A coordinated effort by Mr. Clark and City Officials to hire one contractor to complete both projects would also provide a more cost-effective means for both parties of handling these developments. The City and surrounding areas will benefit if Mr. Clark is permitted to open his provisioning center rather than waiting on the proposed paving to be completed. We appreciate your consideration on this matter.

If you have any questions or concerns, please contact Benjamin D. Joffe PLLC.

Sincerely,

/s/ Benjamin D Joffe
Benjamin D Joffe

¹ We fully understand that the Special Land Use (SLU) permit has yet to be granted. The SLU hearing will take place on March 8th, 2021. This letter is meant to be a request that can be considered at the hearing.

ITEM VI. J

Case # 20-19 (SP) – Consideration of an Irrigation Waiver

TC Gardens

2736 Edsel

Inkster, MI. 48141

To whom it my concern:

TC Gardens is requesting a waiver for the Irrigation system due to any place on the property is located within 150 feet from a hose bib. We also do not have an abundant amount of landscaping to water. We will have no problems watering the grass and landscaping from the hose bib.

TC Gardens

Anthony Platt

ITEM VI. J

Case # 20-33 (SP) – Consideration of a Screening Waiver

March 4, 2021

Planning Commission
City of Inkster
26215 Trowbridge St.
Inkster, MI 48141

RE: Proposed Medical and Recreational Marijuana Cultivation and Processing
26277 Trowbridge Street

Dear Commissioners,

We have submitted drawings for your review of the site plan at your next Planning Commission meeting for the above captioned project. The site is zoned M-1. The site plan indicates that mechanical units are proposed to be ground mounted due to the design of the sloping roof on the building. The units were carefully placed on the sides of the building with substantial setback from the street. Each of the areas that contain the mechanical units, electrical transformer or generator are heavily planted with Arborvitae, Bradford Pear Trees and various shrubbery to create interest in the landscaping and provide screening for the units. In addition a decorative wrought iron type fence is planned on the property line to further enhance the aesthetics in the area. We therefore respectfully request that a screen wall as noted in the zoning ordinance for the equipment on the side of the building be waived in favor of the landscape screening as detailed.

Please contact me in the event any additional information regarding this issue is required prior to the meeting.

I look forward to responding to any questions concerning this project at the virtual Planning Commission meeting.

Sincerely,


Michael A. Boggio Jr. A.I.A.

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: March 9, 2021

From: Kaitlyn Hines
Planning Director

Date for Council Consideration: March 15, 2021

ACTION REQUESTED: Consider approval of Special Land Use (SLU 20-06, 20-13) for a proposed Medical and Adult Use Marijuana Retail store to be located on the south side of the street at 26831 Michigan Ave. between Silvia and Princess, in the TCD, Town Center district. John Clark is the applicant.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval ☐

BACKGROUND INFORMATION

On Monday, March 8, 2021 the Planning Commission reviewed and recommended for approval SLU 20-06 and 20-13, Medical and Adult Use Marijuana Retail, which would be located in an existing building (26831 Michigan Ave, old Hollywood Pharmacy), located on the south side of the street between Silvia and Princess in the TCD, Town Center District. The associated Site Plan (SP 20-07, 20-14) was approved without conditions. City Staff recommended approval of SLU 20-06, 20-13, and SP 20-07, 20-14. John Clark is the applicant. Draft meeting minutes are attached.

The applicant previously operated a medical marijuana dispensary at the location of 315 Inkster Road until the strip commercial center it was located within was badly damaged in an intentionally set fire. There will be five employees, and hours of operation are 9 am to 9 pm, Monday through Friday, Saturday 9am to 6pm, and 10 am to 6 pm Sundays. Only Suite A totaling 3,625 square feet will be actively used for the dispensary business. Suite B will be used for storage.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Planning Director letter dated January 15, 2021 recommends that Planning Commission recommend approval of the Special Land Use because the proposed use is compatible with the Zoning Ordinance, Master Plan, and surrounding uses. Additionally, it would foster economic development within the City of Inkster by bringing an existing vacant site into economic use.

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

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

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

RESOLUTION

Resolved by _____

Seconded by _____

Approval of Special Land Use (SLU 20-06, 20-13) for a proposed Medical and Adult Use Marijuana Retail store to be located on the south side of the street at 26831 Michigan Ave. between Silvia and Princess, in the TCD, Town Center district. John Clark is the applicant.

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor

Date: March 9, 2021

From: Kaltlyn Hines
Planning Director

Date for Council Consideration: March 15, 2021

ACTION REQUESTED: Consider approval of Special Land Use (SLU 20-34, 20-35) for a Medical and Adult Use Marijuana Provisioning Center to be located on the on the south side of Cherry Hill Rd in the existing shopping center at 29385 Cherry Hill, in the B-2, Thoroughfare Mixed Use District. Samantha Bevins is the applicant.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval ☐

BACKGROUND INFORMATION

On Monday, March 8, 2021 the Planning Commission reviewed and recommended for approval SLU 20-34 and 20-35, Medical and Adult Use Provisioning Center, which would be located in an existing shopping center (29385 Cherry Hill), located on the south side of Cherry Hill in the B-2, Thoroughfare Mixed Use District. The associated Site Plan (SP 20-36) was approved without conditions. City Staff recommended approval of SLU 20-34, 20-35, and SP 20-36. Samantha Bevins is the applicant. Draft meeting minutes are attached.

The site is 0.48 acres and is located on the south side of the street at 29385 Cherry Hill Rd. just west of Middlebelt Road. Legal description is on the site plans. The site contains a strip mall of 7,500 square feet with three tenant units and a parking area. The applicant is proposing to lease a 2,300 square foot unit between the existing Cherry Belt convenience store and a Fish and Chicken carry out restaurant. The site is located in the B-2, Thoroughfare Mixed-Use District. Marijuana Dispensaries and Provisioning Centers are a Special Land Uses in all districts. The proposed hours of operation are Monday through Friday 9:00AM to 9:00PM, Saturday 9:00AM to 6:00PM, and Sunday 10:00AM to 6:00PM. They are also proposing 5 employees.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Planning Director letter dated February 8, 2021 recommends that Planning Commission recommend approval of the Special Land Use because the proposed use is compatible with the Zoning Ordinance, Master Plan, and surrounding uses. Additionally, it would foster economic development within the City of Inkster by bringing an existing vacant site into economic use.

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

PROJECT OR IMPROVEMENT TASKS

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

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

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

RESOLUTION

Resolved by _____

Seconded by _____

Approval of Special Land Use (SLU 20-34, 20-35) for a Medical and Adult Use Marijuana Provisioning Center to be located on the on the south side of Cherry Hill Rd in the existing shopping center at 29385 Cherry Hill, in the B-2, Thoroughfare Mixed Use District. Samantha Bevins is the applicant.

Yes:

No:

Absent: