



INKSTER CITY COUNCIL

Monday February 17, 2025
26215 Trowbridge, Inkster, MI 48141
(313) 563-9770
www.cityofinkster.com

Mayor – Byron H. Nolen
Mayor Pro Tem – Steven Chisholm, District IV

Council Members

Felicia Rutledge, District I
Freddie Bishop III, District II
Lindsay Scott, District III
Kim Howard, District V
DeArtriss Richardson, District VI

GEORGINA HOLLIDAY
CITY CLERK

DARIN CARRINGTON
TREASURER

TODD PERKINS
CITY ATTORNEY

The council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor.

Monday February 17, 2025
Orientation Session- 6:00PM
Regular City Council Agenda – 7:00 PM

1. Call Meeting to Order
 - A. Prayer
 - B. Pledge of Allegiance
 - C. Roll Call
 - D. 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/Introduction of Guests/Announcements
4. Public Hearing

5. Consent Agenda

Approval of Regular City Council Meeting Minutes February 3, 2025

6. Boards and Commissions

Approval to re-appoint Gabe Henderson to the Beautification Committee

Approval to re-appoint William Miller to the Board of Review

Approval to re-appoint Lenoria Warmack to the Board of Review

Approval to re-appoint Peggy Bishop-Lucas to the Board of Review

Approval to re-appoint Ned Sanders (alternate) to the Board of Review

7. Ordinances

1st Reading–Update City Ordinance 92.01 Adoption of Fire Prevention Code by Reference; City Ordinance 92.010 Fire Inspections

2nd Reading

8. New Business

A. Discussion/Action: (Derek Dowdell, Community Development Director) Consider approval of Special Land Use for a public service building (sewer pump station) in the R-1B, One Family Residential Zoned District at 3700 John Daly Road.

B. Discussion/Action: (Jerome Bivins, DPS Director) Consider approval to Adopt a resolution on behalf of the City of Inkster for the Greenway Trail Phase III TAP Grant funding request.

C. Discussion/Action: (Darin Carrington, Treasurer) Consider approval of the Administration requesting acceptance of funding from the Michigan Department of Treasury to assist with costs for accounting consultants and for a new Finance Manager position and related approvals for budget amendments.

D. Discussion/Action: (Darin Carrington, Treasurer) Consider approval of this item that involves a sale of City owned property that is located at 26206/20210 Michigan Avenue. The Administration is submitting this item to the Council for their review and consideration.

E. Discussion/Action: (Darin Carrington, Treasurer) Consider approval of the new and updated fees for services that are done through the police department.

Public Participation (limit to 3 minutes)

9. City Clerk

10. City Treasurer

11. Mayor and Council Communication

12. 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).

13. Adjournment

February 3, 2025

Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, was held on February 3, 2025 in compliance with the Open Meetings Act.

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

Closed Session

Moved by Councilwoman Rutledge Seconded by Councilman Bishop to go into Closed session 6:28pm to discuss pending litigation.

Moved by Councilwoman Scott Seconded by Councilman Bishop to come out of closed session @ 6:58pm

ROLL CALL VOTE:

Councilmember Howard	excused	Councilmember Scott	Yea
Councilmember Rutledge	Yea	Councilmember Bishop	Yea
Councilmember Chisholm	Yea	Councilwoman Richardson	Yea

Call Meeting to Order

Mayor Byron Nolen called the meeting to order at 7:01pm

Prayer

Prayer was led by Deacon Rose

Pledge of Allegiance

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

Roll Call

Mayor Nolen	Present (Inkster, MI.)
Mayor Pro-Tem Chisholm	Present (Inkster, MI.)
Councilwoman Rutledge	Present (Inkster, MI.)
Councilman Bishop, II	Present (Inkster, MI.)
Councilwoman Scott	Present (Inkster, MI)
Councilwoman Howard	Excused (Inkster, MI)
Councilwoman Richardson	Present (Inkster, MI)

Approval of Agenda

Moved by Councilwoman Rutledge, Seconded by Councilwoman Scott to approve agenda for February 3, 2025 Meeting-Motion Carried-Resolution #02-25-12GH

Councilwoman Howard-excused

Presentations/Discussion

Public Hearings

None

Consent Agenda

A. Approval of the February 3, 2025 Regular Meeting Minutes

**Moved by Councilwoman Rutledge, Seconded by Councilwoman Scott
Resolution #02-25-13GH - Motion Carried.
Councilwoman Howard-excused**

Boards and Commission

Approval to re-appoint William Miller to the Housing Redevelopment Board

Moved by Councilman Bishop, Seconded by Mayor Pro Tem Chisholm

Resolution #02-25-14GH-Motion Carried

Councilwoman Howard-excused

Approval to re-appoint Ruth E. Williams to the Historical Commission Board

Moved by Councilwoman Scott, Seconded by Mayor Pro Tem Chisholm

Resolution #02-25-15GH-Motion Carried

Councilwoman Howard-excused

Approval to re-appoint Bernice Skeen to the Beautification Committee Board

Moved by Councilwoman Rutledge, Seconded by Councilwoman Scott

Resolution # 02-25-16GH-Motion Carried

Councilwoman Howard-excused

Approval to re-appoint Lenoria Warmack to the Beautification Committee Board

Moved by Councilwoman Rutledge, Seconded by Councilman Bishop

Resolution # 02-25-17GH-Motion Carried

Councilwoman Howard-excused

Ordinance(s)

A. First Reading(s) none

B. Second Reading(s) none

New Business

A. Discussion/Action: (Byron H. Nolen, Mayor) Consider approval to recommend the City Council extend the current policy accepting in writing requests for all City of Inkster Boards and Commissions public comments to be read at a meeting that is sent at least 72 hours in advance of the

meeting. The public comments are received and distributed to the body but not read out loud at the meeting. The City Council should extend this policy to all City of Inkster Boards and Commissions.

Moved by Councilwoman Richardson, Seconded by Councilwoman Rutledge

Resolution #02-25-18GH-Motion carried
Councilwoman Howard-excused

- B. Discussion/Action: (Jerome Bivins, DPS Director) Consider authorizing administration to approve retaining three contractors for use on as-needed utility repairs throughout the city.

Moved Councilman Bishop, Seconded by Councilwoman Scott

Resolution #02-25-19GH-Motion carried
Councilwoman Howard-excused

- C. Discussion/Action: (Byron H. Nolen, Mayor) Consider approval of a Moratorium on Dollar Stores every one (1) year.

Moved by Councilwoman Rutledge Seconded by Councilwoman Richardson

Resolution #02-25-20GH-Motion carried
Councilwoman Howard-excused

Public Participation

- ❖ Opal Gray-Sneaker Ball Event Feb 14th get tickets from any Task Force member it will be a photo booth, good food, new hustles taught, gifts given out for best dressed.
- ❖ Dr. Phyllis Long-a Journey with Lupus Event, please support the group Its February 8 12p-4p at the Leanna Hicks Public Library. Come and learn about Lupus.
- ❖ Catherine Wright-Would love to discuss water costs and Improvement of water; water prices lived in Ypsilanti for 24 yrs and never paid this much cost 25.77 a unit, higher than the city of Troy, are they replacing all water meters starting In April.
- ❖ Sandra Watley- 28 Days In February on the 15th Black Bizarre, 20th Restaurant Crawl, celebrating 28 Days In Feb, hair braiding 11-3/Talent Show 7-9p at the Stardust Lounge, Language Lessons Friday at the Library 5:30p; Westwood Got Talent. Thanks to Richardson and Chisholm for wearing their African Garb.
- ❖ James Richardson-Anniversary and health issues, Thank Council and wife he loves us all, brain operation to remove tumor/mass. He sung Love you just the way you are, Thank You everyone that sent up a prayer for him.
- ❖ Octavia Smith-Inkster Chamber of Commerce jump start your business 3/3; 3/17; 5/19 forming an LLC free for anyone in the city, Michigan small businesses.
- ❖ April K. Garrett-Weslyn A. Bennett Foundation kick start reading program, March is reading month every Saturday In March 12-2 want kids to know the importance of reading, wants the mayor to read to the kids.
- ❖ Crystal Linton-Commenting about We Rise; Black History Icons of Inkster 2/22 at Robichaud at 4p; come out and ask your questions. Protest about a certain group of students weaponizing social media; smoking weed in the locker rooms.
- ❖ Charles Blackwell- "Dear Inkster Residents: Please don't be fooled, Mayor Byron Nolen is essentially identical to former mayor Patrick Wimberly. Both are grifters and crooks who use public office to enrich their friends and family members at the expense of the public's trust placed in them"

City Clerk

No comment

City Treasurer

Sign a contract for water meters, planning a deadline for property taxes week from Friday 2/14 to avoid late fees

Mayor and Council

- **Councilmember Rutledge – No comment**
- **Councilmember Scott – Shop Inkster**
- **Councilmember Bishop -No comment**
- **Councilmember Howard- excused**
- **Councilmember Richardson -March 1st forum, Eric Sabree Complex at 10a-1p; Special Thank You to Fire Chief Jason Kaye Its one thing to do your job but another to do it with passion (Job Well Done) we should have Employee Appreciation Day**
- **Mayor Pro-Tem Chisholm – Jeffrey Holland passed away, Ernestine Moon age 92 passed away services are Friday Feb 14th 2p-6p Sat Feb 15th 10am-11am to 12:15p funeral at Smith Chapel; DPS expedient service, Code Enforcement-Inkster Plaza the back side for violations, thank you Gabe Henderson for reminding me of African Attire.**
- **Mayor Nolen-State of the City Thursday February 6th at the Booker Dozier Rec Center**

Adjournment

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

By Mayor Pro Tem Chisholm Seconded by Councilwoman Scott and carried, to conclude the Regular City Council meeting of Monday, February 3, 2025 @ 7:36 pm

CITY OF INKSTER Boards & Commissions

[Made Operative by State Law, City of Inkster Charter Provision or City Of Inkster Ordinance]

AGING COMMISSION

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

2 Year Term	11 Members	Ordinances: 414,457 & 508
Sabrina Lawrence, Director		Tenure
- (Ex-Officio Member)		
Rochelle Wells		Exp. 05/06/26
Rosie Allen Thompson		Exp. 09/18/26
Ruth E. Williams		Exp. 04/09/26
Tim Williams		Exp. 12/04/25
Antonio Edmonds		Exp. 05/10/26
Gabe Henderson		Exp. 09/23/26
Jean Liddell		Exp. 09/25/26
Debra Owens		Exp. 09/17/26
Chuck Coleman		Exp. 09/18/26
June Patterson		Exp. 09/25/26
Iris Long		Exp. 10/17/26

BOARD OF REVIEW

[MEETINGS: March, July, and December]

Annual Appointment	3 Members	Charter Provision and State Law
WCA Assessing		Clerk of the Board – Non-Voting
William Miller		Exp. 03/08/25
Lenoria Warmack		Exp. 03/08/25
Ned Sanders (Alternate)		Exp. 03/08/25
Peggy Bishop		Exp. 03/08/25

BEAUTIFICATION COMMITTEE

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

2 Year Term	
Vacant	
Vacant	
Gabe Henderson	Exp. 03/15/25
Vacant	
Vacant	
Lenoria Warmack	Exp. 10/31/24
Dennard Shaw	Exp. 04/29/26
Vacant	
Vacant	
Vacant	
Vacant	
Vacant	
Vacant	
Vacant	
Vacant	
Bernice Skeen	Exp. 02/04/27
Vacant	
Rory Malley	Exp. 07/01/25
Vacant	
Vacant	

BUILDING AUTHORITY COMMISSION - INACTIVE

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

CABLE TELEVISION COMMISSION

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

3 Year Term

9 Members

Ordinances 593 and 609

Ex. Officio

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

(Mayoral)

Vacant

(At-Large)

Vacant

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Vacant

Vacant - (Employee Representative)

Vacant (Commission Appointment)

CONDEMNATION BOARD

[MEETINGS: AS NEEDED]

5 Members

Ordinance 150.140 thru 150.145

David Reilly (Building Contractor)

Exp. Tenure

Carolyn Wilson

Tavan Hall (General Member)

Vacant (Contractor)

Vacant (Engineer)

William Miller (Alternate)

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term

3 Members

Ordinance

Carolyn Wilson Inspector

Exp. Tenure

Tavan Hall

William Miller

Vacant

Vacant

Vacant

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DOWNTOWN DEVELOPMENT AUTHORITY

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

4 Year Term	12 Members	State Law and Ordinances 687 and 741
Ashley Williams		Exp. 03/13/28
Antonio Edmonds		Exp. 05/10/28
Ava Lindsey		Exp. 06/03/28
Gina Allen		Exp. 06/13/28
Sonya Jennings		Exp. 06/13/28
Randa Davis		Exp. 06/13/28
James A. Eberheart, Jr		Exp. 08/12/28
Rerhi Onomake		Exp. 06/01/27

Vacant

Vacant

Vacant

Vacant

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

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

6 Year Term	11 Members	State Law and Ordinances 517 and 570
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Vacant

Octavia Smith	Exp. 10/21/25
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Angela Dotson	Exp. 10/21/25
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Vacant

Vacant

Vacant

Vacant

Vacant

Vacant

ELECTRICAL EXAMINING BOARD-INACTIVE

Indefinite Terms	4 Members	State Law and Ordinance 616
Walter Bays (Elec. Cont.)		
Andrew Hughes (Adm. Official)		
Carlton Trouteaud (Rep. of Detroit Edison)		

ELECTION COMMISSION

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

4 Year Term	
Council Member (most votes)	Kim Howard
City Attorney-Todd Perkins	Tenure
City Clerk-Georgina Holliday	Tenure
Juan Bradford	12/27
Ruth E. Williams	12/28

GRANT WRITING COMMITTEE

Meetings to be held at City Hall-Resolution #04-24-99GH

City Liaison	Tenure
Councilwoman Scott	Tenure
Councilwoman Rutledge	Tenure
Ashley Williams	3 year
Resident	3 year
Resident	3 year

HOUSING AND REDEVELOPMENT

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

5 Year Term

5 Members

State Law and Ordinance 99

Will Miller

Exp. 02/25

Mable Stroman, Treasurer

Exp. 03/27

Evonne Moore, Vice Chair

Exp. 09/26 (Resident Housing)

James Thomas

Exp. 01/27

Gregory Gillette

Exp. 08/27

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]

2 Year Term

7 Members

State Law and Ordinance 196

Vacant Dist. 1

Vacant Dist. 2

Ruth E. Williams Dist. 3

Exp. 2/10/27

Vacant Dist. 4

Vacant Dist. 5

Jean Liddell Dist. 6

Exp. 03/19/26

Vacant

LIBRARY BOARD COMMITTEE

[MEETINGS: Third Thursday each month, held in the Study Room, Inkster Library.]

4-Year Term - Elected / 6 Members.

Akindele Akinyemi, President

Exp. 2028

Dr. Heaster Shoats, Vice President

Exp. 2028

Dr. Louise Edje, Secretary

Exp. 2028

Sharon Tate, Director

Exp. 2028

Carolyn Wilson, Director

Exp. 2028

Ruth E. Williams

Exp. 2028

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term

7 Members

Ordinance: 603

Vacant Dist 1

Vacant Dist. 2

Vacant Dist. 3

Vacant Dist. 4

Vacant Dist. 5

Vacant Dist. 6

Vacant Mayoral

LOCAL OFFICERS COMPENSATION COMMISSION

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

7 Year Term	7 Members	State Law and Ordinance 409
Aaron Sims		Exp. 04/05/2031
Connie Mitchell		Exp. 04/04/2031
Tavan Hall		Exp. 04/08/2031
Will Miller		Exp. 04/05/2031
Dai-Jaya Rose		Exp. 05/10/2031
Courtney Owens		Exp. 12/16/2026
Vacant		

PARKS AND RECREATION COMMISSION

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

2 Year Term	9 Members	Ordinances: 493 & 551
Walter Johnson	Dist. 1	Exp. 03/01/2025
Shirley Hankerson	Dist. 2	Exp. 06/30/2025
Khalidah Muhammad	Dist. 3	Exp. 04/05/2025
Angeline Lawrence	Dist. 4	Exp. 08/13/2026
Vacant	Dist. 5	
Rory S. Malley	Dist. 6	Exp. 09/01/2025
Ashwanna Butts	Mayoral	Exp. 03/13/2026
S. Anthony Dooley	Mayoral	Exp. 05/10/2026
Judy Street	Council	Exp. 12/18/2025

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term	6 Members
Vacant	Dist. 1
Vacant	Dist. 2
Vacant	Dist. 3
Vacant	Dist. 4
Vacant	Dist. 5
Vacant	Dist. 6
Vacant	Mayoral

PLANNING COMMISSION

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

3 Year Term	9 Members	State Law and Ordinance 33
Byron H. Nolen (Mayor)		Tenure
Darryl Davis (City Appointee)		Exp. 12/19/26
Tonia Williams, (Vice Chair)		Exp. 12/19/26
Mack Willis		Exp. 12/19/26
Ashley Williams, (Recording Secretary)		Exp. 12/19/26
Norma McDaniel		Exp. 12/19/26
Steven Chisholm (Chair)		Exp. 12/19/26
Sheryl Hayes-Bradford		Exp. 09/30/25
Tavan Hall		Exp. 08/30/25

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

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

2 Year Term	5 Members	Charter
Juan Bradford	Mayoral	Exp. 12/31/2025
Corey Snyder	Police Rep	Exp. 12/31/2025
Jason Kay	Fire Rep	Exp. 12/31/2025
Sandra Watley	City Council	Exp. 12/31/2026
Velma Overman	Board of Trustee Rep	Exp. 12/31/2026

WATER REVIEW COMMITTEE- INACTIVE

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

Vacant
Vacant
Vacant
Vacant
Vacant
Vacant
Vacant

ZONING BOARD OF APPEALS (ZBA)

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

3 Year Term	7 Members	State Law and Ordinance 277
Norma McDaniel	Dist. 1	Exp. 03/21/27
Ruth E. Williams	Dist. 2	Exp. 03/28/27
Ava Lindsey	Dist. 3	Exp. 06/03/27
Kimberely Johnson	Dist. 4	Exp. 03/21/27
Vanola Williams	Dist. 5	Exp. 03/21/27
Rebecca Daniels	Dist. 6	Exp. 03/19/27
Patrice Patton (At-Large)		Exp. 03/21/27

Nankin Transit

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

Byron Nolen, Mayor - ~~Tenure~~
Barbara Cooper-Mayor Appointee

2015 Community Development Block Grant Advisory Council (CDBG)

[Meetings: Dates and times are quarterly, and locations are various]

Council Appointee
(Alternate)

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY

[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]

6 Year Term	13 Members	Resolution 85-8-331
Byron Nolen		Tenure
Kim Howard		Exp.09/08/26
Vacant		
Vacant		
Vacant		
Vacant		
Vacant		
Kevin Harrington		Exp. 04/19/27
Kenfentse Mandisa		Exp. 04/19/27
Charmaine Kennedy		Exp. 03/05/27
Jean Overman		Exp. 03/05/27
Vijay Viruppanavar		Exp. 03/05/27
Yolanda Lockett		Exp. 09/08/26

BROWNFIELD REDEVELOPMENT AUTHORITY

[MEETINGS: Second Tuesday of each month at 5:00 P.M., City Hall Council Chambers]

Terms 1, 2 and 3 years Up to 9 members Resolution 02-9-458

Vacant City Council Representative	Tenure
Treasurer	Tenure
Vacant Community	Tenure
Vacant	
Vacant	

NOTES:

_____ Vacancies and/or Expired terms

*Has not taken the oath.

REQUEST FOR COUNCIL ACTION

To: Mrs. Georgina Holliday, City Clerk

Date: 02-11-2025

From: Jason Kaye, Fire Chief

Date for Council's Consideration: 02-18-2025

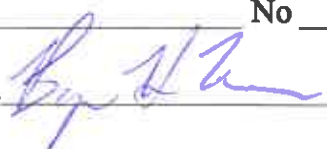
ACTION REQUESTED: Update City Ordinance 92.01 Adoption of Fire Prevention Code by Reference. "1st read" of City Ordinance 92.010 Fire Inspections.

Current Action ☒

Emergency ☐

Future ☐

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

Mayor's Approval 

BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Ballot language for Public Safety Millage

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

GENERAL PROVISIONS

§ 92.01 ADOPTION OF FIRE PREVENTION CODES BY REFERENCE.

NFPA NATIONAL FIRE CODE ADOPTED BY REFERENCE.

The most current versions of the NFPA National Fire Codes and Standards, as published by the National Fire Protection Association, are adopted by reference by the City of Inkster. In the even of conflict between the provisions of the International Fire Code and provisions of this chapter, the more stringent of the two shall govern. Complete copies of the Fire Codes shall be available for public use and inspection at the office of the city clerk.

INTERNATIONAL FIRE PREVENTION CODE ADOPTED BY REFERENCE.

- (A) A certain document, a copy of which is on file in the Office of the City Clerk, being marked and designated as: “International Fire Code (IFC) 2021 with Appendices, 1st Edition, 2021”, or any subsequent edition as approved by the ICC, as published by the International Code Council (ICC), is hereby adopted as the Fire Prevention Code of the City of Inkster in the State of Michigan; for the control of buildings, structures, and premises as the herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Fire Code 2021 are hereby referred to, adopted, and made a part hereof, as it fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in this section. In the event of conflict between the provisions of the National Fire Code and the International Fire Code, the more stringent of the two shall govern. Complete copies of the Fire Code shall be available for public use and inspection at the office of the city clerk.
- (B) The following sections and subsections of the 2021 Edition of the International Fire Code with Appendices are hereby amended or repealed as set forth. Subsequent section numbers used in this section shall refer to the like-numbered sections of the International Fire Code.
 - (1) Section 101.1 of the Code is amended to read as follows:

These regulations shall be known as the Fire Code of the City of Inkster, hereinafter referred to as “this code”
 - (2) Section 110.4 of the Code is amended to read as follows:

Person who shall violate a provision of this code or shall fail to comply with the requirements thereof of who shall erect, install, alter, repair, or do work in

violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under the provisions of this code, shall be responsible for a municipal civil infraction(s) punishable by the fine specified in 151.225 of the Inkster City Code of Ordinances. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

('68 Code, § 4-102) (Ord. 664, passed 6-6-88; Am. Ord. 722, passed 5-17-93; Am. Ord. 735, passed 1-4-94; Am. Ord. 766, passed 10-20-97)

§ 92.01 ADOPTION OF FIRE PREVENTION CODE BY REFERENCE.

A certain document, a copy of which is on file in the Office of the City Clerk, being marked and designated as: "The BOCA National Fire Prevention Code, Tenth Edition, 1996," as published by the Building Officials and Code Administrators (BOCA) International, Inc., is hereby adopted as the Fire Prevention Code of the City of Inkster in the State of Michigan; for the control of buildings, structures, and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the BOCA National Fire Prevention Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions, and changes, if any, prescribed in this section.

('68 Code, § 4-102) (Ord. 664, passed 6-6-88; Am. Ord. 722, passed 5-17-93; Am. Ord. 735, passed 1-4-94; Am. Ord. 766, passed 10-20-97)

GENERAL PROVISIONS

§ 92.010 FIRE INSPECTION.

The Fire Marshal/Fire Inspector is empowered to enter at any and all reasonable times upon and into any premises, building, or structure for the purpose of examining and inspecting the same, to ascertain the conditions with regard to fire hazards, and the condition, size, arrangement, and efficiency of any and all appliances for detection, notification, or fire suppression. Every order made by the Fire Marshal/Fire Inspector shall be promptly complied with.

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 10, 2025

From: Derek Dowdell,
Comm. Development Director

Date for Council Consideration: February 17, 2025

ACTION REQUESTED: Consider approval of Special Land Use for a public service building (sewer pump station) in the R-1B, One Family Residential Zoned District at 3700 John Daly Road.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND INFORMATION

On Monday, January 27, 2025, the Planning Commission held a public hearing for the Special Land Use for a public service building (sewer pump station) in the R-1B, One Family Residential Zoned District at 3700 John Daly Road. Following the public hearing, where seven members of the public spoke, the Planning Commission recommended approval for the Special Land Use (25-01).

SCOPE OF SERVICES

N/A

JUSTIFICATION

The Planning Department letter dated January 14, 2025, is attached. Based on the eight Special Land Use review standards and additional use standards, the proposed use does comply with the standards for Special Land Use set forth by Section 155.289 of the Zoning Ordinance.

PROJECT OR IMPROVEMENT TASKS

This project will assist in the maintenance of the city's water/ wastewater system by replacing the existing pump equipment.

COSTS

N/A.

PROJECT TIME TABLE

N/A

RESOLUTION

Approval of the Special Land Use permit for a public service building (sewer pump station) at 3700 John Daly Road.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



January 14, 2025

Subject:	Site Plan Review: Inkster Dept. of Public Services- Pump Station
Location:	3700 John Daly Street (Parcel # 44 025 01 0054 000)
Zoning:	R1B One Family Residential District
Applicant(s):	City of Inkster
Owner(s):	City of Inkster

Dear Commissioners,

The City of Inkster Planning Department has reviewed the below Site Plan and Special Land Use application for the Inkster Department of Public Services proposed Pump Station building.

The applicant proposes to build a utility service structure to replace the existing pump equipment (shown in 2nd photo below), located in the Carlisle Street (Road of Way). The proposed pump station will benefit the residents of the City of Inkster to upgrade the city's infrastructure. The pump station will be located on a vacant 0.32 of an acre parcel. The proposed structure is one-story, 2,016 square feet.



Aerial Photo



Photo #2



RECOMMENDATIONS

Special Land Use Consideration. Comments received during the public hearing should be added to the following considerations when making the recommendation to City Council.

1. Consider approval to allow for a Utility and public service buildings and uses (without storage yards) in a R-1B zoned district.

Site Plan Consideration. The following items are a list of requirements that can be reviewed administratively: Outstanding items are indicated with an underline throughout the letter and are listed below for convenience:

1. *Clarify the illumination and height standards set forth by the Zoning Ordinance are met;*
2. *The proposed wall height of 9 feet exceeds the permitted maximum height of 6 feet, revise height or seek a variance of 3 feet from the Inkster Zoning Board of Appeals;*
3. *A security plan needs to be provided and will need to be reviewed by the City Police Chief;*
4. *The site plan is subject to the review from the City Engineering, Fire Department, Police Department, and Wayne County Road Commission.*

Respectfully submitted,

Derek Dowdell
Community Development Director



Special Land Use Review

Standards for Special Land Use are set forth by [Section 155.289](#). This project is reviewed against the City's [Zoning Ordinance](#), [Master Plan](#), existing site conditions, and sound planning and design principles. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. HARMONY WITH MASTER PLAN

Will be harmonious and in accordance with the goals, policies, and actions of the Master Plan.

Findings: The 2017 Master Plan Future Land Use Map designates maintenance and upgrading of existing utilities as vital to quality of life in the city of Inkster.

2. HARMONY WITH EXISTING CHARACTER

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.

Findings: The proposed structure and its elevation appear to be harmonious with the surrounding buildings. The location presently is a vacant lot with a small pump station located in the Carlyle Street Right of Way. The Structure has been designed to blend into the neighborhood and therefore this use does not suggest a change in the character of the area.

3. IMPROVEMENT TO THE COMMUNITY

Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the City as a whole.

Findings: A proposed pump station is a valuable investment for the community. By reducing flood risk, protecting infrastructure, and improving safety and economic well-being, it enhances the overall quality of life for residents.

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

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.

Findings: The capacity of the City's infrastructure and services appears to be sufficient to accommodate the facility. We will defer any observations of additional resources above and beyond the normal expectation to the City Police, City Engineer, and City Fire Department.

5. SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION

Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any person or property or to the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, traffic generation or other nuisances generated by the proposed use.

Findings: The subject site is surrounded by other parcels zoned B-2 Mixed-Use Thoroughfare District. The marijuana retailer is located off of Inkster Road which is designed to move high volumes of regional traffic, therefore it is not expected to create undue strains on traffic. The site is designed to not create any excessive impacts of lighting or glare. The use is not anticipated to create vibration, smoke, or fumes.



6. REDUCTION OF ECONOMIC VIABILITY

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.

Findings: NA

7. EXCESSIVE OR ADDITIONAL COSTS TO PUBLIC SERVICES

Will not create excessive additional requirements at public costs for public facilities and services and will not be determinate to the economic welfare of the community.

Findings: This section is addressed in Section 4 and 5 of the Special Land Use Review. The proposed use is not anticipated to create additional public costs. However, we defer to the City engineer, fire department, and police department for any additional comments.

8. ENHANCE HEALTH, SAFETY, WELFARE, MORALS, CHARACTER, COMFORT AND CONVENIENCE.

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.

Findings: The proposed use helps to enhance the health, safety and welfare of the city of Inkster and its residents.

9. CONSISTENT WITH INTENT OF ZONING ORDINANCE

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.

Findings: The proposed use appears to be consistent with the zoning ordinance.



Site Plan Review

Standards for Site Plan Approval are set forth by **Section 155.287**. This project is reviewed against the City's **Zoning Ordinance, Master Plan**, existing site conditions, sound planning and design principles. I offer the following comments for consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. ZONING AND USE (§155.041)

Findings. The R1-B One Family Residential District intends to provide areas within the city for the construction and continued use of one-family dwellings within stable neighborhoods. Per section 155.041 (C)(4) Special Land uses; Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.

The site is approximately 0.32 of an acre and is located on the southwest corner of Carlyle Street and John Daly Road between. The parcel is vacant with a Department of Public Services small pump station located in the Carlyle Street Right of Way. The parcel is owned by the City of Inkster.

The following chart provides information on existing land use and current zoning of the subject site and surrounding uses.

Location	Existing Land Use	Existing Zoning
Subject Site	R-1B Single Family Residential	R-1B Single Family Residential
North	R-1B Single Family Residential	R-1B Single Family Residential
South	R-1B Single Family Residential	R-1B Single Family Residential
East	R-1B Single Family Residential	R-1A Single Family Residential
West	R-1B Single Family Residential	R-1B Single Family Residential

2. DIMENSIONAL STANDARDS (§155.061)

Site elements and the relationship between the various uses on the site shall be designed and located so that the proposed development is aesthetically pleasing and harmonious with adjacent existing and prospective development of contiguous properties and the general planning area. Buildings and structures will meet or exceed setback standards, build-to lines, height and other dimensional standards, and placed to preserve environmentally sensitive areas.

Finding. The following chart provides the dimensional requirements for the R1-B, Single Family Residential District.

Dimensional Requirements (§155.061)	Required	Proposed
Front Setback	25 Feet	25
Rear Setback	30	0
Side Yard Setback (One)	20 Feet	25



Lot Size	Based on off-street parking, loading, greenbelt screening, and setbacks.	*
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks.	*
Height	25 feet	25

* The minimum lot area and width, and the maximum percent of building coverage shall be determined on the basis of required off-street parking, loading, greenbelt screening, and yard setbacks as provided herein for the respective uses and use districts.

3. ARCHITECTURAL FEATURES (\$155.072)

Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color.

Findings: The structure will match the existing building materials and colors.

4. IMPACT ON PUBLIC SERVICES

Utility services, including sanitary, water and storm runoff, shall not exceed the existing or planned capacity of such services, and shall be developed in the best interest of the public health, safety and welfare of the community. The proposed development shall be designed and located so that public services, including streets and sidewalks, police and fire protection, and public schools have sufficient capacity to properly serve the development, and so that such services will not be adversely affected by the proposed development.

Findings: This item is subject to approval by the City Engineer, City Fire Chief, and City Police Chief.

5. VEHICULAR ACCESS & CIRCULATION

The vehicular circulation system planned for the proposed development shall be in the best interest of the public health, safety, and welfare in regard to on site circulation, onsite parking, the overall circulation of the neighborhood and community, egress/ingress to the site, vehicular turning movements related to parking areas, loading areas, street intersections, street gradient, site distance and potential hazards to the normal flow of traffic both on and off site.

Findings. The proposed structure vehicular circulation appears to meet the best interest of public health and safety.

For more information on Parking and Loading standards, see section below.

6. PEDESTRIAN ACCESS & CIRCULATION

The pedestrian circulation system planned for the proposed development shall be in the best interest of the public health, safety and welfare in regards to on site circulation and the overall pedestrian circulation of the neighborhood and community.

Findings: No additional sidewalks are proposed on the site. There are existing sidewalks along the northern property line abutting Carlyle St. and existing sidewalk along the eastern property line abutting John Daly Rd.

7. EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

All sites and buildings shall be designed to allow convenient and direct emergency access, and the emergency response needs of the proposed use(s) shall not exceed the City's emergency response capabilities.

Findings: This item is subject to approval by the City Engineer and City Fire Chief.



8. LANDSCAPING (§155.073)

Findings: (§155.073.D.13) *Right-of-way landscaping (subject to the following)* Deciduous shade trees planted at a minimum concentration of one street tree per 35 linear feet of right-of-way. Required trees may be planted at regular intervals or in groupings.

One ornamental tree shall be planted for every 75 lineal feet of right-of-way frontage. Ornamental trees may be clustered or planted at regular intervals.

9. SCREENING AND BUFFER (§155.074; 155.075)

Proposed screening and buffer areas shall be appropriate and of such size, location, height and quantity to ensure that the proposed development will not be objectionable to nearby development or properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard. Screening shall be provided in a manner that adequately buffers adjacent land uses and screens off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from adjacent residential areas and public rights-of-way.

Findings: Walls. 9-foot high obscuring wall is proposed along the south and west property lines that abuts residential parcels. This exceeds the maximum height of the 6 feet.

Dumpster. The site does not have a trash enclosure.

10. PARKING & LOADING (§155.077; 155.078; 155.079)

The parking pattern proposed shall be in the best interest of the public health, safety and welfare in regards to size, layout and quantity, and the location of parking and loading facilities will not be detrimental to nearby developments, properties or public streets.

Findings: Public utility facilities such as communications buildings, electrical substations, pump stations, cellular communications towers and similar uses require a minimum of 1 per employee on the largest working shift. Site plan provides 2 off-street parking spots.

11. EXTERIOR LIGHTING AND SECURITY CAMERAS (§155.076)

All exterior lighting fixtures shall be designed, arranged, and shielded to minimize glare and light pollution, prevent night blindness and vision impairments, and maximize security. 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.

Findings.

Exterior Lighting (§155.076(A)). *Lighting for uses adjacent to residentially zoned or used property shall be designed and maintained such that illumination levels do not exceed 0.1 foot-candles along property lines (§155.076.A.5). No photometric plan was provided.*

Exterior Lighting. The proposed project must meet the illumination and height standards set forth by the Zoning Ordinance and listed in the table below.

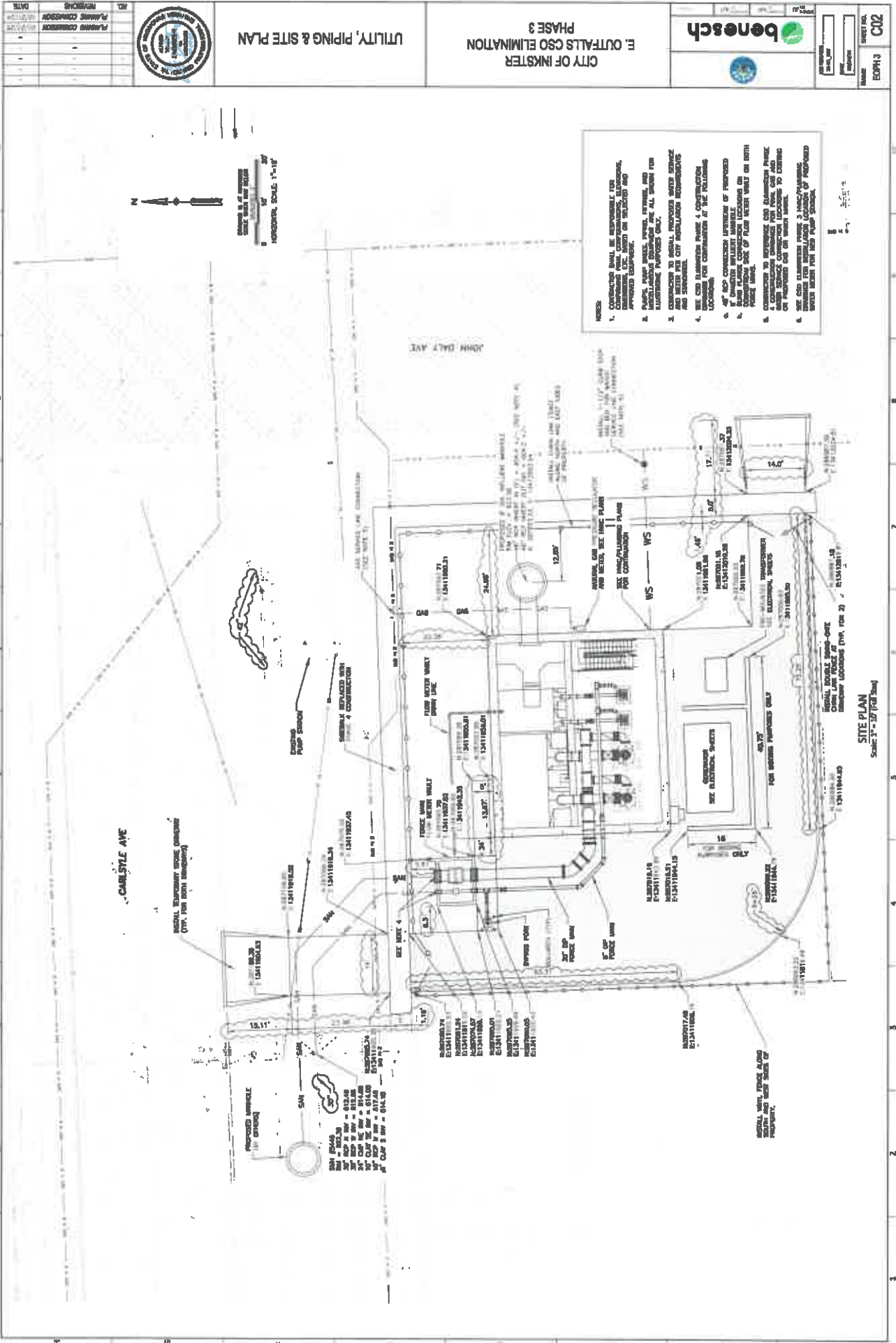


The following table details the footcandles "fc." per section 155.076, the site:

maximum allowed illumination (levels in in comparison with that proposed on

Standards	Standard	Proposed	Comments
Max. Illumination	20 fc.	Not provided	-
Max. Illumination at the Property Line			
For uses adjacent to residential (zoned or used) property	0.1 fc.	Not provided	-
For uses adjacent to non-residential property	0.3 fc.	Not provided	-
Max. Lighting Fixture Height			
For uses adjacent to residential (zoned or used) property	20 ft.	Not provided	-
For uses adjacent to non-residential property	25 ft.	Not provided	-

Security cameras. A security plan needs to be provided and will need to be reviewed by the City Police Chief. The applicant needs to provide information that security cameras will have a minimum resolution of 1080p.



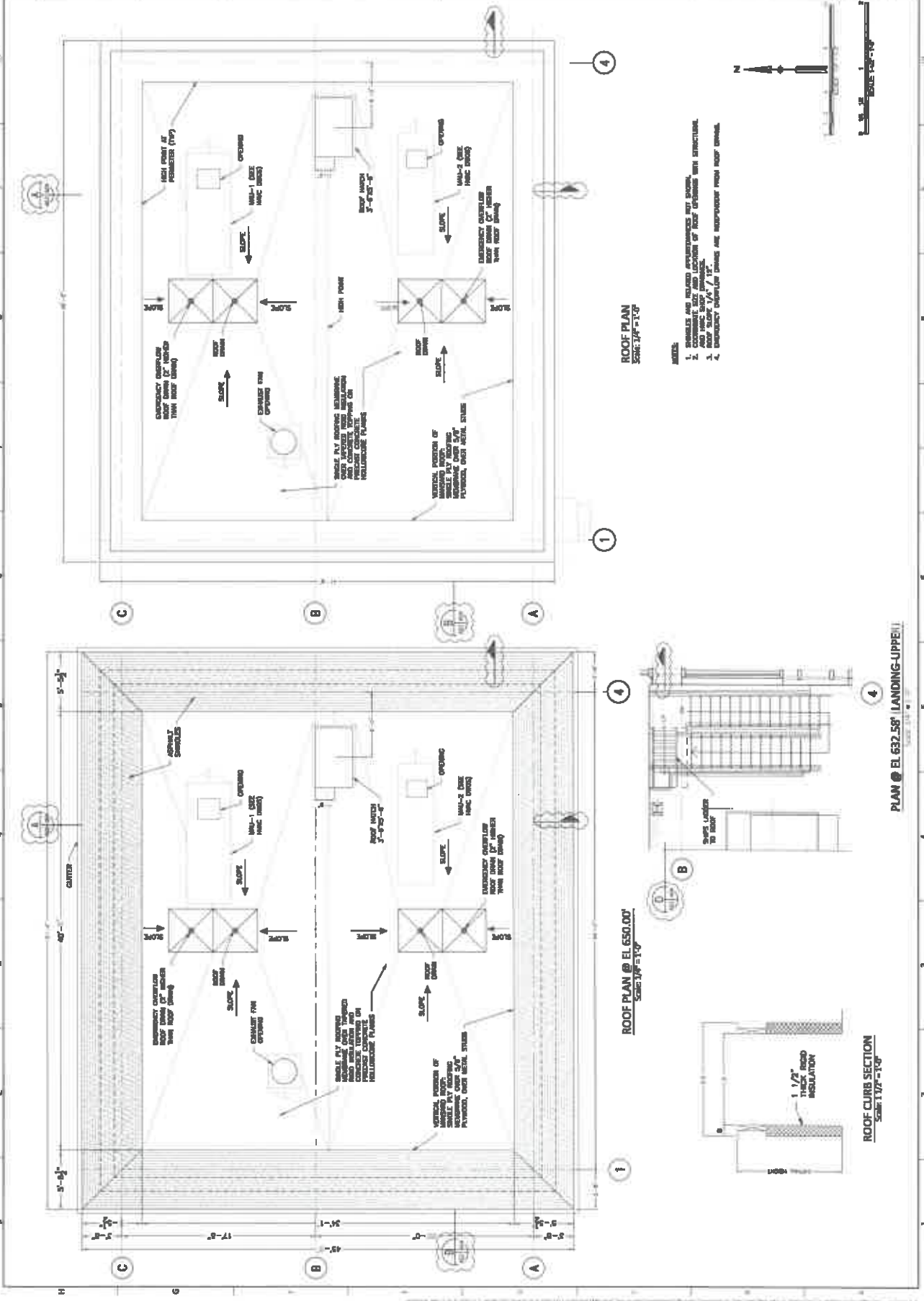
NO.	REVISIONS	DATE
1	PLANNING CONSTRUCTION	11/17/17
2		
3		
4		
5		
6		
7		
8		
9		
10		



ROOF PLANS

CITY OF INKSTER
E. OUTFALLS CSO ELIMINATION
PHASE 3

PROJECT NO.	17-001
DATE	11/17/17
DESIGNED BY	11/17/17
CHECKED BY	11/17/17
APPROVED BY	11/17/17
SHEET NO.	A02
EXCH. 3	



CITY OF INKSTER
E. OUTFALLS CSO ELIMINATION
PHASE 3

BUILDING SECTIONS



NO.	REVISIONS	DATE
	PLANNING COMMISSION	





Case number:	SP24-05/SLU24-01
Date filed:	
Project name:	

Site Plan* Review Application

*Check this box if you are also applying for a Special Land Use permit ☐

There are two stages for the City of Inkster's Site Plan Review process: Preliminary Review and Final Review. The Planning Commission oversees the Preliminary Site Plan Review process while Planning Staff oversees the Final Site Plan Review. For more information about the process, see Chapter 155.286 of the Zoning Ordinance. Refer to Chapter 155.286, Article B, sections 1-4 to understand the different projects in which a site plan is or is not required.

Listed below is the Site Plan Review Application. Submissions can be brought to the Planning Department and e-mailed to: planning@cityofinkster.com. Include the following items for a complete Site Plan Review submission:

1. A complete signed application and paid fee (see fee schedule);
2. A complete Preliminary Site Plan Review checklist;
3. One Preliminary Site Plan submission: three paper 24" x 36" copies and one single pdf copy;
4. All Site Plans must be folded, stamped, sealed and signed by Michigan licensed architect or engineer.

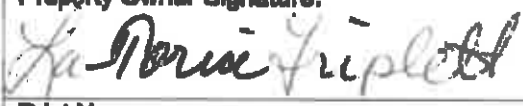
Site plan submissions should include the following preliminary items:

1. Site plan showing proposed site layout and uses
2. Screening and landscape plan
3. Floor plans
4. Elevations
5. Access and circulation plan
6. Lighting plan
7. Utilities and drainage plan

APPLICANT INFORMATION		
Name CITY OF INKSTER, DEPARTMENT OF PUBLIC SERVICES		
Address 26900 PRINCETON ST		
City INKSTER	State MICHIGAN	Zip 48141
Phone 313-563-9774	E-mail ltriplett@cityofinkster.com	

PROPERTY INFORMATION	
Name of project EASTERN OUTFALLS CSO ELIMINATION, PHASE 3 PUMP STATION	
Address 3700 JOHN DALY ROAD INKSTER, MICHIGAN, 48141	
List all parcel identification numbers included in development 44-025-01-0054-000	

Property owner (must include proof of ownership within application, e.g. copy of the property deed)	
Current use	MUNICIPAL COMBINED SEWER PUMP STATION
Proposed use	MUNICIPAL COMBINED SEWER PUMP STATION
Current zoning	R-1B (ONE FAMILY RESIDENTIAL)
Gross Floor Area	10,1813 SQ FT (110' X 98.3') BOUNDARY
Number of Employees on Largest Shift	2 (PUMP STATION WILL TYPICALLY NOT BE STAFFED)
Acresage	0.2337 ACRE
Legal description of property (may be attached)	
Special Land Use Required?	Yes No

SIGNATURE	
I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Inkster to access the subject property for the purposes of preparing staff reports and/or evaluating this application. I understand that all building, electrical, plumbing and fire codes must be met prior to occupancy.	
Applicant Signature: 	Date: 10/21/24
Print Name: La-Toria Triplett, Deputy DPS Director	
Property Owner Signature: 	Date: 10/21/24
Print Name: La-Toria Triplett, Deputy DPS Director	
NOTARY SIGNATURE	
Subscribed and sworn to before me this ____ day of _____, 20____.	
X Notary Public, Wayne County, Michigan	My Commission Expires:

Building / Planning Department		
☐ Approved	☐ Conditionally Approved	☐ Not Approved
Additional requirements/notes (e.g. Special Land Use Review, Variance)		
Staff name	Review date	
Fee	Fee paid?	

Final Site Plan Review Checklist

This checklist must be completed by the site plan professional. The site plan professional will be required to initial all items within this checklist as a verification that the Site Plan submission is complete. If an item is omitted from the Site Plan submission, then mark the reasoning in the Notes column. The Final Site Plan submission needs to follow the same General Site Plan submission and scale requirements listed in the Preliminary Site Plan Review Checklist. The City may request and request other reasonable and relevant information to assist in the review of the proposed development.

WATER MAIN

Requirements	Applicant review	Notes	City review
Finish grade elevations for all proposed water main structures	N/A		
Size, type and class of pipe	N/A		
Piping three inches and larger in diameter shall be Ductile Iron Class 54 pipe and or Polyvinyl Chloride (PVC) pipe as directed by the Director of the Department of Public Services	N/A		
Bedding shall be MDOT Class II sand	N/A		
Compacted sand backfill is required for water main trench located under or within three feet of pavement; other backfill material, used where applicable, must be free of large lumps of clay, debris and rock	N/A		
Provide a dimension plan for all water main structures. All structures, mains, and service leads shall be referenced from two known points	N/A		
City of Inkster Standard Details for water shall be made part of the plans by being attached	N/A		
If the water main will be dedicated to the City (Public) then the minimum size is eight inches	N/A		
An easement is required for existing or proposed public water mains not located in the public right-of-way. The easement description shall be included with the plans. Prior to the issuance of a C of O, the easement shall be drafted and executed, approved, recorded at the Wayne County Register of Deeds, and the recorded easement be on file at the City Clerk's office	N/A		

WATER LEAD

Requirements	Applicant review	Notes	City review
Domestic service pipe must be type "K" copper pipe		SHOWN ON C02	
The length and size of the service lead		SHOWN ON C02	
Minimum service size shall be one inch for Industrial/commercial projects: ¾ in for residential		SHOWN ON C02	
All connections shall be the flared type		N/A	

SANITARY SEWER MAINS

Requirements	Applicant review	Notes	City review
Demonstrate type, size, length and slope of each run of sewer main pipe	N/A	NO SANITARY FACILITIES	
City of Inkster Standard Details for sanitary sewer shall be attached to the plans and a note incorporating them by reference	N/A	NO SANITARY FACILITIES	
The Ten State Standards for design shall be met	N/A	NO SANITARY FACILITIES	
Sanitary sewer manholes shall be numbered consecutively	N/A	NO SANITARY FACILITIES	

An easement is required for existing or proposed public sanitary sewer mains not located in the public right-of-way. The easement description shall be included with the plans. Prior to the issuance of a C of O, the easement shall be drafted and executed, approved, recorded at the Wayne County Register of Deeds, and the recorded easement be on file at the City Clerk's office	N/A		
The rim and invert elevation for each sanitary sewer structure and pipeline	N/A		
Compacted MDOT Class II sand backfill is required for sanitary sewer trench located under or within three feet of pavement; other backfill material, used where applicable, must be free of large lumps of clay, debris and rock	N/A		

SANITARY SEWER LEADS

Requirements	Applicant review	Notes	City review
Leads shall be six-inch diameter pipe with a minimum slope of one percent	N/A		
Three quarter inch crushed stone shall be used for sanitary lead bedding	N/A		
Stainless steel tapping saddle shall be used	N/A		
Cleanouts shall be used near the building	N/A		

STORM SEWER

Requirements	Applicant review	Notes	City review
Size, length, type of pipe, type of joint, and slope shall be indicated for each run of storm sewer	N/A	ALL STORM RUNOFF FLOWS FROM THE SITE TO THE STREET	
The recommended type of storm sewer pipe is C76 Class IV, concrete pipe with premium joints, 12 in diameter minimum. Other type of pipe may be considered but premium joints must be provided	N/A		
The rim and invert elevations for each storm water structure and pipeline	N/A	ALL STORM RUNOFF FLOWS FROM THE SITE TO THE STREET	
The storm sewer structures shall be numbered consecutively. All structures shall be located by dimensions to two known points and/or property lines	N/A		
Sand backfill shall be provided for storm trench located under or within three feet of paved areas	N/A	ALL STORM RUNOFF FLOWS FROM THE SITE TO THE STREET	
Per City of Inkster's Municipal Separate System Storm Sewers (MS4) permit, on-site storm water detention is a requirement of all new development plans that increase the imperviousness of the site. Detention must be designed to Wayne County Storm Water Management Standards, reviewed and approved by the Wayne County Construction Permit Office. A permit from the Wayne County Permit Office must be obtained prior to the start of the construction. The applicant's professional should contact the Wayne County Construction Permit Office if they are unfamiliar with the standards.	N/A		

The calculated area of imperviousness (pavement and structures), and the total area of pervious (grass, gravel area, planted/landscaped, wooded, non-paved) for the existing and proposed conditions of the site. Include the following completed table on the plans:

LAND USE SUMMARY			
CHARACTERISTICS	EXISTING CONDITIONS	PROPOSED CONDITIONS	CHANGE
Total Development Area (acres)	0.2337	0.2337	0
Total Impervious Area (acres)	0	0.1445	0.1445
Total pervious Area (acres)	0.2337	0.0892	0.0892

Storm water detention details shall be provided on the plans, unless the developer has been exempted from on-site detention by Wayne County Construction Permit Office

N/A

UNDER 1 ACRE IN SIZE

All drawings, details, and calculations, as required by the Wayne County Construction Permit Office

N/A

Detention outlet pipes from the detention basin six-inches in diameter and smaller shall be sleeved by an eight-inch diameter or larger pipeline

N/A

Location and details of on-site storm sewer system connection to the City's storm system

N/A

An easement is required for existing or proposed public storm sewer mains not located in the public right-of-way. The easement description shall be included with the plans. Prior to the issuance of a C of O, the easement shall be drafted and executed, approved, recorded at the Wayne County Register of Deeds, and the recorded easement be on file at the City Clerk's office

N/A

GRADING

Requirements	Applicant review	Notes	City review
Include a minimum of two permanent benchmarks on or adjacent to the site		SHOWN ON C01	
A sufficient number of existing and proposed elevations shall be provided throughout the site and on abutting parcels to determine existing and proposed slopes and drainage patterns. Flow arrows shall be shown on the plans to indicate the direction of overland drainage		SHOWN ON C01	
Grades across pavement areas shall be between one and three percent, and all drainage shall enter into the storm water system. Across grassy swales, drainage grades shall be a minimum of 0.5 percent		SHOWN ON C03	
The plans shall show that the proposed site drainage will not adversely affect abutting parcels. Site drainage shall not flow to abutting parcels or impede existing drainage from abutting parcels		SHOWN ON C03	
Note indicating "The Developer is responsible for resolving all drainage problems on adjacent property which are a result of the Developer's activities."		SHOWN ON C03	

PAVING

Requirements	Applicant review	Notes	City review
Show location of previous pavement and state the annual maintenance schedule	N/A		
A concrete sidewalk five feet in width shall be provided across the frontage of the site, within the public right-of-way. The new sidewalk shall be four inches thick except at driveway crossing, where it shall be a minimum of six inches in thickness	N/A	SHOWN ON C03	
Note indicating "Existing flags of sidewalk across the site's frontage that are damaged now, or that become damaged during construction, shall be removed and replaced, as directed by City staff. Such work shall be done prior to issuance of a final occupancy permit for the new development."	N/A	SHOWN ON C03	
Specific parking layout with the location and size of parking spaces and parking lanes, showing all pavement markings per Michigan Department of Transportation (MDOT) standards	N/A		

GENERAL

Requirements	Applicant review	Notes	City review
Any work done in City of Inkster right-of-way requires an Excavation Permit from the Inkster Department of Public Services	N/A		
Wayne County Permits Department approval and a permit for any work within road rights-of-way for any roads under jurisdiction of Wayne County is required. The following roads in Inkster are under the jurisdiction of the County: Inkster, Middlebelt, and Cherry Hill west of Inkster Road	N/A		
Any work done in the Michigan Avenue right-of-way requires Michigan Department of Transportation approval and permit	N/A		
In areas that may contain wetlands, the applicant shall document that no regulated wetlands exist on the site and/or that the site development will not impact and regulated wetlands. If any wetlands exist on or immediately adjacent to the site, Michigan Department of Environment, Great Lakes and Energy (EGLE) clearance will be required	N/A		
For developments that may discharge materials other than typical domestic waste, or that may discharge potentially hazardous waste, a detailed floor plan showing all drain locations, and secondary containment systems to prevent accidental discharges to them, should be provided as part of the site plan package	N/A		

Telegram Classifieds and Public Notices

APART FOR RENT

**Across the Park
Apartments**
Spacious 1 bedroom
apartments

Available for 62 and
older or Handicapped &
Disabled

2706 S. Annabelle St.
Detroit, MI 48217

Rent Based on Income

Heat & Water Included

Activity Room &
undry facilities on site
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TTY/TDD 711
atp@mtmiami.net



Equal Housing
Opportunity



HOUSE FOR RENT

**SOUTHWEST
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home, updated
bathroom & kitchen
appliances In-
cluded

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CLASSIFIED ADS
HERE**
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info@telegramnews.net



OPPORTUNITY
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DETROIT, MI 48217
LOOKING FOR LICENSED BARBERS
For more information contact
Mr. Smitty The Barber - Shop Manager
313-422-3729

CITY OF INKSTER PUBLIC NOTICE

NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

Re: Case No. 24-01 (ELJ)

In accordance with and pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, notice is hereby given that the City of Inkster Planning Commission will hold a public hearing on Monday, January 27, 2025, at 8:00 p.m. The purpose of this hearing is to consider a special land use to allow for a public service building (sewer pump station) in the R-1B, One Family Residential Zoned District at 8700 John Daly Road. The City of Inkster is the applicant. The subject property is located on the southwest corner of John Daly Road and Carolyn Ave. and is legally described as follows:

8700 John Daly Road

TAX ID: 4408030084000

31E84 TO 88 LOTS 84 TO 88 INCL ALSO 8 28FT OF VAC ST ADJ TO LOT 84 ALSO 8 1/8 VAC ALLEY ADJ TO LOT 88 GREATER DEARBORN SUB T28 R10E L16 P82 WCR

Public comments are invited. Persons unable to attend the public hearing may send their comments in writing to the City of Inkster Planning Department, 28218 Trowbridge, Inkster, Michigan, 48141. Comments will be received through Noon, on Tuesday, May 20, 2024. Please reference Case No. 24-02 (ELJ) in all correspondence.



↑
NORTH

The City of Inkster will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the public hearing to individuals with disabilities upon five business days written notice. Individuals with disabilities requiring auxiliary aids or services should contact the City of Inkster at 313.663.9770.

Georgina Holley
Inkster City Clerk

PUBLISH BY: January 10, 2025

Planning Department • 313.663.9760

HOT PICKS

715	580	619
191	223	795
3000	1481	5324
0987	2299	6673

BIG MOMMA'S PICKS

434	821
103	744
411	932

BIG PAPA'S PICKS

8810
5505 5049
0908 1004

READ THE PUBLIC NOTICES
FIND OUT WHAT IS GOING ON IN YOUR
CITY AND OTHER LOCAL CITIES



REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 7, 2025

From: Jerome Bivins, DPS Director **Date for Council's Consideration: February 17, 2025**

ACTION REQUESTED: To Adopt a Resolution on behalf of the City of Inkster for the Greenway Trail Phase III TAP Grant funding Request.

Current Action ☒ **X**

Emergency ☐

Future ☐

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

Mayor 's Approval



BACKGROUND:

The City of Inkster is seeking additional funding for Phase 3 of the Greenway project to extend from the existing end at Justine Court to Middlebelt Road. This trail will provide a unique vantage point of the Rouge River Valley and many of its natural features to bicyclists, joggers, and pedestrians. Much of the trail passes through well-established woodlands, wetlands and water features. In addition, this phase of the trail will connect to the Dozier Recreation Center (via an existing sidewalk), the Downtown businesses, various residential connections, and other public recreation areas. The proposed complete Inkster portion of the greenway trail will originate at Beech Daly Road (joining Dearborn Heights and nearby Dearborn) to its westerly boundary at Henry Ruff Road (joining Westland). Phase 1 has been partially completed, and Phase 2 has been fully completed. The completed phases provide connectivity to major municipal parks within the City. The upcoming Phase 3 is another crucial step moving closer to full connectivity within the City and to adjacent communities.

More specifically, Phase 3 begins at Justine Court where it connects to the terminus of Phase 2. The main trail continues to follow the Lower Rouge River until reaching the Inkster Wetland. The Inkster Wetland is an existing "constructed wetland" used for stormwater detention during periods of high river flows and overbank flooding. This facility is a major component of the larger Rouge River Restoration Project. The ability to bring trail users to this water feature will further enhance the opportunities for outdoor field trips and nature-based education for local school children and interested nature lovers. A natural interpretive exhibit will explain the function of the wetland as well as identify much of the native wildlife including frogs, fish, deer, waterfowl, and butterflies. In defined wetland or other low elevation areas, a wooden boardwalk (featuring helical piers) is proposed to be constructed to minimize impacts to the underlying wetlands and blend in with the natural environment. Continuing west from the Inkster Wetland, the pathway gets nearer to the Lower Rouge River and follows the river. A spur at Harriet Street is planned to allow another location the public can easily access the trail from existing residential streets. This spur is approximately halfway through the planned Phase 3. The trail continues away from the Lower Rouge River and into the rough area of hole number 2 at the Inkster Valley Golf Course. The trail will follow the edge of the tree line and will be protected against errant golf balls by a proposed fence adjacent to the path edge on the course side. The trail will follow the southerly extents of the golf course property, near the terminus of Hyde Park Road, which is a dead-end street connecting to Michigan Avenue.

SCOPE OF SERVICES:

Construction of Phase 3 of the greenway. The TAP Grant Program funds vary each year depending on Michigan's budget but is typically around \$20 million spread throughout the state. The Transportation Alternative Program (TAP) funds projects regionally based on competitiveness and cost. A 20% match is required.

JUSTIFICATION:

Continuing with the ongoing efforts of this project with the ultimate goal of a continuous path through the City from the western to the eastern borders. This grant does require a specific dollar amount match.

PROJECT IMPROVEMENTS:

Extension of the greenway to improve and promote recreation, along with improve health and welfare of Inkster residents. The scope includes 4,800 LF of 10' wide asphalt path, 6,598 SFT of H-10 Loading boardwalk, 426 LF of timber retaining wall, and other associated appurtenances.

COSTS:

The cost of construction is estimated to be approximately \$3,078,051.53, along with other design and soft costs. Wayne County Parks committed to fund \$200,000.00, so the City participating share of the total project construction costs would be \$415,610.31. The grant funds requested would be \$2,462,441.22.

PROJECTED TIMETABLE:

The estimated timetable is based on the timetable of the grant. The tentative funding decision date is currently scheduled for July 23, 2025, for the application that is due February 19, 2025. Other sources to pay for design and soft costs are currently being explored to make this project shovel ready for construction in 2026 – 2027.

RESOLUTION:

To adopt a resolution on behalf of the City of Inkster for the Greenway Trail Phase III TAP Grant funding Request.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 12, 2025

From: Darin Carrington, Treasurer

Date for Council's Consideration: February 17, 2025

ACTION REQUESTED: The Administration is requesting acceptance of funding from the Michigan Department of Treasury to assist with costs for accounting consultants and for a new Finance Manager position and related approvals for budget amendments.

Current Action ☒ Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # _____ No ☒

Mayor's Approval



BACKGROUND:

The City of Inkster has been awarded funding from the Michigan Department of Treasury to fund two activities. The first source of funding is for \$175,000 to help cover the costs for the City's accounting consultant (Maner Costerisan). The second source of funding is for approximately \$70,000 to fund a new in-house Finance Manager position.

The City has been engaging its outside accounting consultant, Maner, on an hourly basis since 2023. The activities that this consultant performs includes assistance with some of the day-to-day functions of the Treasury Department (e.g. bank reconciliations, journal entries) as well as audit prep. Costs are billed on an hourly basis and vary each month based on time worked. The proposed funding would be used to cover some of the costs associated with Maner's work.

The City is currently outsourcing a number of accounting and finance activities to outside consultants. While the City does not expect to fully bring these services in-house, we do believe that creating and hiring of a new role of Finance Manager is a prudent step. This will allow the City to have more in-house resources, particularly for some of the day-to-day functions. We expect that this will be more cost effective and also provide some operational benefits to the City. The state will cover the costs for this new role for the first year.

SCOPE OF SERVICES:

The proposed funding, once accepted, will be used to fund the costs for the accounting consultants and to hire a new Finance Manager.

JUSTIFICATION:

The City continues to need an outside accounting consultant to perform required activities and to continue to help the City get through a back log of work. Additionally, the City would be hiring a new Finance Manager to help increase the amount of resources that are available in-house on a day-to-day basis.

PROJECT IMPROVEMENTS:

The City will be able to continue to engage the outside accounting consultant, perform regular day-to-day tasks, continue with audit prep and make improvements in operational functions. Additionally, the City will be able to add an additional employee to Treasury that will help to perform task in-house as opposed to outsourcing to an outside consultant.

COSTS:

The projected costs for accounting consultant of approximately \$175,000 for six months and \$70,000 for new Finance Manager position would be covered by the proposed funding.

PROJECTED TIMETABLE:

Related work and hiring of employee would project to start in March.

RESOLUTION:

Authorization is hereby given to Administration to accept funding from the state for costs associated with the City's accounting consultant and to accept funding for and creation of a new position of Finance Manager. Additionally, to facilitate the spending of this funding the FY 2024-25 budget is amended as detailed:

Revenue:	101-000-540.000	State Grants	\$150,000
Expenditure:	101-253-706.000	Salaries-Permanent	\$ 20,000
Expenditure	101-253-801.800	Professional/Acct Svcs	\$130,000

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 13, 2025

From: Darin Carrington, Treasurer

Date for Council's Consideration: February 17, 2025

ACTION REQUESTED: This item involves a sale of City owned property that is located at 26206/26210 Michigan Avenue. The Administration is submitting this item to Council for their review and consideration.

Current Action ☒ X Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # _____ No ☒ X

Mayor's Approval Byron H. Nolen

BACKGROUND:

The City of Inkster, in February 2023, sold the above referenced properties to AAHM Investment LLC. The City had sold this property several years earlier but reacquired the property in October 2018. While property when owned by the City is exempt from property taxes, any property owned by a private owner as of December 31st is subject to taxes.

As a result of the prior sales, property taxes were assessed against the property in 2018, prior to the City reacquiring the property. These 2018 taxes remained unpaid and were outstanding at the time of the 2023 sale to the current owner. As of February 2025, there is approximately \$10,700 in delinquent taxes from 2018 that are owed.

SCOPE OF SERVICES:

N/A

JUSTIFICATION:

N/A

PROJECT IMPROVEMENTS:

N/A

COSTS:

There are approximately \$10,700 in delinquent taxes that are owed and the property is subject to foreclosure.

PROJECTED TIMETABLE:

N/A

RESOLUTION:

Resolved by _____

Seconded by _____

Yes:

No:

Absent:


Treasurer
[Home](#) > [Treasurer](#) > [Make A Payment](#)

Font Size: + - S

Pay Taxes Online

Property & Tax Information

[Definitions](#)
Municipality

44

Parcel ID

44018030145000

Property Type

REAL

Property Address

 27210 MICHIGAN AVE,
INKSTER MI 48141

Taxpayer(s)

AAHM INVESTMENT LLC

Tax Year	Tax	Interest & Fees	Amount Due	Status
2018	\$190.38	\$510.23	\$700.61	Info SUBJECT TO FORECLOSURE

TAX AMOUNT DUE if paid on or before 02/28/2025 : \$700.61


ADDITIONAL TAXES OR ADJUSTMENTS MAY BE DUE FOR THE CURRENT YEAR.

PROPERTY TAX INFORMATION IS VALID AS OF BUSINESS DAY 02/12/2025.



Per our records there are no other outstanding delinquent taxes for this parcel. certified funds required for forfeiture years.

QUIT CLAIM DEED

THE GRANTOR, JENKINS DEVELOPMENT, LLC, whose address is 985 E. JEFFERSON
DETROIT, MI 48207

Quit Claims to the City of Inkster

Whose address is 28215 Troubridge St., Inkster, MI 48141

The following described premises in the City of Inkster, County of Wayne, State of Michigan, to wit:

30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P81 WCR
Commonly known as 27210 Michigan Avenue

Property ID#: 44 018 03 0145 000

Conditions Subsequent to the Sale of Property:

1. All property taxes must be kept current on the Property.
2. Within 30 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.
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions. 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.

This Conveyance is subject to the specific provisions of Inkster City Council Resolution No. 1078-214R which is attached hereto and incorporated herein.

Exempt M.C.L. 207.505 (5) (h) (i)
M.C.L. 207.526 (5) (h) (i)

Property Sold As Is

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, or the full consideration of said property.

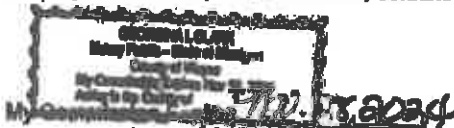
Dated this 15 day of November, 2018.

Signed by:
JENKINS DEVELOPMENT LLC

BY: Jim Jenkins
ITS: President/CEO

(STATE OF MICHIGAN)
(COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 15th day of November, 2018 by Jim Jenkins, President/CEO, Jenkins Development, LLC.



Georgia H. Clark
Notary Public, Wayne County, Michigan

When Recorded Return To:

Drafted by: Sharde Fleming, City of Inkster
28215 Troubridge
Inkster, MI 48141

Tax Parcel No.: 44 018 03 0145 000

Recording Fee: \$18.00

Revenue Stamps: _____



Resolution No. 19-18-214R
October 18, 2019

RESOLVED BY THE COUNCIL OF THE CITY OF INKSTER:

WHEREAS, the City of Inkster City Council approved to purchase two commercial parcels: one structure, 27206 Michigan Avenue (Parcel L.D. # 44 018 03 0145 000), which is located on the north side of Michigan Avenue between Inkster Rd. and John Daly Rd. that is legally described as 30C143 LOT 6 143 AND 144 WESTWOOD HILLS SUB T25 R10E L34 P51 WCR and adjacent vacant parcel, 27210 Michigan Ave (Parcel L.D. # 44 018 03 0145 000), that is legally described as 30C145 LOT 145 WESTWOOD HILLS SUB T25 R10E L34 P51 WCR in the total of \$19,000.00

MOVED BY: _____ Councilmember Mitchell

SECONDED BY: _____ Councilmember Oden

YEAS: _____ **NAYS:** _____ **ABSENT:** _____ **VOTE:** Motion died

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Inkster, County of Wayne, State of Michigan, at a Regular City Council meeting held on October 15, 2019 and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 206, Public Acts of Michigan, 1976, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

Felicia Rutledge
City Clerk
Inkster, Michigan

23 FEB-7 PM 3:52

Bernard J. Youngblood
Wayne County Register of Deeds
2023 FEB 7 10 06:02 PM
L: 52871 P: 445
Total Pages: 1

QUIT CLAIM DEED

THE GRANTOR, The City of Inkster, a Michigan Municipal Corporation, whose address is 28218 Trowbridge, Inkster, Michigan 48141

Quit Claims to AAHM Investment LLC

Whose address is 13050 Inkster Rd, Redford Michigan 48239

The following described premises in the City of Inkster, County of Wayne, State of Michigan, to wit:
30C145 LOT 145 WESTWOOD HILLS SUB T26 R10E L34 P61 WCR

Commonly known as 27210 Michigan Ave Inkster, Michigan 48141

Property ID#: 44018030145000

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.
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions. 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.

This Conveyance is subject to the specific provisions of Inkster City Council Resolution No. 02-26-
125 R which is referenced and incorporated herein.

Exempt M.C.L. 207.505 (5) (h) (i)
M.C.L. 207.528 (5) (h) (i)

Property Sold As Is

together with all and singular the tenements, hereditaments and appurtenances thereto in anywise appertaining, or the full consideration of said property.

Dated this 7th day of February 2023.

Signed by:
THE CITY OF INKSTER

BY: Patrick Wimberly
ITS: Mayor

and Verna Chapman
City Clerk

(STATE OF MICHIGAN)
(COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 7th day of February 2023 by Patrick Wimberly, Mayor, and Verna Chapman, City Clerk, of the City of Inkster, a Michigan Municipal Corporation, on behalf of the Corporation.

Stephanie Murray Taylor
Stephanie Murray-Taylor

Notary Public, Wayne County, Michigan

My Commission Expires November 10, 2023

When Recorded Return To: AAHM Investment LLC
13050 Inkster Rd.
Redford Michigan 48239

Drafted by: Stephanie Murray-Taylor
28057 Michigan Ave
Inkster, Michigan 48141

Tax Parcel No: 44018030145000 Recording Fee: \$15.00

Revenue Stamps:



> Treasurer > Make A Payment

Font Size: + - S

Pay Taxes Online

Property & Tax Information

Definitions

Municipality	Parcel ID	Property Type
44	44018030143000	REAL
Property Address	Taxpayer(s)	
27206 MICHIGAN AVE, INKSTER MI 48141	AAHM INVESTMENT LLC	

Tax Year	Tax	Interest & Fees	Amount Due	Status
2018	\$4,571.47	\$5,417.05	\$9,988.52	SUBJECT TO FORECLOSURE

TAX AMOUNT DUE if paid on or before 02/28/2025 : \$9,988.52

ADDITIONAL TAXES OR ADJUSTMENTS MAY BE DUE FOR THE CURRENT YEAR.
PROPERTY TAX INFORMATION IS VALID AS OF BUSINESS DAY 02/12/2025.

Per our records there are no other outstanding delinquent taxes for this parcel. certified funds required for forfeiture years.

WAYNE COUNTY TREASURER

QUIT CLAIM DEED

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)
Richard P. Hathaway, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor/Treasurer whose address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123 of Public Acts of 1999, as amended, conveys and quit claims to:
CITY OF INKSTER TREASURER

hereinafter called the Grantee, whose address is:

28215 TROMBARDI STREET INKSTER, MI 48141

the following

described premises located in the **CITY OF INKSTER, WAYNE COUNTY, MI**

Tax Parcel ID #: **44018830143000**

Legal Description:

30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T28 R10E L54 P51 WCR

Commonly known as: **27206 MICHIGAN AVENUE INKSTER, MI 48141**

For the full consideration of **\$0.00**

Dollars.

Date: **February 11, 2016**

Pursuant to the provisions of Section 78k(5)(a) and 78k(5)(b) parcels are subject to visible or recorded easements and rights of way, private deed restrictions, building restrictions of record; all future installments of special assessments and liens recorded by the State or the financing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(3)(i).

Declaration of Conditions Subsequent. This Declaration is made to give record notice of the conditions subsequent to the sale of the Property by imposition of the following restrictions on the sale to the Property:

- A. That Grantee or any subsequent Purchaser/Assignee shall pay all tax obligations due on the date the Deed is issued and shall keep current payment on all tax obligations for the two years following the date the deed was issued.
- B. That Grantee or subsequent Purchaser/Assignee shall either demolish the property within six months following the date of the deed or maintain and secure the Property for two years following the date of the deed from Grantor/Treasurer in accordance with local building, health and public safety ordinances.
- C. That failure of the Grantee or subsequent Purchaser/Assignee to comply with above clauses A and/or B or to cure the default within 30 days of written notice may result in a reversion of the title of the Property to the Grantor/Treasurer or assigned to the State of Michigan, County of Wayne, City, or Township where the property is located, at the discretion of the Grantor/Treasurer. The right of reversion of title shall reinstate the simple absolute title to the Grantor/Treasurer or to Treasurer's assignee within 30 days of failure to cure default, unless extended at the Treasurer's sole discretion. Written notice of default and failure to cure default addressed to the Grantee and mailed to the Grantee's address as written on the deed shall be notice to any subsequent Purchaser/Assignee, unless a copy of the Property Transfer Affidavit (PTA) that was filed with the local Assessor and which includes any change of mailing address is hand delivered to and signed as received by said Grantor/Treasurer, or designated representative. DURING THE TAX YEARS THAT THE CONDITIONS SUBSEQUENT APPLY, THIS PROPERTY SHALL NOT BE SOLD, CONVEYED OR TRANSFERRED UNLESS ALL TAXES ARE PAID IN FULL. VIOLATORS SHALL BE PERSONALLY LIABLE TO PURCHASER AND/OR GRANTOR/TREASURER FOR DAMAGES AND AGREE TO SUBMIT TO THE JURISDICTION OF THE COURTS IN THE STATE OF MICHIGAN.

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written.

STATE OF MICHIGAN)

)

COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on this 11 day of FEBRUARY, 2016 by
Richard P. Hathaway, Wayne County Treasurer.



Richard P. Hathaway
Richard P. Hathaway
Wayne County Treasurer

FILED AND FILED
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES JAN. 01, 2017
ACTING IN COUNTY OF Wayne

Ulrich A. Ylber

Notary Public, Wayne County Michigan

Prepared by Wayne County Treasurer
400 Monroe Street, Detroit, Michigan 48226

When recorded return to: Grantor
Send subsequent tax bills to: Grantee

QUIT CLAIM DEED

THE GRANTOR, JENKINS DEVELOPMENT, LLC, whose address is 885 E. JEFFERSON
 DETROIT, MI 48207

Quit Claims to the City of Inkster

Whose address is 28215 Trowbridge St., Inkster, MI 48141

The following described premises in the City of Inkster, County of Wayne, State of Michigan, to wit:

300143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T28 R10E L34 P31 WCR
 Commonly known as 27208 Michigan Avenue

Property ID#: 44 018 03 0143 000

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.
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions. 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.

This Conveyance is subject to the specific provisions of Inkster City Council Resolution No. 10-18-214R which is attached hereto and incorporated herein.

Exempt M.C.L.207.605 (5) (h) (i)
 M.C.L. 207.628 (5) (h) (i)

Property Sold As Is

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, or the full consideration of said property.

Dated this 15 day of November, 2018.

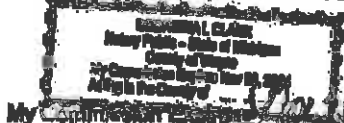
Signed by:
 JENKINS DEVELOPMENT LLC

BY:

ITS:

(STATE OF MICHIGAN)
 (COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 15th day of November, 2018 by Jim Jenkins, President/CEO, Jenkins Development, LLC.



My Commission Expires

Shirley P. Clark
 Notary Public, Wayne County, Michigan

When Recorded Return To:

Drafted by: Sharda Fleming, City of Inkster
 28215 Trowbridge
 Inkster, MI 48141

Tax Parcel No.: 44 018 03 0143 000

Recording Fee: \$18.00

Revenue Stamp: _____



Resolution No. 18-13-234R
October 18, 2018

RESOLVED BY THE COUNCIL OF THE CITY OF INKSTER:

WHEREAS, the City of Inkster City Council approved to purchase two commercial parcels: one structure, 27206 Michigan Avenue (Parcel I.D. # 44 018 09 0143 000), which is located on the north side of Michigan Avenue between Inkster Rd. and John Daly Rd. that is legally described as 30C143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR and adjacent vacant parcel, 27230 Michigan Ave (Parcel I.D. # 44 018 09 0145 000), that is legally described as 30C145 LOT 145 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR. In the total of \$29,000.00

MOVED BY: Councilmember Mitchell

SECONDED BY: Councilmember Oden

YEAS: 6

NAYS:

ABSENT:

VOTE: Motion died

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Inkster, County of Wayne, State of Michigan, at a Regular City Council meeting held on October 15, 2018 and that the meeting was conducted and public notice of the meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 268, Public Acts of Michigan, 1978, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

Felicia Rutledge
City Clerk
Inkster, Michigan

*23 FEB-7 AM 3:52

Bernard J. Youngblood
Wayne County Register of Deeds
2023020714 L: 88871 P: 446
02/07/2023 03:02 PM 000 Total Pages: 1

QUIT CLAIM DEED

THE GRANTOR, The City of Inkster, a Michigan Municipal Corporation, whose address is 26216 Trowbridge, Inkster, Michigan 48141

Quit Claims to AAHM Investments LLC

Whose address is 13060 Inkster Rd. Redford Michigan 48238

The following described premises in the City of Inkster, County of Wayne, State of Michigan, to wit:
300143 144 LOTS 143 AND 144 WESTWOOD HILLS SUB T2S R10E L54 P81 WCR

Commonly known as 27206 Michigan Ave Inkster, Michigan 48141

Property ID#: 44018030143000

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.
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions. 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.

This Conveyance is subject to the specific provisions of Inkster City Council Resolution No. 02-23-125R which is referenced and incorporated herein.

Exempt M.C.L. 207.806 (5) (h) (i)
M.C.L. 207.826 (5) (h) (i)

Property Sold As Is

together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, or the full consideration of said property.

Dated this 7th day of February, 2023.

Signed by:

THE CITY OF INKSTER

BY:

Patrick Wimberly

ITS: Mayor

and

Verna Chapman

City Clerk

(STATE OF MICHIGAN)
(COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me this 7th day of February, 2023 by Patrick Wimberly, Mayor, and Verna Chapman, City Clerk, of the City of Inkster, a Michigan Municipal Corporation, on behalf of the Corporation.

Stephanie Murray Taylor
Stephanie Murray-Taylor

Notary Public, Wayne County, Michigan

My Commission Expires November 10, 2023

When Recorded Return To: AAHM Investment LLC
13060 Inkster Rd.
Redford Michigan 48238

Drafted by: Stephanie Murray-Taylor
26067 Michigan Ave
Inkster, Michigan 48141

Tax Parcel No: 44018030143000 Recording Fee: \$15.00

Revenue Stamps: _____

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 13, 2025

From: Darin Carrington, Treasurer

Date for Council's Consideration: February 17, 2025

ACTION REQUESTED: The Administration is presenting new and updated fees for City Council approval. These fees are for services that are done through the police department.

Current Action ☒ Emergency ☐ Future ☐

Funds Budgeted: If Yes ☐ Account # _____ No ☒

Mayor's Approval Byron H. Nolen

BACKGROUND:

The Administration is requesting Council approval of several new fees and increases in some current fees. Following is a list of the requested fees:

Gun Registration	\$20	New
Salvage Vehicle Inspection	\$100	New
Animal Intake	\$40, +\$10 additional per day	New
(if owner is identified)		
2 nd intake of same animal	\$60, +\$10 additional per day	New
Dog License	\$15	Increase (from \$10)
Adoption Fee	\$75	New

These fees are necessary to ensure the proper operation of these services, particularly the animal shelter, which incurs ongoing costs for feeding, cleaning, and medical care for the animals. Surrounding agencies also charge for these services to ensure they can continue operating effectively, and our updated fees align with the need to maintain quality service and sustainability.

If the owner is not identified then the City covers the cost for food, cleaning and medical services until the animal is rescued or adopted.

SCOPE OF SERVICES:

N/A

JUSTIFICATION:

These fees are needed to ensure the Police Department's operations for animal shelter/housing services. These fees will provide revenue to help cover the costs associated with these services.

PROJECT IMPROVEMENTS:

This will help ensure that the Police Department is able to adequately provide animal shelter services that are in high demand for the City.

COSTS:

This item is a revenue generator from fees. We currently do not have any meaningful projections of the revenue at this time.

PROJECTED TIMETABLE:

N/A

RESOLUTION:

Resolved by _____

Seconded by _____

Yes:

No:

Absent: