



INKSTER CITY COUNCIL

Monday March 3, 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 L. 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 March 3, 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 17, 2025

6. Boards and Commissions

1st Reading-

2nd Reading Update City Ordinance 92.01 Adoption of Fire Prevention Code by Reference; City Ordinance 92.010 Fire Inspections

8. New Business

- A. Discussion/Action:** (Jason Kaye, Fire Chief) Consider approval to update City Ordinance 92.01 Adoption of Fire Prevention Code by Reference. Ordinance 92.010 Fire Inspections
- B. Discussion/Action:** (Jerome Bivins, DPS Director) Consider authorizing administration to approve agreements with Kerr Pump and Supply for preventative maintenance of five combined sewer pump stations and the repair of the Carlysle Pump Station.
- C. Discussion/Action:** (Jerome Bivins, DPS Director) Consider authorizing administration to approve a pump station service agreement with Kerr Pump and supply for emergency maintenance and repair of the City's five combined sewer pump stations.
- D. Discussion/Action:** (Jerome Bivins, DPS Director) Consider authorizing administration to approve the purchase of back-up pumps from Mersino Dewatering, LLC. For maintenance activities and emergency operation of the combined sewer pump stations.
- E. Discussion/Action:** (Jerome Bivins, DPS Director) Consider adopting a resolution to Certify existing Industrial Drive east of Henry Ruff accordance with the Act 51.
- F. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider a resolution to enact a moratorium on the approval and permitting new gas stations, liquor stores, and Automobile and Vehicle Repair (Major), including Collision, Transmission and Undercoating Shops within the city limits.
- G. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approval to purchase One (1) vacant parcel: **440022010471000** Notre Dame (Case #LD-25-02).
- H. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider approving or denying a Special Land Use (25-02) to allow for Liquor, Beer, and Wine Sales in the B-1, Local Business District at 1173 (1183) Henry Ruff. Site is located on the northeast corner of Henry Ruff Road and Glenwood Street.
- I. Discussion/Action:** (Derek Dowdell, Community Development Director) Consider resolution of adoption of the Inkster 2025 Master Plan.

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 17, 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 17, 2025 In compliance with the Open Meetings Act.

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

Closed Session

Moved by Mayor Pro Tem Chisholm Seconded by Councilman Bishop to go into Closed session 6:50pm to discuss pending litigation.

Moved by Councilwoman Rutledge Seconded by Councilman Bishop to come out of closed session @ 7:15pm

ROLL CALL VOTE:

Councilmember Howard
Councilmember Rutledge
Councilmember Chisholm

Yea
Yea
Yea

Councilmember Scott
Councilmember Bishop
Councilwoman Richardson

Excused
Yea
Yea

Call Meeting to Order

Mayor Byron Nolen called the meeting to order at 7:15pm

Prayer

Prayer was led by Michael Kelly

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	Excused (Inkster, MI)
Councilwoman Howard	Present (Inkster, MI)
Councilwoman Richardson	Present (Inkster, MI)

Approval of Agenda

Moved by Councilwoman Rutledge, Seconded by Councilman Bishop to approve agenda for February 17, 2025 Meeting-Motion Carried-Resolution #02-25-21GH

**Councilwoman Scott -excused
5-0 votes**

Presentations/Discussion

Public Hearings

None

Consent Agenda

A. Approval of February 17, 2025 Regular Meeting Minutes

**Moved by Councilwoman Howard, Seconded by Councilwoman Rutledge
Resolution #02-25-22GH - Motion Carried.
Councilwoman Scott-excused
5-0 votes**

Boards and Commission

Approval to re-appoint Gabe Henderson to the Beautification Committee

Moved by Councilwoman Howard, Seconded by Mayor Pro Tem Chisholm

Resolution #02-25-23GH-Motion Carried

Councilwoman Scott-excused

5-0 votes

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

Moved by Mayor Pro Tem Chisholm, Seconded by Councilwoman Rutledge

Resolution #02-25-24GH-Motion Carried

Councilwoman Scott-excused

5-0 votes

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

Moved by Councilwoman Rutledge, Seconded by Councilwoman Howard

Resolution # 02-25-25GH-Motion Carried

Councilwoman Scott-excused

5-0 votes

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

Moved by Councilwoman Howard, Seconded by Councilwoman Rutledge

Resolution # 02-25-26GH-Motion Carried

Councilwoman Scott-excused

5-0 votes

Approval to re-appoint Ned Sanders to the Board of Review as an alternate

Moved by Councilwoman Rutledge, Seconded by Councilwoman Howard

Resolution # 02-25-27GH-Motion Carried

Councilwoman Scott-excused

5-0 votes

Approval to re-appoint Walter Johnson to the Parks and Rec Commission

Moved by Councilwoman Rutledge, Seconded by Councilwoman Richardson

Resolution # 02-25-28GH-Motion Carried

Councilwoman Scott-excused

5-0 votes

Ordinance(s)

- A. First Reading(s) – Update City Ordinance 92.01 Adoption of Fire Prevention Code by Reference; City Ordinance 92.010 Fire Inspections**
- B. Second Reading(s) none**

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
Moved by Councilwoman Rutledge, Seconded by Councilman Bishop
Resolution #02-25-29GH-Motion carried
Councilwoman Scott-excused 5-0 votes**
- B. Discussion/Action: (Jerome Blvins, 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
Moved by Mayor Pro Tem Chisholm, Seconded by Councilwoman Rutledge
Resolution #02-25-30GH-Motion carried
Councilwoman Scott-excused 5-0 votes**
- 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.
Moved by Councilwoman Howard Seconded by Councilwoman Rutledge
Resolution #02-25-31GH-Motion carried
Councilwoman Scott-excused 5-0 votes**
- 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 and the city to split tax bill with the owner 50/50.
Moved by Councilwoman Howard, Seconded by Councilman Bishop
Resolution # 02-25-32GH-Motion carried
Councilwoman Scott-excused 5-0 votes**
- E. Discussion/Action: (Darin Carrington, Treasurer) Consider approval of the new and updated fees for service that are done through the Police Department.
Moved by Councilwoman Rutledge, Seconded by Councilman Bishop
Resolution #02-25-33GH-Motion carried
Councilwoman Scott-excused 5-0 votes**

Public Participation

- ✓ Octavia Smith-ITF, thanks everyone that showed up to the Sneaker Ball, upcoming workshops Inkster Chamber of Commerce office (FREE) Library 12-week program free of charge Scholarships
- ✓ Rosezella Townsel-Zeta Phi Beta Sorority, Inc. (Zeta Nu Zeta) Scholarship due March 15th and workshop on February 18th at 7pm. Zoom & FB Live. This opportunity for scholarship funds is available to high school seniors. Inkster Residents! T-Squared

Tutoring 1st Saturday of the month noon-2pm at the Leanna Hicks Library, free math and science tutoring December -June.

- ✓ **Ernest Hendricks-Issues-Thank you for getting the building down at Carlyle the one on the corner.**
- ✓ **Darnetha Davis-Looking to host a Teen Night called Teen Keno using gaming aspect to get teenagers in the environment to get resources, mental health, etc. Teen Keno a program that was started everything ran by teenagers, promotional prizes, receive mental health ages 12-17 @Inkster Rec twice a month would like Inkster to consider partnering with.**
- ✓ **Lt. Lebo-"Chat with the Chief" 2/26 5:30-7:30 at Booker Dozier Rec; Frida 2/21 Trap Blingo 5:30-7:30 cost \$10 can purchase tickets or pay at the door.**
- ✓ **Gabe Henderson-Would the City consider amendment to the City Charter to allow residents to have chicken coops.**
- ✓ **Charles Blackwell- "Good evening" Councilman Felicia Rutledge engaged in illegal defamation by making intentionally false and defamatory statements about me at the November 4th City Council meeting. She's a known liar. Mayor Byron Nolen should be ashamed for all those false promises and distortions he made at his State of the City address."**

City Clerk

No comment

City Treasurer

Residents have until 2/28 for payments on their Summer/Winter taxes

Mayor and Council

- **Councilman Bishop— No comment**
- **Councilwoman Rutledge-No comment**
- **Councilwoman Howard-trash cans left out in the snow, DPS cleaning and pushing snow on cans.**
- **Councilwoman Scott- excused**
- **Councilmember Richardson -March 1st forum, Eric Sabree Complex at 10a-1p; information on delinquent tax payments; red cross will be there giving out smoke detectors, WC Vet Affairs M. Richard, WC Sheriff Ofc Stephanie Richards, Wayne Metro/DTE, Congresswoman Rashida Tlaib, State Senator D. Polehankl, Mayor Pro Tem CODE RED; Shop and Patronize Inkster Businesses, Fashion Show at Floyd B. Simmons Center**
- **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-Shout out to employees PSA White/Officer Long for shovelling a 75 year old resident snow and Abdullah from DPS did her driveway**

Adjournment

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

By Mayor Pro Tem Chisholm Seconded by Councilwoman Rutledge and carried, to conclude the Regular City Council meeting of Monday, February 17, 2025 @ 7:44 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. 03/08/26

Lenoria Warmack

Exp. 03/08/26

Vacant (Alternate)

Peggy Bishop

Exp. 03/08/26

BEAUTIFICATION COMMITTEE

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

2 Year Term

Vacant

Vacant

Gabe Henderson

Exp. 02/18/27

Vacant

Vacant

Lenoria Warmack

Exp. 02/13/27

Dennard Shaw

Exp. 04/29/26

Vacant

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

+

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

Rerhl 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

Vacant

Octavia Smith

Exp. 10/21/25

Angela Dotson

Exp. 10/21/25

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 Edge, 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. 02/25/2027
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: 02-26-2025

From: Jason Kaye, Fire Chief

Date for Council's Consideration: 03-03-2025

ACTION REQUESTED: Update City Ordinance 92.01 Adoption of Fire Prevention Code by Reference. "2nd read" of City Ordinance 92.010 Fire Inspections. Request for approval.

Current Action ☒

Emergency ☐

Future ☐

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

Mayor's Approval



BACKGROUND:

SCOPE OF SERVICES:

JUSTIFICATION:

PROJECT IMPROVEMENTS:

PROJECTED TIMETABLE:

RESOLUTION:

Resolved by

Seconded by

Yes:

No:

Absent:

§ 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

§ 92.01 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)

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 Nolan, Mayor

Date: February 19, 2025

From: Jerome Bivins, DPS Director Date for Council's Consideration: March 3, 2025

ACTION REQUESTED: Consider authorizing administration to approve agreements with Kerr Pump and Supply for preventative maintenance of five combined sewer pump stations and the repair of the Carlysle Pump Station.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor's Approval



BACKGROUND:

The City of Inkster operates five combined sewer lift stations that require preventative maintenance and the Carlysle Pump Station at John Daly Road and Carlysle Street was damaged January 1, 2025, due to inclement weather conditions. Kerr Pump and Supply of Oak Park, Michigan has provided an estimate to perform both tasks.

SCOPE OF SERVICES:

Preventative maintenance at each pump station is required twice each year and the repairs at the existing Carlysle Pump Station are a one-time cost. The preventative maintenance includes the Andover, Carlysle, Colgate, Helen and Spruce Pump Stations. Tasks consist of removing pumps for inspection and lubrication of necessary components, checking and replacing oil, reinstalling pumps, inspection of electrical components, cleaning level indicator floats, observing operation and providing an inspection report. Repairs at the Carlysle Pump Station include the labor and material costs of the rehabilitation of the two pumps, and a new electrical control panel and cabinet and associated electrical appurtenances.

JUSTIFICATION:

Maintaining the condition of the City's combined sewer pump stations and repairing the Carlysle Pump Station so it stays in operation for the next two years until the pump station is replaced to ensure combined sewer flows are directed to the sanitary sewer system and ultimately the wastewater treatment plant.

PROJECT IMPROVEMENTS:

Improve and promote the health and welfare of Inkster residents.

COSTS:

The cost of the preventative maintenance is \$24,000 annually and the repairs for the Carlisle Pump Station is a one-time cost of \$60,000.

PROJECTED TIMETABLE:

The contracts will be awarded immediately. The preventative maintenance agreement is a two-year agreement with the option to extend it for multiple years for renegotiated fees. The Carlisle Pump Station repair is a one-time cost.

RESOLUTION:

Authorization is hereby given to administration to approve the preventative maintenance and the Carlisle Pump Station repair agreements with Kerr Pump and Supply.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Quote Date
8/8/2024

PO Number
DAN

Quoted By
Brian Trojan
Service Manager

Quote Number
QTE232701

Bill To:

INKSTER, CITY OF
26900 PRINCETON ST.
INKSTER, MI 48141

Ship To:

INKSTER, CITY OF - DPS
26900 PRINCETON ST.
INKSTER, MI 48141

PO Number	Ship Method	Salesperson	Exp Ship	Pay Terms	Customer No.	
DAN	SERVICE	35		N30	INKST001	
Item	Description	Quantity	B/O	U of M	Unit Price	Extended Price
SERVICE	KERR WILL PROVIDE PREVENTATIVE MAINTENANCE AT THE FOLLOWING STATIONS: - ANDOVER STATION - CARLYSLE STATION - COLEGATE STATION - HELEN STATION - SPRUCE STATION SCOPE OF WORK FOR ALL STATIONS: - (2) TECHNICIANS DRIVE TO JOBSITE - PULL EACH PUMP - GREASE ALL GREASABLE COMPONETS - CHECK AND TOP OFF OIL - CHECK FOR ANY RESTRICTIONS - CLEAN FLOATS - REINSTALL PUMP - PERFORM ELECTRICAL CHECKS - OBSERVE PROPER OPERATION - CLEAN UP JOBSITE	1	0	EA	\$11,048.90	\$11,048.90

ALL PRICES QUOTED HEREIN ARE FIRM FOR 10 DAYS AND DO NOT INCLUDE TAXES WHICH MAY APPLY AT TIME OF SHIPMENT. ALL PRICING IS QUOTED NET, EXWORKS, FREIGHT COLLECT OR PREPAY AND ADD.

ALL ORDERS ARE BASED UPON APPROVED CREDIT. STANDARD PAYMENT TERMS ARE 100% NET 30. PAYMENT TERMS ON ANY ORDER \$50,000 AND GREATER SHALL BE 40% UPON RECEIPT OF ORDER, 40% PRIOR TO SHIPMENT AND 20% NET 30.

Subtotal	\$11,048.90
Trade Disc	\$0.00
Freight	\$0.00
Misc	\$0.00
Tax	\$0.00
Total	\$11,048.90

All quotations and contracts are subject to Kerr Pump and Supply, Inc. Terms and Conditions of Sale dated 1/1/2018, a copy of which can be found on our website kerrpump.com. Placing an order is acceptance of these terms. Shipment time is an approximation based on current inventory and factory production schedules. Quotation is valid for 10 days from Quote date.

KERR PUMP AND SUPPLY 12880 Cloverdale Oak Park, MI 48237

TEL: 248-543-3880 FAX: 248-543-3236

Jerome Bivins

From: Guastella, Daniel C.
Sent: Wednesday, February 19, 2025 11:20 AM
To: Jbivins@cityofinkster.com; La-Toria Triplett
Cc: Marougy, Zane; Loya-Smalley, Carrie
Subject: RE: QTE237165 - Control Panel for Carlisle Station

Zane and I spoke with Kerr last week and determined the following approximate amounts:

\$14,000.00 to rehabilitate the pumps
\$6,000.00 to build the control panel
\$6,000.00 to reroute and install the control panel in the nearby fenced in enclosure
\$34,000.00 to install the pumps, perform startup, and complete any necessary troubleshooting.

Dan Guastella, PE
Project Manager | Associate

dcguastella@benesch.com
direct: 313-234-0307 mobile: 734-649-2505 office: 313-963-0612



From: Guastella, Daniel C. <DCGuastella@benesch.com>
Sent: Tuesday, February 18, 2025 1:44 PM
To: Jbivins@cityofinkster.com; La-Toria Triplett <ltriplett@cityofinkster.com>
Cc: Marougy, Zane <ZMarougy@benesch.com>; Loya-Smalley, Carrie <csmalley@benesch.com>
Subject: RE: QTE237165 - Control Panel for Carlisle Station

Torie,

Can you please issue a PO to Kerr in the amount of \$60,000 to provide the following:

"Kerr shall complete all necessary functions to get Carlisle lift station back up and running in automatic mode which includes but is not limited to; rehabilitation of two pumps, and reinstallation of pumps construct and relocate control panel to nearby fenced enclosure."

Let me know if you have any questions,

Dan Guastella, PE
Project Manager | Associate

dcguastella@benesch.com
direct: 313-234-0307 mobile: 734-649-2505 office: 313-963-0612



From: Guastella, Daniel C. <DCGuastella@benesch.com>
Sent: Friday, February 14, 2025 4:48 PM
To: Darick Husken <dhusken@kerrpump.com>; Marougy, Zane <ZMarougy@benesch.com>; John Lothringer <JLothringer@kerrpump.com>; Loya-Smalley, Carrie <csmalley@benesch.com>; Jbivins@cityofinkster.com; La-Toria Triplett <ltriplett@cityofinkster.com>
Cc: Aaron LaPrairie <aaron@kerrpump.com>; Joe Ash <JoeAsh@kerrpump.com>
Subject: RE: QTE237165 - Control Panel for Carlyle Station

Darick/John,

Please proceed with this work. I will have the City issue a PO for the work.

Dan Guastella, PE
Project Manager | Associate

dcguastella@benesch.com
direct: 313-234-0307 mobile: 734-649-2505 office: 313-963-0612



From: Darick Husken <dhusken@kerrpump.com>
Sent: Monday, February 10, 2025 11:34 AM
To: Marougy, Zane <ZMarougy@benesch.com>; John Lothringer <JLothringer@kerrpump.com>; Guastella, Daniel C. <DCGuastella@benesch.com>; Loya-Smalley, Carrie <csmalley@benesch.com>; Jbivins@cityofinkster.com; La-Toria Triplett <ltriplett@cityofinkster.com>
Cc: Aaron LaPrairie <aaron@kerrpump.com>; Joe Ash <JoeAsh@kerrpump.com>
Subject: RE: QTE237165 - Control Panel for Carlyle Station

Good morning Zane, the answers are in red below.

-Did this quote (or the pump repair quote) take into consideration extending the control and power cables from the pump to the new power/control panel location? **I know the pump leads were lengthened and the floats I quoted with the panel have 60' leads which should be sufficient.**

-What is the size and material of the NEMA 3R enclosure? **Carbon Steel, painted ANSI 61 grey. Size will be approximately 36"H x 30"W x 10"D**

-What is the type of mounting for the NEMA 3R enclosure? **This will be up to the installing contractor but typically is it mounted to a galvanized Unistrut frame.**

Regards,



Quote Date
2/7/2025

PO Number
VERBAL ZANE

Quoted By
Darick Husken
Sales Engineer

Quote Number
QTE237165

Bill To:

INKSTER, CITY OF
26900 PRINCETON ST.
INKSTER, MI 48141

Ship To:

INKSTER, CITY OF - DPS
26900 PRINCETON ST.
INKSTER, MI 48141

PO Number	Ship Method	Salesperson	Exp Ship	Pay Terms	Customer No.	
VERBAL ZANE	UPS - PREPAID & ADD	35		N30	INKST001	
Item	Description	Quantity	B/O	U of M	Unit Price	Extended Price
CUSTOM CONT PANEL	CUSTOM CONTROL PANEL 230 Volt, 2.9 HP Duplex Panel to Include: - NEMA 3R Enclosure - Enclosure Inner Door for buttons and controller display - Subplate - Power Distribution block - Control Transformer - Motor Contactors - Thermal Overload relays - H-O-A switches - Run Lights - Seal Fail Relay - Seal Fail Lights - High Alarm Beacon - High Alarm Horn - Horn Silence - Enclosure Heater - Intrinsically safe relay for floats - (4) Weighted Float switches N.O. Delivery: 4-6 Weeks ARO Freight: Not Included Start up: Not Included Installation: Not Included	1	0	EA	\$5,915.00	\$5,915.00
					Subtotal	\$5,915.00
					Trade Disc	\$0.00
					Freight	\$0.00
					Misc	\$0.00
					Tax	\$0.00
					Total	\$5,915.00

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KERR PUMP AND SUPPLY 12880 Cloverdale Oak Park, MI 48237

TEL: 248-543-3880 FAX: 248-543-3236

**KERR PUMP AND SUPPLY**

Office: 248.543.3880 Fax: 248.543.3236

12880 Cloverdale
Oak Park, Michigan 48237

DATE: 1/29/25

Kerr Service Evaluation Report

Customer:	CITY OF INKSTER	Equipment Tag or ID:	RGA
Contact Name:	DAN GUASTELLA	Warranty (Y or N):	N/A
Contact Number:	(313)234-0307	PURCHASE ORDER	
Kerr Salesman:	JOHN LOTHINGER		
Technician:	TRAVIS STANLEY	Date Disassembled:	1/27/25
Kerr QTE:	QTE236753		
Kerr MFG:	MFG132745		

Product and Application Information

- Model: D5432WD
- Serial Number: 923260

Michigan's Oldest Provider of Pumps and Process Equipment



Evaluation:

VISUAL INSPECTION NOTES	RELATED PHOTO
• THE PUMP WAS RETURNED BY THE SERVICE TEAM FULLY ASSEMBLED LEASS THE CASING. THE MOTOR WAS MEG TESTED AND FAILED. THE MOTOR WILL BE SENT OUT FOR CLEAN, BAKE AND TEST. (PHOTO A).	PHOTO A 
• THE IMPELLER WAS REMOVED AND INSPECTED. THE IMPELLER IS COATED WITH PROCESS. THE IMPELLER WILL BE CLEANED AND REINSTALLED DURING THE REBUILD. (PHOTO B).	PHOTO B 
• THE LOWER AND UPPER SEALS WERE REMOVED AND INSPECTED. THE LOWER SEAL WAS COATED WITH PROCESS. THE SEALS ARE WORN AND WILL BE REPLACED DURING THE REBUILD. (PHOTOS C & D).	PHOTO C 



KERR PUMP AND SUPPLY

Office: 248.543.3880 Fax: 248.543.3236

12880 Cloverdale
Oak Park, Michigan 48237

PHOTO D



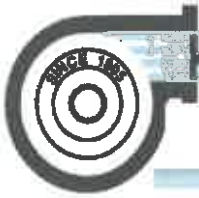
- THE ROTOR WAS REMOVED FROM THE STATOR FOR INSPECTION. THE BEARINGS ARE RUSTED AND DO NOT SPIN FREELY. NEW BEARINGS WILL BE INSTALLED DURING THE REBUILD. NO DISCREPANCIES WERE NOTED WITH THE ROTOR. (PHOTOS E & F).

PHOTO E



PHOTO F





- THE STATOR AND WINDINGS WERE FLOODED WITH PROCESS AND WATER. THE STATOR WILL BE SENT OUT FOR CLEAN, BAKE AND TEST. (PHOTO G).

PHOTO G



- THE PUMP WAS COMPLETELY DISASSEMBLED TO PROVIDE A THOROUGH AND DETAILED INSPECTION REPORT. (PHOTO H).

PHOTO H





KERR PUMP AND SUPPLY

Office: 248.543.3880 Fax: 248.543.3236

12880 Cloverdale
Oak Park, Michigan 48237

RECOMMENDATIONS:

KERR WILL HAVE THE MOTOR SENT OUT FOR A CLEAN, BAKE & TEST, CLEAN ALL REUSEABLE COMPONENTS AND REBUILD THE PUMP INSTALLING NEW BEARINGS, UPPER & LOWER MECHANICAL SEALS, SNAP RINGS, O-RINGS AND OIL. UPON COMPLETING THE REPAIR, THE PUMP WILL BE PAINTED KERR BLACK, SKIDDED AND RETURNED TO THE CUSTOMER.

*****ALL KERR REPAIRS WITH THE EXCEPTION OF BUSCH PUMPS ARE PAINTED BLACK. IF A SPECIFIC COLOR IS REQUIRED; THEN THERE IS A \$150.00 ADDER.**

REPAIR ESTIMATE – SEE ATTACHED KERR PUMP QUOTATION

INSPECTION FEE-\$720.00(THE INSPECTION FEE IS WAIVED IF THE PUMP IS REPAIRED).

REPAIR ESTIMATE -\$6,452.00(ESTIMATED LEAD TIME 3-4 WEEKS ARO).

REPLACEMENT COST-A REPLACEMENT CAN BE PROVIDED BY THE SALESMAN.

QUOTE IS VALID FOR 10 DAYS

*THIS INSPECTION FEE ONLY APPLIES IF THE PUMP IS NOT REPAIRED

*IF THE PUMP IS REPAIRED THIS IS NOT A SEPARATE FEE

*IF YOU CHOOSE NOT TO REPAIR THE PUMP IT CAN BE SCRAPPED AT KERR PUMP AND SUPPLY OR RETURNED TO YOU DISASSEMBLED FOB: SHIPPING POINT FREIGHT COLLECT

*PLEASE ADVISE WHETHER YOU WANT US TO PROCEED WITH YOUR REPAIR, SCRAP, REPLACE OR RETURN THE UNIT UN-REPAIRED, FOB-OAK PARK MI BEST WAY FREIGHT COLLECT. WORK ON THE UNIT CANNOT PROCEED UNTIL WE HAVE RECEIVED YOUR AUTHORIZATION VIA RETURN FAX, MAIL OR EMAIL.

*THE COST OF THIS REPAIR IS CONDITIONAL ON USING THE ABOVE-MENTIONED PARTS. IF DURING RE-ASSEMBLY WE FIND THAT THE UNIT CANNOT BE RESTORED TO OEM STATUS BECAUSE OF PREVIOUSLY UNDETECTED WEAR ON A CRITICAL COMPONENT, WE WILL IMMEDIATELY STOP THE REPAIR AND ADVISE YOU OF ADDITIONAL COSTS REQUIRED TO COMPLETE THE REPAIR. IF YOU DECIDE NOT TO COMPLETE THE REPAIR, WE WILL RETURN THE UNIT TO YOU DISASSEMBLED OR SCRAP THE UNIT AND INVOICE YOU ONLY FOR THE TEAR DOWN AND INSPECTION COST.

*PLEASE BE ADVISED THAT ORDERS WILL BE INVOICED ON THE DAY THEY ARE AVAILABLE FOR PICK UP OR SHIPMENT.

Michigan's Oldest Provider of Pumps and Process Equipment



KERR PUMP AND SUPPLY

Office: 248.543.3880 Fax: 248.543.3236

12880 Cloverdale
Oak Park, Michigan 48237

***ANY EQUIPMENT ON WHICH WE DO NOT RECEIVE AN AUTHORIZATION TO REPAIR/REPLACE WITHIN 90 DAYS WILL BE SCRAPPED AND INVOICED FOR THE INSPECTION FEE.**

****WARRANTY TERMS-KERR PUMP & SUPPLY WARRANTS THAT LABOR AND MATERIALS USED TO PERFORM THE REPAIR ARE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 90 DAYS FROM THE DATE OF SHIPMENT. THE REPAIR WARRANTY IS VALID ONLY WHEN THE EQUIPMENT HAS BEEN PROPERLY INSTALLED, USED IN IT'S INTENDED MANNER AND PROPERLY MAINTAINED PER THE MANUFACTURERS RECOMMENDATIONS.**

ALL PRICES QUOTED HEREIN ARE FIRM FOR 10 DAYS AND DO NOT INCLUDE TAXES WHICH MAY APPLY AT TIME OF SHIPMENT. ALL PRICING IS QUOTED NET, EXWORKS, FREIGHT COLLECT OR PREPAY AND ADD.ALL ORDERS ARE BASED UPON APPROVED CREDIT. STANDARD PAYMENT TERMS ARE 100% NET 30. PAYMENT TERMS ON ANY ORDER \$50,000 AND GREATER SHALL BE 40% UPON RECIEPT OF ORDER, 40% PRIOR TO SHIPMENT AND 20% NET 30.

All Inbound and Outbound Freight: F.O.B.— Shipping point with freight collect and does not include any taxes which may be in effect at time of shipment.

Service & Repair Manager

Dan Semones

Dan Semones

Kerr Pump and Supply

Phone: 248-543-3880

dsemones@kerrpump.com

Michigan's Oldest Provider of Pumps and Process Equipment

**KERR PUMP AND SUPPLY**

Office: 248.543.3880 Fax: 248.543.3236

12880 Cloverdale
Oak Park, Michigan 48237

DATE: 1/29/25

Kerr Service Evaluation Report

Customer:	CITY OF INKSTER	Equipment Tag or ID:	RGA
Contact Name:	DAN GUASTELLA	Warranty (Y or N):	N/A
Contact Number:	(313)234-0307	PURCHASE ORDER	
Kerr Salesman:	JOHN LOTHINGER		
Technician:	TRAVIS STANLEY	Date Disassembled:	1/27/25
Kerr QTE: Kerr MFG:	QTE236756 MFG132746		

Product and Application Information

- **Model: D5432WD**
- **Serial Number: 923264**

Michigan's Oldest Provider of Pumps and Process Equipment



Evaluation:

VISUAL INSPECTION NOTES	RELATED PHOTO
THE PUMP WAS RETURNED BY THE SERVICE TEAM FULLY ASSEMBLED LEASS THE CASING. THE MOTOR WAS MEG TESTED AND FAILED. THE MOTOR WILL BE SENT OUT FOR CLEAN, BAKE AND TEST. (PHOTO A).	PHOTO A 
THE IMPELLER WAS REMOVED AND INSPECTED. THE IMPELLER IS COATED WITH PROCESS. THE IMPELLER WILL BE CLEANED AND REINSTALLED DURING THE REBUILD. (PHOTO B).	PHOTO B 
THE LOWER AND UPPER SEALS WERE REMOVED AND INSPECTED. THE LOWER SEAL WAS COATED WITH PROCESS. THE SEALS ARE WORN AND WILL BE REPLACED DURING THE REBUILD. (PHOTOS C & D).	PHOTO C 



PHOTO D



- THE ROTOR WAS REMOVED FROM THE STATOR FOR INSPECTION. THE BEARINGS ARE RUSTED AND DO NOT SPIN FREELY. NEW BEARINGS WILL BE INSTALLED DURING THE REBUILD. NO DISCREPANCIES WERE NOTED WITH THE ROTOR. (PHOTOS E & F).

PHOTO E



PHOTO F





KERR PUMP AND SUPPLY

Office: 248.543.3880 Fax: 248.543.3236

12880 Cloverdale
Oak Park, Michigan 48237

- THE STATOR AND WINDINGS WERE FLOODED WITH PROCESS AND WATER. THE STATOR WILL BE SENT OUT FOR CLEAN, BAKE AND TEST. (PHOTO G).

PHOTO G



- THE PUMP WAS COMPLETELY DISASSEMBLED TO PROVIDE A THOROUGH AND DETAILED INSPECTION REPORT. (PHOTO H).

PHOTO H





KERR PUMP AND SUPPLY

Office: 248.543.3880 Fax: 248.543.3236

12880 Cloverdale
Oak Park, Michigan 48237

RECOMMENDATIONS:

KERR WILL HAVE THE MOTOR SENT OUT FOR A CLEAN, BAKE & TEST, CLEAN ALL REUSEABLE COMPONENTS AND REBUILD THE PUMP INSTALLING NEW BEARINGS, UPPER & LOWER MECHANICAL SEALS, SNAP RINGS, O-RINGS AND OIL. UPON COMPLETING THE REPAIR, THE PUMP WILL BE PAINTED KERR BLACK, SKIDDED AND RETURNED TO THE CUSTOMER.

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REPAIR ESTIMATE – SEE ATTACHED KERR PUMP QUOTATION

INSPECTION FEE-**\$720.00**(THE INSPECTION FEE IS WAIVED IF THE PUMP IS REPAIRED).

REPAIR ESTIMATE -**\$6,452.00**(ESTIMATED LEAD TIME 3-4 WEEKS ARO)

REPLACEMENT COST-**A REPLACEMENT CAN BE PROVIDED BY THE SALESMAN.**

QUOTE IS VALID FOR 10 DAYS

***THIS INSPECTION FEE ONLY APPLIES IF THE PUMP IS NOT REPAIRED**

***IF THE PUMP IS REPAIRED THIS IS NOT A SEPARATE FEE**

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***PLEASE ADVISE WHETHER YOU WANT US TO PROCEED WITH YOUR REPAIR, SCRAP, REPLACE OR RETURN THE UNIT UN-REPAIRED, FOB-OAK PARK MI BEST WAY FREIGHT COLLECT. WORK ON THE UNIT CANNOT PROCEED UNTIL WE HAVE RECEIVED YOUR AUTHORIZATION VIA RETURN FAX, MAIL OR EMAIL.**

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***PLEASE BE ADVISED THAT ORDERS WILL BE INVOICED ON THE DAY THEY ARE AVAILABLE FOR PICK UP OR SHIPMENT.**

Michigan's Oldest Provider of Pumps and Process Equipment



KERR PUMP AND SUPPLY

Office: 248.543.3880 Fax: 248.543.3236

12880 Cloverdale
Oak Park, Michigan 48237

***ANY EQUIPMENT ON WHICH WE DO NOT RECEIVE AN AUTHORIZATION TO REPAIR/REPLACE WITHIN 90 DAYS WILL BE SCRAPPED AND INVOICED FOR THE INSPECTION FEE.**

****WARRANTY TERMS-KERR PUMP & SUPPLY WARRANTS THAT LABOR AND MATERIALS USED TO PERFORM THE REPAIR ARE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 90 DAYS FROM THE DATE OF SHIPMENT. THE REPAIR WARRANTY IS VALID ONLY WHEN THE EQUIPMENT HAS BEEN PROPERLY INSTALLED, USED IN IT'S INTENDED MANNER AND PROPERLY MAINTAINED PER THE MANUFACTURERS RECOMMENDATIONS.**

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All Inbound and Outbound Freight: F.O.B.— Shipping point with freight collect and does not include any taxes which may be in effect at time of shipment.

Service & Repair Manager

Dan Semones

Dan Semones

Kerr Pump and Supply

Phone: 248-543-3880

dsemones@kerrpump.com

Michigan's Oldest Provider of Pumps and Process Equipment

REQUEST FOR COUNCIL ACTION

To: Byron Nolan, Mayor

Date: February 19, 2025

From: Jerome Bivins, DPS Director Date for Council's Consideration: March 3, 2025

ACTION REQUESTED: Consider authorizing administration to approve a pump station service agreement with Kerr Pump and Supply for emergency maintenance and repair of the City's five combined sewer pump stations.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor's Approval



BACKGROUND:

The City of Inkster operates five combined sewer lift stations that on occasion require emergency service and repairs. Kerr Pump and Supply (Kerr) of Oak Park, Michigan has provided labor rates to perform this work as needed, on a time and materials cost basis.

SCOPE OF SERVICES:

Emergency service and/or repairs are required from time to time at each of the City's five pump stations. They include the Andover, Carlysle, Colgate, Helen and Spruce Pump Stations. The rates include labor costs for business hours, non-business hours, holidays and weekends. Material costs are not included and would be purchased by the City as-recommended by Kerr.

JUSTIFICATION:

Maintaining the condition of the City's combined sewer pump stations to ensure combined sewer flows are directed to the sanitary sewer system and ultimately the wastewater treatment plant.

PROJECT IMPROVEMENTS:

Improve and promote the health and welfare of Inkster residents.

COSTS:

The costs for each service visit and repair will be determined according to the submitted rate prices.

PROJECTED TIMETABLE:

The contract will be awarded immediately and can be terminated at any time.

RESOLUTION:

Authorization is hereby given to administration to approve the combined sewer pump station service agreement with Kerr Pump and Supply.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**Field Service and Shop Labor Rates Effective 3/22/2023**

		General	Notes	3-24-24
Mon-Fri	6am -5pm	\$140.00	Plus expenses	\$150.00
	Overtime	\$210.00	Over 8 hours	\$225.00
Emergency Service	Before 6 or after 5	\$210.00	4 hour minimum	\$225.00
Saturday		\$210.00	4 hour minimum	\$240.00
	Overtime	\$370.00	Over 8 hours	\$370.00
Sunday or Holiday		\$280.00	4 hour minimum	\$300.00
	Overtime	\$420.00	Over 8 hours	\$450.00
Mileage		\$1.85	Per mile	\$1.95
Crane Truck		\$395.00	Per job	\$395.00
Confined Space		\$575.00	Per job	\$575.00

- 1.) Rates are per technician hour
- 2.) Travel and lodging billed separately
- 3.) Travel time billed portal to portal
- 4.) Parts and supplies are not included
- 5.) Rates are quoted in US dollars

REQUEST FOR COUNCIL ACTION

To: Byron Nolan, Mayor

Date: February 19, 2025

From: Jerome Bivins, DPS Director Date for Council's Consideration: March 3, 2025

ACTION REQUESTED: Consider authorizing administration to approve the purchase of back-up pumps from Mersino Dewatering, LLC for maintenance activities and emergency operation of the combined sewer pump stations.

Current Action X Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor's Approval



BACKGROUND:

The City of Inkster Department of Public Services operates five combined sewer lift stations that require maintenance and repairs. Back-up pumps are often required when pumps are taken out of service for maintenance or when they are not functioning and are removed to be evaluated and repaired. The Department of Public Services acquired four quotes from local suppliers and found Mersino Dewatering, LLC of Detroit, had a competitive estimate and can provide the equipment in a reasonable timeframe.

SCOPE OF SERVICES:

The two back-up pumps consist of 74 horsepower pumps with a maximum capacity of 3,000 gallons per minute each. They are each mounted on a separate trailer with a sound reduction enclosure and 109-gallon diesel fuel tanks. They come complete with suction and discharge hoses, strainers and floats so the pumps can be operated in automatic mode and switch on when the depth of flow in the wet well of the pump station reaches a specific level. This pump also includes a call box feature that allows the Department of Public Services to monitor the pumps remotely for power, pump speed, fuel levels and other operations that indicate how the pump is functioning. This remote monitoring is a monthly subscription for a nominal fee that can be started and terminated as needed.

JUSTIFICATION:

Providing back-up pumps will provide the Department of Public Services the flexibility to regularly schedule preventative maintenance and respond more quickly to repairs and emergencies. This initial capital cost will also reduce expenses over the long term by eliminating the need to rent pumps during emergency scenarios which has cost the city hundreds of thousands of dollars. Long term costs will be reduced to the preventative maintenance of the back-up pumps which is estimated to be approximately \$3,500 annually.

PROJECT IMPROVEMENTS:

Improve and promote the health and welfare of Inkster residents.

COSTS:

The cost of the pumps, trailers, enclosures and appurtenances is \$168,023.25.

PROJECTED TIMETABLE:

The purchase will be initiated immediately and Mersino Dewatering, LLC estimates the pumps can be delivered in 4-6 weeks.

RESOLUTION:

Authorization is hereby given to the administration to approve the purchase of two back-up pumps from Mersino Dewatering, LLC.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

Invoicing Address:

City of Inkster, Jerome Bivins
26900 Princeton
Inkster MI 48141
United States
☎ +1 313-563-9774

City of Inkster, Jerome Bivins
26900 Princeton
Inkster MI 48141
United States

Shipping Address:

City of Inkster, 59958 - Project Address
3700 John Daily Rd
Inkster MI 48141
United States

Quotation # S14281

Quotation Date:

02/17/2025

Expiration:

03/29/2025

Salesperson:

Kevin Macklin

PROJECT DESCRIPTION

City of Inkster is purchasing 2 - 6" Global Trash Pumps with Hose and Accessories

Authorized Signature and Title	Date
Printed Name	

6GST GLOBAL STANDARD TRASH



Global Pump® Standard Trash pumps are specifically designed to effectively handle a wide range of liquids from water to sewage and sludge that can contain solids and other material.

Global Pump Standard Trash pumps provide a dependable, highly efficient solution. The model 6GST is capable of achieving maximum flows of 3,000 gpm (681 m³/h) and maximum total head of 202' (61.6 m) while handling solids up to 3" (76.2 mm) in diameter.

The standard 6GST is powered by a water-cooled, 4-cylinder diesel engine. Alternative drives are available including natural gas as well as electric motors.

Features the Global Pump Auto Prime automatic priming system.

FEATURES

Global Pump's rugged, heavy duty pumps are engineered specifically for portable application.

Available with a variety of priming systems, including the Global Pump Auto Prime automatic priming system (compressor-fed venturi priming) or a diaphragm priming system.

Dry running mechanical seal.

Pump casings hydrostatically tested to 50 psig (345 kPa) above the peak casing design pressure.

Standard engine control panel provides preset emergency shutdown protection and allows the addition of automatic level control.

OPTIONS

Fuel tanks for extended run times and/or remote location as required.

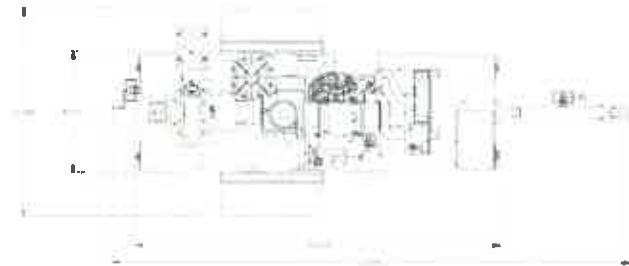
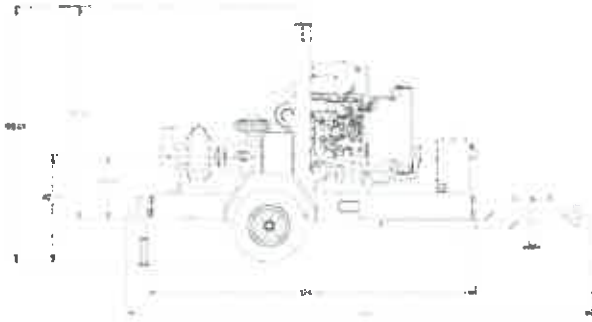
Skid mounted or highway trailer with integral fuel cell/chassis, lights, fenders, tie downs, lifting bail, front and rear jacks.

Optional CD4MCu stainless steel for abrasion and corrosion resistance.

Global Pump SoundGuard sound attenuated enclosure options.

Hose racks, accessory containers and other custom features available as required.

Wide range of suction and discharge fittings including Global Pump's own "QD" Quick Disconnect fittings and accessories.

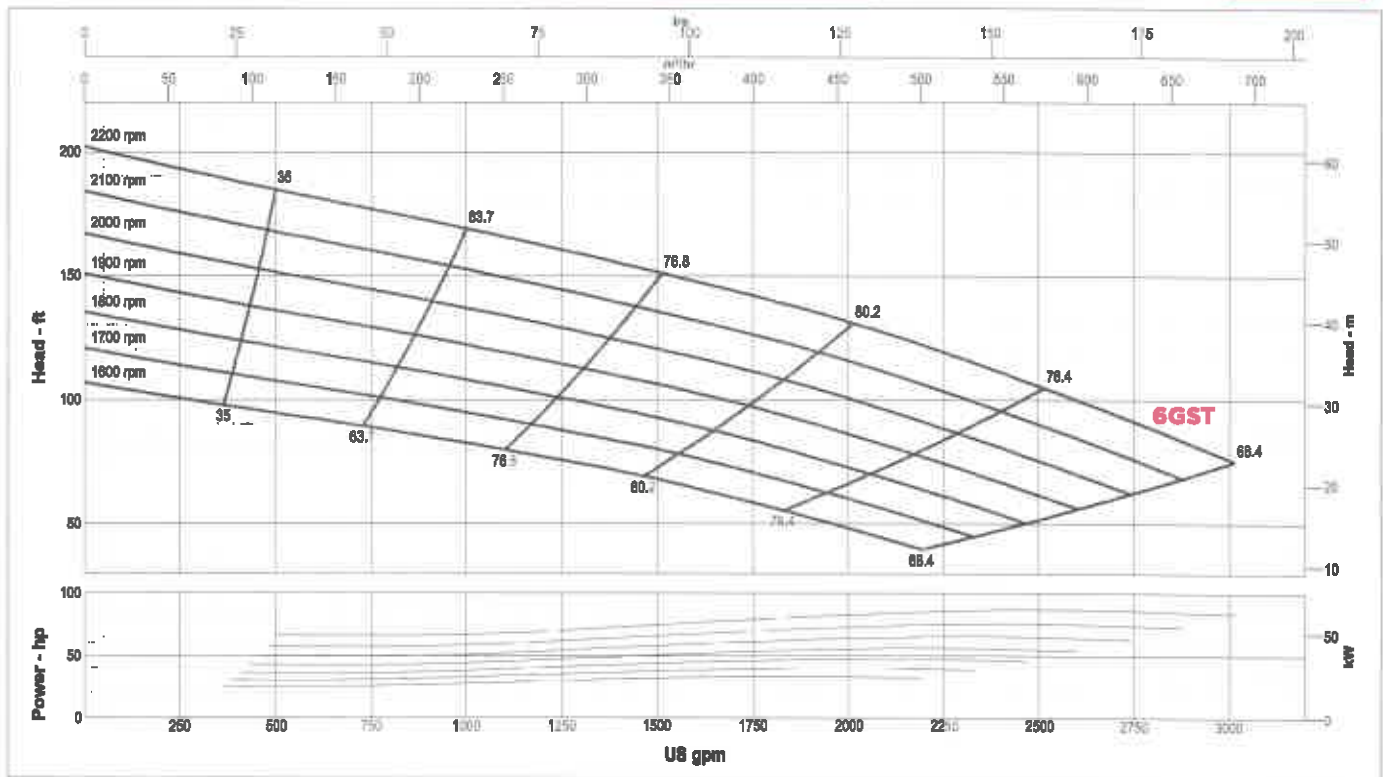


SPECIFICATIONS

Connections	6" (150 mm) ANSI Flanges
Max Pump Speed	2,200 rpm
Max Flow	3,000 gpm (681 m ³ /h)
Max Head	202' (61.6 m)
Max Static Priming Lift	28' (8.5 m)
Temperature Limit	160°F (70°C)
Solids Handling Capability	3" (76.2 mm)
Max Casing Pressure	125 psig (862 kPa)
Fuel Cell	109 gallons (413 liters)
Dry Weight	4,500 lbs

PUMP MATERIALS

Casing	Cast Iron (CD4MCu Option)
Impeller	Cast Iron (CD4MCu Option)
Bearing Housing	Cast Iron
Bearing Lubrication	Grease
Shaft/Shaft Sleeve	Steel/FNC Treated Steel
Seal	Silicon Carbide on Silicon Carbide
Chassis/Fuel Cell	Steel
Non-Return Valve	Nitrile Fitted Cast Iron



GLOBAL PUMP
10162 East Coldwater Road, Davison, MI 48423
Tel - 810.653.4828 Fax - 810.658.0632
1.866.360.PUMP
www.globalpump.com

Pricing

Description	Quantity	Unit Price	Amount
Pumps			
[6GSTAPIKT4T1SG] 6" GLOBAL STANDARD TRASH AUTOMATIC PRIMING PUMPSET TO 28' BY UTILIZATION OF VENTURI / COMPRESSOR COMBINATION SYSTEM, CAST IRON PUMP END, POWERED BY A TIER 4, V3800RI74T4 - 74 HP KUBOTA ENGINE, TRAILER MOUNTED / SOUNDGUARD UNIT	1.00 Units	\$ 79,024.00	\$ 79,024.00
[6GSTAPIKT4T1SG] 6" GLOBAL STANDARD TRASH AUTOMATIC PRIMING PUMPSET TO 28' BY UTILIZATION OF VENTURI / COMPRESSOR COMBINATION SYSTEM, CAST IRON PUMP END, POWERED BY A TIER 4, V3800RI74T4 - 74 HP KUBOTA ENGINE, TRAILER MOUNTED / SOUNDGUARD UNIT	1.00 Units	\$ 79,024.00	\$ 79,024.00
Subtotal			\$ 158,048.00
Hose & Accessories			
6" X 10' QD BLACK HD SUCTION HOSE	2.00 Units	\$ 725.00	\$ 1,450.00
DISCHARGE HOSE, LAY FLAT, 6" X 50' LONG, 4PLY NITRILE RUBBER WITH MALE AND FEMALE GLOBAL QD FITTINGS	1.00 Units	\$ 1,306.25	\$ 1,306.25
[601397000050] FLOAT ASSEMBLY, START/STOP, INCLUDES TWO 50' N/O FLOATS	1.00 Units	\$ 500.00	\$ 500.00
6" QD 90 DEG ELBOW	2.00 Units	\$ 200.00	\$ 400.00
STRAINER BASKET X 6" MQD LG HOLE	1.00 Units	\$ 294.00	\$ 294.00
6" MQD X FLANGE	2.00 Units	\$ 312.50	\$ 625.00
6" FQD X FLANGE	2.00 Units	\$ 200.00	\$ 400.00
Subtotal			\$ 4,975.25
Total			\$ 163,023.25

TERMS & CONDITIONS

Terms & Conditions: <https://mersino.odoo.com/terms>

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 24, 2025

From: Jerome Bivins, DPS Director Date: for Council's Consideration: March 3, 2025

ACTION REQUESTED: Consider adopting a resolution to Certify existing Industrial Drive east of Henry Ruff accordance with the Act 51.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND:

In accordance with Act 51 any streets which are open to automobile traffic and are under legal jurisdiction of the municipality shall be certified as a public street.

SCOPE OF SERVICES:

To certify exiting Industrial Drive east of Henry Ruff with a right of way width of 99 and is 1,167 feet as an acceptable legal street for automobile traffic. ROW

JUSTIFICATION:

Industrial Drive is an existing street that services two businesses for the City of Inkster and is acceptable for automobile traffic.

PROJECT IMPROVEMENTS:

N/A

COSTS:

N/A

PROJECTED TIMETABLE:

Upon adaption of the resolution to certify existing Industrial Drive east of Henry Ruff will be forwarded to MDOT for recording purposes.

RESOLUTION:

Authorization is hereby given to Administration adopting a resolution for acceptance of Industrial Drive east of Henry Ruff accordance with Act 51 with a total length of 1,167 feet.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**RESOLUTION FOR
STREET ADD
CERTIFICATION**

At a regular meeting of the City Council of Inkster, Michigan, held at the City Hall on March 3, 2025, the following resolution was offered by member _____, and supported by member _____.

Whereas the City of Inkster did on March 3, 2025 acquire title to Industrial Drive Street.

And whereas It is necessary to furnish certain information to the State of Michigan to place this street within the City Street System for the purpose of obtaining funds under Act 51, P.A. 1951 as amended.

NOW THEREFORE IT IS RESOLVED

1. That the centerline of said street is described as:

Point of Beginning located at (42.284598, -83.338921) 1,167 feet east along centerline to Point of Ending located at (42.284673, -83.334355). Bound by Henry Ruff to the West and dead end to the East

2. That said street is located within a City Right-of-Way and is under the control of the City of Inkster
3. That said street is a public street and is for public street purposes.
4. That said street is accepted into the municipal street system and is open to the public for public use before December 31, 2024.

Resolution duly adopted _____

City of Inkster Clerk

(City Clerk)

Certified to be a true copy, _____

(Date)

(City Clerk)

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 26, 2025

From: Derek Dowdell
Community Development Director

Date for Council Consideration: March 3, 2025

ACTION REQUESTED: Consider a resolution to enact a moratorium on the approval and permitting of new gas stations, liquor stores, and Automobile and Vehicle Repair (Major), including Collision, Transmission and Undercoating Shops within the city limits.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval



BACKGROUND INFORMATION

The Planning Department has been receiving several requests for Gas Stations, Alcohol, Beer and Wine and as well as Automobile and Vehicle Repair (Major), including Collision, Transmission and Undercoating Shops. Currently, the city has an oversaturation of these types of businesses. Oversaturation can have detrimental effects to the overall health of the community.

SCOPE OF SERVICES

N/A

JUSTIFICATION

1. Saturation and Overconcentration:

- There is a perceived overconcentration of gas stations, liquor stores, and auto repair/collision shops within certain areas of Inkster. This over-saturation may negatively impact the aesthetic appeal of the city, contribute to traffic congestion, and potentially hinder the development of more diverse and desirable businesses.
- During the Master Plan process Inkster residents expressed concern about only certain types of businesses operating in the city.

2. Community Development and Revitalization:

- The city of Inkster is actively engaged in efforts to revitalize its commercial districts and enhance the quality of life for its residents. A moratorium will provide an opportunity to strategically plan for businesses that contribute to a vibrant and sustainable community, such as retail establishments, restaurants, and professional services.

3. Economic Development:

- A moratorium will allow the city to focus on attracting businesses that will create jobs and increase the tax base in a sustainable way.

PROJECT OR IMPROVEMENT TASKS

COSTS

NA

PROJECT TIME TABLE

NA

RESOLUTION

For City Council to adopt a resolution enacting a moratorium on the following:

- The issuance of any new Special Land Use permits for gas stations.
- The issuance of any new Special Land Use permits for liquor stores.
- The issuance of any Special Land Use new permits for Automobile and Vehicle Repair (Major), including Collision, Transmission and Undercoating Shops.

This moratorium should remain in effect for a period of one year.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 25 ,2025

From: Derek Dowdell,
Community Development Director

Date for Council Consideration: March 3, 2025

ACTION REQUESTED: Consider approval to purchase One (1) Vacant Parcel 440022010471000
Notre Dame (Case# LD 25-02)

30J471 472A LOT 471 AND W 25FT OF LOT 472 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN
ALSTINE FARM T2S R10E L40 P29 30 WCR

Please see Attached (Wayne County Public Records).

Current Action X Emergency Future

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

Mayor's Approval 

BACKGROUND INFORMATION

Corey Walker has submitted application and met with community Development and Zoning
Departments to purchase (1) Vacant Parcel is located on Notre Dame
The parcel ID# is 440022010471000. Please see Attached (Wayne County Public Records)

Purpose to build a residential structure.

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 must
complete a title search of the property.

JUSTIFICATION

The parcels is located in the following Zoning , R-1C 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 \$1500

RESOLUTION

Authorization is hereby given for the sale of One (1) Vacant Parcel subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale (\$1,500), paying the cost of recording the deeds (\$15.00 each), entering into a purchase agreement and executing a property transfer affidavit.

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

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



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

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

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

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

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

Purchase Offer: Indicate the dollar amount of the offer.

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

Page 2: Letter of Good Standing.

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

Required Attachments: Attach the following documents to the application –

Comparable Prices

Plat map identifying the property(s)

Aerial map identifying and outlining the property(s)

List of repairs needed

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

Good Faith Deposits:

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

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

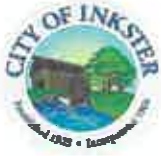
□ Residential and commercial structures – requires a minimum of \$600.00. Application must be accompanied by concept and building plans if commercial.

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

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

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

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



Deposit/Administrative Fee Received _____
Date Received _____
Case # _____

CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)

Applicant's Name **Corey Walker /Allstate Investments LLC**
Applicant's Address **34973 Michelle Dr. Romulus, Michigan 48174**
Applicant's Phone Number: **313-334-8942**
Proposed Owner's Name (as indicated on deed): **Allstate Investments LLC**

PROPERTY INFORMATION Purchase Offer \$ 1500

Property Location: on Notre Dame North side of Notre Dame Street/Avenue
Between Princess Street/Avenue and John Daly Street/Avenue
Tax ID, Legal Description, and Address if Structure **44022010471000**

30J471 472A LOT 471 AND W 25FT OF LOT 472 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR

Commonly Known As Notre Dame (Vacant)

Parcel Size: Per Public Records 10019(Width) 75 X (Length) 135 Current Zoning Residential

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

Summary of Proposed Use: **Build a Residential Dwelling**
Use additional sheets as needed

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

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

Applicant's Signature


Certified

02-25-2025

Date

Broker's Name


Certified

02-25-2025



LETTER OF GOOD STANDING

Date: 02-25-2025

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, Corey Walker/Allstate Investments LLC (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

I  (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
Notre Dame (Vacant), INKSTER, MI
(Property address/parcel ID #44022010471000)**

I, Corey Walker/Allstate Investments LLC, 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 and Building Department if applicable.

Printed Name

Developer

Title



Signature

02-25-2025

CITY OF INKSTER PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 25th day of February 2025, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and Corey Walker/Allstate Investment, located at 34973 Michelle Dr. Romulus, Michigan 48174 ("Purchaser"):

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows:

30J471 472A LOT 471 AND W 25FT OF LOT 472 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD
SUB OF VAN ALSTINE FARM T2S R10E L40 P29. 30 WCR

Parcel ID: The parcel ID: 44022010471000

COMMONLY KNOWN AS NOTRE DAME (VACANT)

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 One Thousand Five Hundred/DOLLARS (\$1,500) USD for the aforesaid property, as follows:
2. Down payment One Hundred 00/DOLLARS (\$ 100.00) USD Dollars

3. The remainder of the purchase price of One Thousand Four Hundred 00/DOLLARS (\$ 1400) 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):

If the offer is not accepted the EMD must be returned.

Purchasers Initials: CW

Sellers Initials: _____

PURCHASER:

By: Corey Walker L.S.

By: [Signature] L.S. 02-25-2025

Its: Investor

Purchaser's Address: 34973 Michelle Dr.

Telephone No: 313-334-8942

IN PRESENCE OF:

Stephanie Taylor 313-478-8526

[Signature] Stephanie Taylor

Peggy Bishop-Lucas

02-25-2025

Dated: 2/25/2025

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

SELLERS:

CITY OF INKSTER

By: _____ L.S.

Its: _____

Seller's Address: 26215 Trowbridge
Inkster, MI 48141

Telephone No: 313-563-4232

IN PRESENCE OF:

Dated: _____

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

Dated: _____ X _____ L.S.
Purchaser

Dated: _____ X _____ L.S.
Purchaser

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

CHECKLIST: LAND SALE/PURCHASE CITY-OWNED VACANT PROPERTY

Address: 1 Vacant Parcel Notre Dame

x	Applicant Name:	Corey Walker
x	Application to Purchase City-Owned Property	(purchase deposit for address on receipt)
x	Land sales \$100.00(Vacant Land)	Structure and Vacant Land \$100.00Deposit
x	Deposit Fee Receipt: Land Sale Revenue	(Account/Fund Number: 101-727-673-130)
x	Legal Description and Parcel I.D.	44022010471000 30J471 472A LOT 471 AND W 25FT OF LOT 472 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29. 30 WCR
x	Purchase Agreement	
x	Real Estate Agreement	
x	Letter of Good Standing	
x	Release of all Claims & Liabilities	
	Photo Identification: Explanation if address don't match with lots adjacent	
x	Aerial Map And Satellite Map	Google Maps
x	Plat map	Shared drive
x	Realty COMP – Realtor Comparative Market Analysis (Structures only)	
x	Water Department Response (Land Sales only)	Send email to Water re:
x	Code Enforcement Response (Land Sales only)	Send email to Code Enforcement re:
x	Taxes: City and County up to Date	Send email to Tax and Water
x	Detailed Explanation for Proposed Use	
x	Assign Case Number (Enter in Excel)	
x	Create File Folder/Tab	
x	Scan Application Package	

Wayne County Public Records - Full Detail w/ Map Report

Location & Ownership

Property ID: **44022010471000**
 Property Address: **Notre Dame**
 City/State/Zip: **Inkster, Michigan, 48141**
 Census Tract: **5709** Block Group:
 Owner Name: **City Of Inkster**
 Taxpayer Address: **26215 Trowbridge Street**
 City/State/Zip: **Inkster, Michigan, 48141-2479**
 City/Village/Town: **Inkster**
 Subdivision: **WESTWOOD SUB OF VAN ALSTINE FARM**
 MLS Area: **05080 - Inkster**
 School District: **Westwood**
 Property Category: **VacantLand**
 Land Use: **402 - RESIDENTIAL VACANT**
 Legal Description: **303471 472A LOT 471 AND W 25FT OF LOT 472 ALSO S 1/2 ADJ VAC ALLEY WESTWOOD SUB OF VAN ALSTINE FARM T2S R10E L40 P29, 30 WCR**



Map data ©2025

Taxes

Year	Season	Total Ad Val	Admin Fee	Assmnt	CVT	Ttl Seasonal
2024	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2022	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	W	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	S	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Assessments

Year	Taxable Val	State Eq Val	Hmstd %	Ttl Taxes
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Transfer Information

Grantor	Grantee	Record Date	Recd Date	Sale Price	Recd Type	Liber/Page
SABREE ERIC R	WAYNE COUNTY LAND BANK	02/08/2017	02/08/2017		QCD	53504/1357

Other Recordings

Obligor	Obligor	Record Date	Doc Date	Amount	Doc Type	Liber/Page
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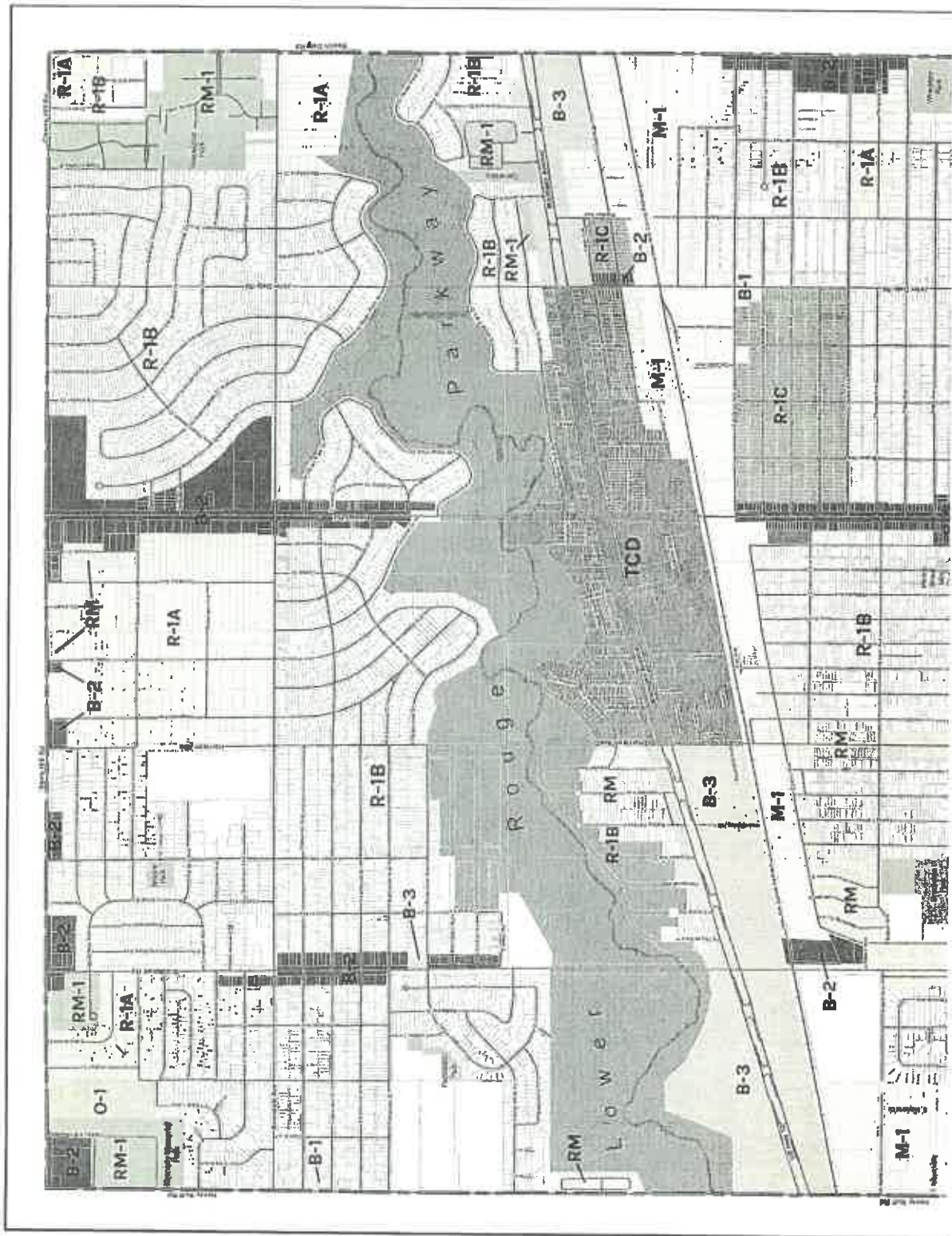
Characteristics

#1 Porch/Dimensions: /	Storm Sewer:	
#2 Porch/Dimensions: /	Land Dimension:	75.00X135.00
Topography:	Land Sqft:	10019
Irregular:	Acres:	0.23

Search for MLS Listings

Search Criteria

County is 'WAY - Wayne County'
 Property Zip Code is '48141'
 PADD Street Name is like 'notre dame*'
 Property ID is like '44022010471000*'
 Selected 1 of 1 result.



REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 25, 2025

From: Derek Dowdell
Community Development Director

Date for Council Consideration: March 3, 2025

ACTION REQUESTED: Consider approving or denying a Special Land Use (25-02) to allow for Liquor, Beer, and Wine Sales in the B-1, Local Business District at 1173(1183) Henry Ruff. Site is located on the northeast corner of Henry Ruff Road and Glenwood Street.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval

BACKGROUND INFORMATION

On Monday, February 24, 2025, the Planning Commission held a public hearing for the proposed Special Land Use to allow for Liquor, Beer, and Wine Sales at 1173(1183) Henry Ruff. Following the public hearing where the applicant's representative spoke in support of the proposal and provided support for the proposed use. Mr. Ali Alsamawi is the applicant.

The existing retail store currently sales convenience items like potato chips, pop and other similar items. The existing structure is a one-story, 7,440 square feet (4,200 square feet for the store) located on 0.285 of an acre.

The Planning Commission, due to a tie 4-4, did not recommend denying or approving Special Land Use (25-02).

SCOPE OF SERVICES

N/A

JUSTIFICATION

1. The Planning Department letter dated February 19, 2025, recommends considering approval to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district.

Or

2. Considering denial to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district.

Based on the eight Special Land Use review standards and additional use standards. Staff finds that the project may: not be burden public services, increase the economic viability of the area, and appears consistent with the intent of the Zoning Ordinance as well as the Master Plan. The Planning Department Special Land Use review is attached.

PROJECT OR IMPROVEMENT TASKS

The proposed project ensures that the property will continue to be utilized and contribute to the City's tax base.

COSTS

All costs are incurred by the petitioner.

PROJECT TIME TABLE

NA

RESOLUTION

1. Consider approval of SLU to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district located at 1173(1183) Henry Ruff Road.

Or

2. Consider denial of SLU to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district located at 1173(1183) Henry Ruff Road.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



February 19, 2025

Subject:	Site Plan Review: Proposed Liquor, Beer and Wine Sales
Location:	1173 (1183) Henry Ruff Road (Parcel # 44002020783301)
Zoning:	B-1 Local Business District
Applicant(s):	Ali Alsamawi
Owner(s):	Samawi Property Management LLC

Dear Commissioners,

The City of Inkster Planning Department has reviewed the below Site Plan and Special Land Use application for the proposed Liquor, Beer and Wine Sales in a retail store.

The applicant proposes Liquor, Beer and Wine Sales in a retail store. The existing retail store currently sales convenience items like potato chips, pop and other similar items. The site is located on the Northeast corner of Henry Ruff Road and Glenwood Street. The existing structure is a one-story, 7,440 square feet (4,200 square feet for the store) located on 0.285 of an acre.



Aerial Phot



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 Liquor, Beer and Wine Sales in a retail store in a B-1 zoned district.
- Or
2. Consider denial to allow for Liquor, Beer and Wine Sales in a retail store in a B-1 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. Landscaping Plan is required;
2. A security plan needs to be provided and will need to be reviewed by the City Police Chief;
3. The site plan is subject to review from the City Engineering, Fire Department, Police Department.
4. Final Site Plan is required

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

It could 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 convenience businesses are important to neighborhood residents by providing day to day personal services and good are vital to quality of life in the city of Inkster.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained 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 existing structure and its elevation appear to be harmonious with the surrounding buildings. The existing 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

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

Findings: The existing store could be a valuable investment for the community, by job creation, local tax revenue and providing necessities for convenience for the surrounding area, 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: 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 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 detrimental 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.

The proposed use may enhance the 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: It's crucial to acknowledge that while alcohol sales generate economic and some social benefits, they also pose significant public health and social challenges. Therefore, responsible regulation and education are essential to mitigate the negative impacts of alcohol consumption.

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 (§155.045)

Findings. The B-1 Local Business District intends to provide residential-scale convenience shopping and personal service uses to meet the day-to-day needs of people. Uses exhibiting low intensity, limited hours of operation, low volumes of traffic, low noise levels and developed at scale and character of nearby neighborhoods are intended for the B-1 District. Per section 155.045 (D)(9) Special Land uses; Liquor, Beer, and Wine sales require a public hearing and Special Land Use permit.

The site is approximately 0.28 an acre and is located on the Northeast corner of Henry Ruff Road and Glenwood Street. The parcel is has an existing multi-unit (5 units) commercial building. The parcel is owned by Samawi Property Management LLC.

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

Direction	Existing Land Use	Current Zoning
Subject Site	Commercial building	B-1 Local Business
North	DTE Substation	B-1 Local Business
South	Residential Housing	R-1B One Family Residential
East	Residential Housing	R-1B One Family Residential
West	Residential Housing (city of Westland)	Residential (city of Westland)

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 Requirement	R-1-B	Single Family Residential District
Front Setback	0 Feet	0
Rear Setback	0	0
Side Yard Setback (One)	0 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: Appears to meet the standards.

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 property lines abutting.



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.

The site plan did not include a landscaping page, which is required.

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: Meets the requirements.

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: 16 parking spaces meet the requirements.

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:



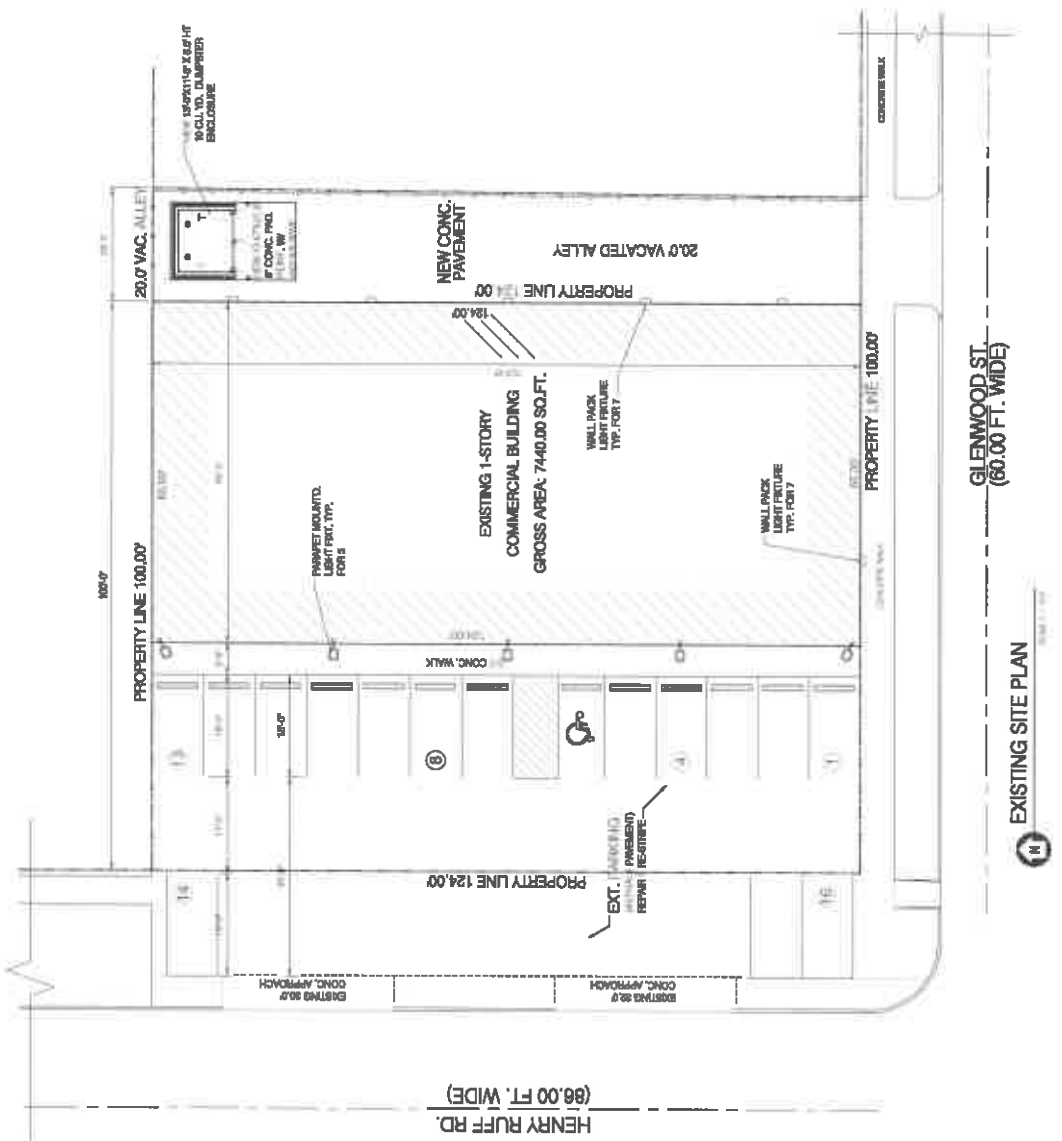
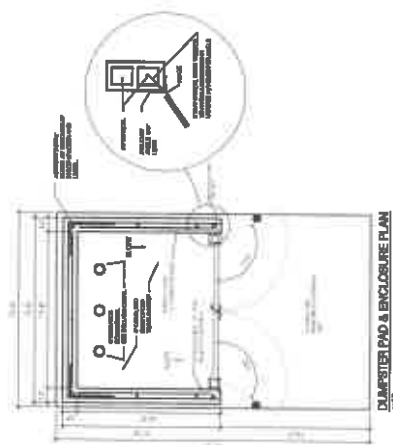
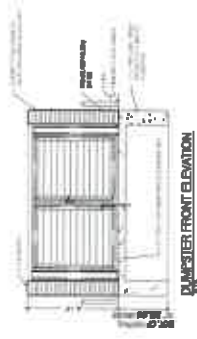
Exterior Lighting (§155.076(A)). *Lighting for uses adjacent to residentially zoned or used property shall be designed and maintained such that illumination levels do not exceed 0.1 foot-candles along property lines (§155.076.A.5).*

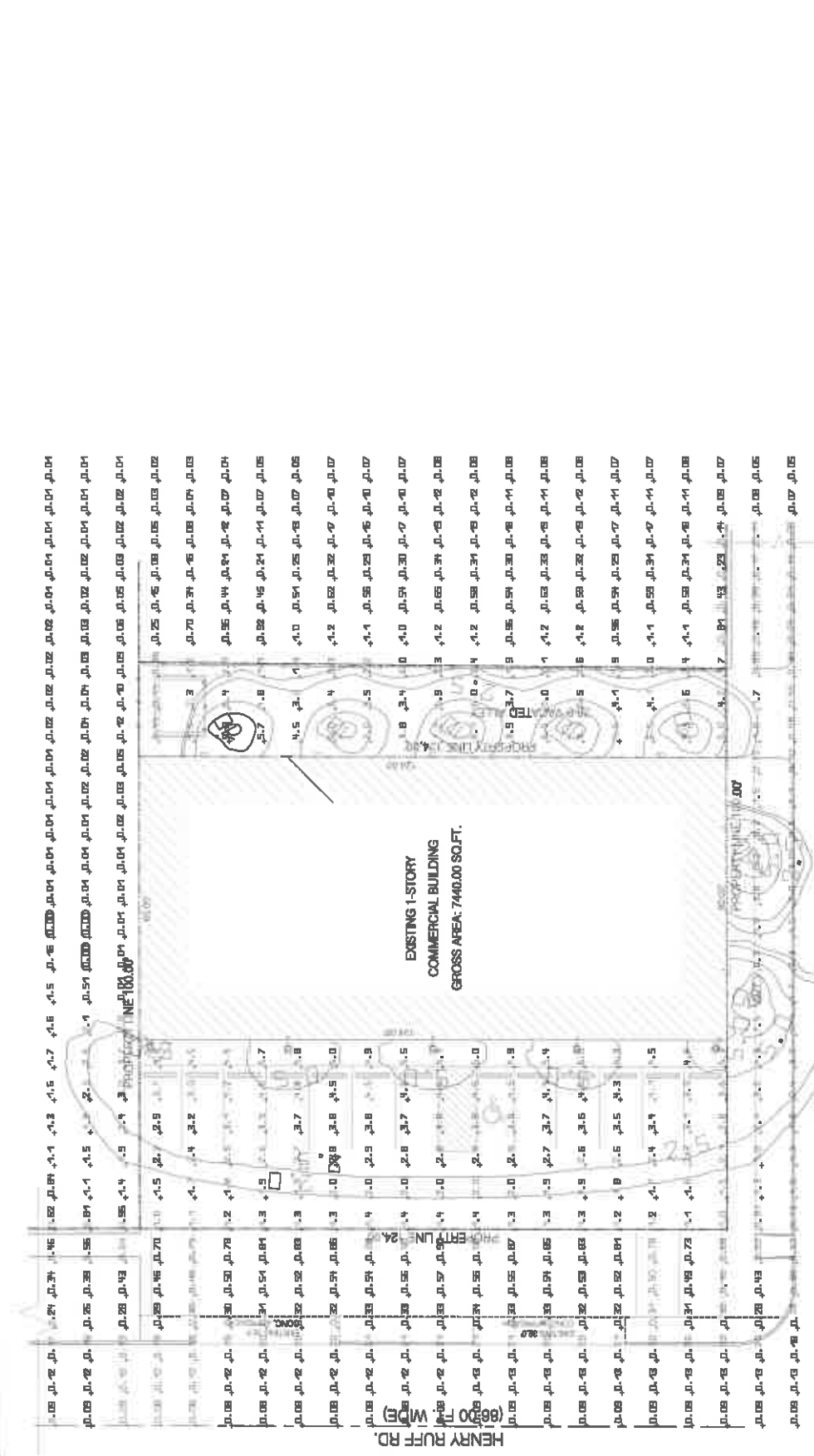
Exterior Lighting. The proposed project appears to meet the illumination and height standards set forth by the Zoning Ordinance.

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.



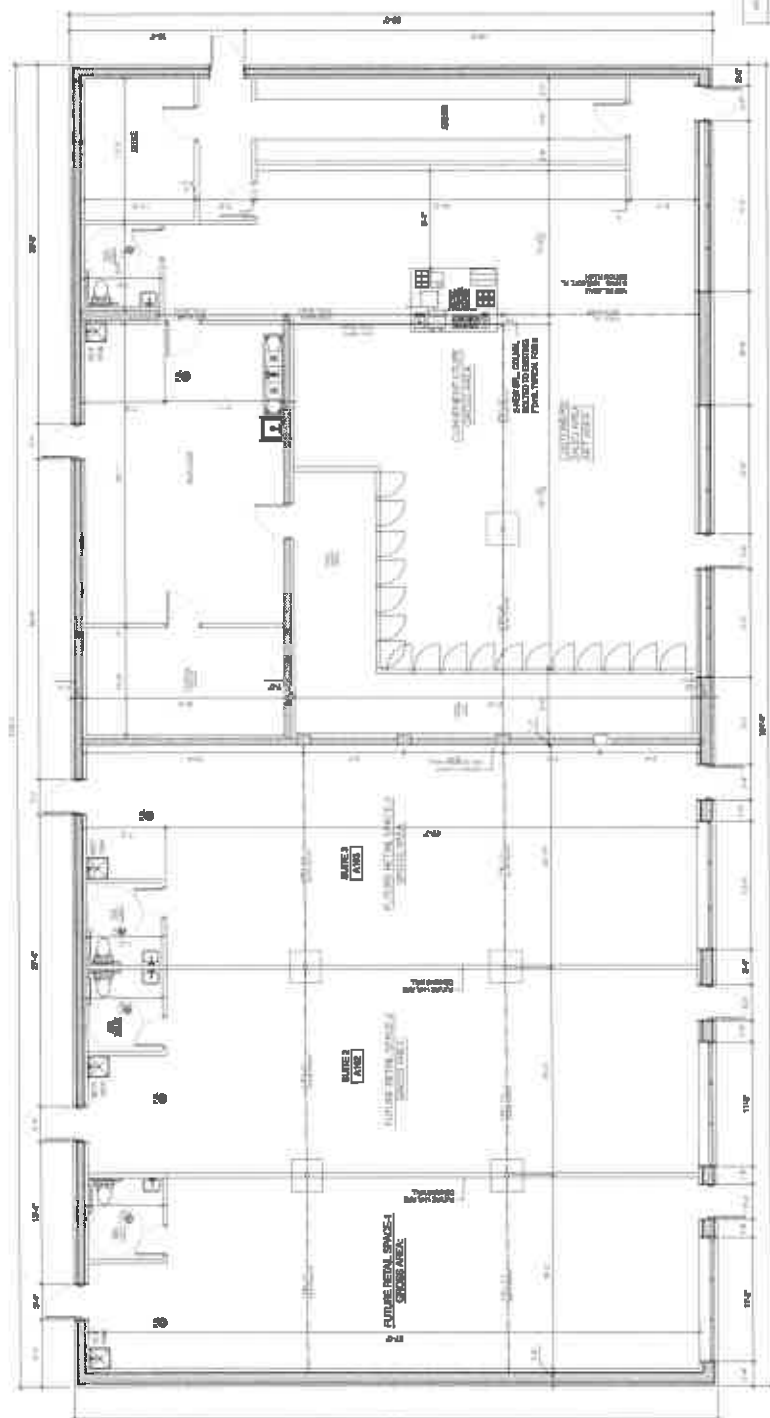
SITE INFORMATION

[illegible]



Item	Description	Quantity	Unit	Notes
1	Site Photometric Plan	1	Sheet	Overall Width: 117.00, Overall Depth: 117.00, Building Width: 117.00, Building Depth: 117.00, Setback (Front): 10.00, Setback (Side): 10.00, Setback (Rear): 10.00

Item	Description	Quantity	Unit	Notes
1	Site Photometric Plan	1	Sheet	Overall Width: 117.00, Overall Depth: 117.00, Building Width: 117.00, Building Depth: 117.00, Setback (Front): 10.00, Setback (Side): 10.00, Setback (Rear): 10.00



PROPOSED FLOOR PLAN

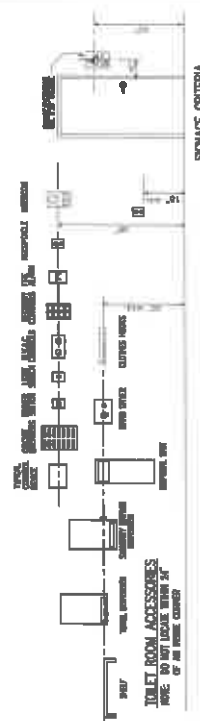


CODE INFORMATION

- | | |
|-----------|-------|
| 1971-1972 | 1972-1973 | 1973-1974 | 1974-1975 | 1975-1976 | 1976-1977 | 1977-1978 | 1978-1979 | 1979-1980 | 1980-1981 | 1981-1982 | 1982-1983 | 1983-1984 | 1984-1985 | 1985-1986 | 1986-1987 | 1987-1988 | 1988-1989 | 1989-1990 | 1990-1991 | 1991-1992 | 1992-1993 | 1993-1994 | 1994-1995 | 1995-1996 | 1996-1997 | 1997-1998 | 1998-1999 | 1999-2000 | 2000-2001 | 2001-2002 | 2002-2003 | 2003-2004 | 2004-2005 | 2005-2006 | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | 2015-2016 | 2016-2017 | 2017-2018 | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 | 2022-2023 | 2023-2024 | 2024-2025 | 2025-2026 | 2026-2027 | 2027-2028 | 2028-2029 | 2029-2030 | 2030-2031 | 2031-2032 | 2032-2033 | 2033-2034 | 2034-2035 | 2035-2036 | 2036-2037 | 2037-2038 | 2038-2039 | 2039-2040 | 2040-2041 | 2041-2042 | 2042-2043 | 2043-2044 | 2044-2045 | 2045-2046 | 2046-2047 | 2047-2048 | 2048-2049 | 2049-2050 | 2050-2051 | 2051-2052 | 2052-2053 | 2053-2054 | 2054-2055 | 2055-2056 | 2056-2057 | 2057-2058 | 2058-2059 | 2059-2060 | 2060-2061 | 2061-2062 | 2062-2063 | 2063-2064 | 2064-2065 | 2065-2066 | 2066-2067 | 2067-2068 | 2068-2069 | 2069-2070 | 2070-2071 | 2071-2072 | 2072-2073 | 2073-2074 | 2074-2075 | 2075-2076 | 2076-2077 | 2077-2078 | 2078-2079 | 2079-2080 | 2080-2081 | 2081-2082 | 2082-2083 | 2083-2084 | 2084-2085 | 2085-2086 | 2086-2087 | 2087-2088 | 2088-2089 | 2089-2090 | 2090-2091 | 2091-2092 | 2092-2093 | 2093-2094 | 2094-2095 | 2095-2096 | 2096-2097 | 2097-2098 | 2098-2099 | 2099-2100 | 2100-2101 | 2101-2102 | 2102-2103 | 2103-2104 | 2104-2105 | 2105-2106 | 2106-2107 | 2107-2108 | 2108-2109 | 2109-2110 | 2110-2111 | 2111-2112 | 2112-2113 | 2113-2114 | 2114-2115 | 2115-2116 | 2116-2117 | 2117-2118 | 2118-2119 | 2119-2120 | 2120-2121 | 2121-2122 | 2122-2123 | 2123-2124 | 2124-2125 | 2125-2126 | 2126-2127 | 2127-2128 | 2128-2129 | 2129-2130 | 2130-2131 | 2131-2132 | 2132-2133 | 2133-2134 | 2134-2135 | 2135-2136 | 2136-2137 | 2137-2138 | 2138-2139 | 2139-2140 | 2140-2141 | 2141-2142 | 2142-2143 | 2143-2144 | 2144-2145 | 2145-2146 | 2146-2147 | 2147-2148 | 2148-2149 | 2149-2150 | 2150-2151 | 2151-2152 | 2152-2153 | 2153-2154 | 2154-2155 | 2155-2156 | 2156-2157 | 2157-2158 | 2158-2159 | 2159-2160 | 2160-2161 | 2161-2162 | 2162-2163 | 2163-2164 | 2164-2165 | 2165-2166 | 2166-2167 | 2167-2168 | 2168-2169 | 2169-2170 | 2170-2171 | 2171-2172 | 2172-2173 | 2173-2174 | 2174-2175 | 2175-2176 | 2176-2177 | 2177-2178 | 2178-2179 | 2179-2180 | 2180-2181 | 2181-2182 | 2182-2183 | 2183-2184 | 2184-2185 | 2185-2186 | 2186-2187 | 2187-2188 | 2188-2189 | 2189-2190 | 2190-2191 | 2191-2192 | 2192-2193 | 2193-2194 | 2194-2195 | 2195-2196 | 2196-2197 | 2197-2198 | 2198-2199 | 2199-2200 | 2200-2201 | 2201-2202 | 2202-2203 | 2203-2204 | 2204-2205 | 2205-2206 | 2206-2207 | 2207-2208 | 2208-2209 | 2209-2210 | 2210-2211 | 2211-2212 | 2212-2213 | 2213-2214 | 2214-2215 | 2215-2216 | 2216-2217 | 2217-2218 | 2218-2219 | 2219-2220 | 2220-2221 | 2221-2222 | 2222-2223 | 2223-2224 | 2224-2225 | 2225-2226 | 2226-2227 | 2227-2228 | 2228-2229 | 2229-2230 | 2230-2231 | 2231-2232 | 2232-2233 | 2233-2234 | 2234-2235 | 2235-2236 | 2236-2237 | 2237-2238 | 2238-2239 | 2239-2240 | 2240-2241 | 2241-2242 | 2242-2243 | 2243- |
|-----------|-------|



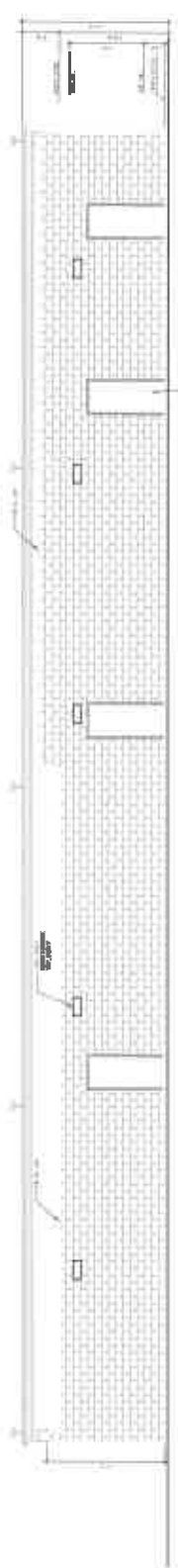
STANDARD BARRIER-FREE MOUNTING DIMENSIONS



SIGNAGE CRITERIA

 NORTH ELBATION

SOUTH ELEVATION



Subject Line

Petition to Inkster City Council

Date	:	September 14, 2024
Petition Organizer	:	Quick Corner Convenience Stores
Address	:	1193 Henry Ruff, Inkster, MI 48141
Contact	:	Alex Alsamawi 313-220-7258

We, the undersigned, petition the City Council to grant a Special Land Use Permit to Quick Corner Convenience Stores so that they can sell Alcohol, Beer, and Wine along with Grocery and Convenience items in their store. We, as residents of Inkster, who live within walking distance of the store, welcome the idea of a full-service convenience store within a walkable distance from our homes.

No.	Name	Address	Signature
	Christina Miller	30190 oakwood St	Christina Miller
	Charriene Johnson	19973 liberty st	Charriene Johnson
	Carolyn Johnson	29973 liberty st	Carolyn Johnson
	Latrice Johnson	29993 liberty	Latrice Johnson
	Sanchez McComb	313-443-6287 1200 Henry Ruff	Sanchez McComb
	Samatha March	20059 30059 Glenwood	Samatha March
	Meghan Delaney	29927 oakwood St	Meghan Delaney
	Maria Walker	27161 yale St	Maria Walker
	Lauri Noddy Britton	29867 Hazelwood St	Lauri Noddy Britton
	Alice Rickey	30017 OAKWOOD ST	Alice Rickey
	DeAndre	20034 oakwood st	DeAndre
	Sylvester Sharp	213 Henry Ruff	Sylvester Sharp
	Shell Dickens	290 Burtonwood St Ink	Shell Dickens
	Hunter	29951 Grandview St	Hunter

Petition to Inkster City Council

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No.	Name	Address	Signature
1	Marguise BARNER	29947 Spring Arbor Dr	Marguise BARNER
2	MARK Raymond	2555 Henry Ruff Rd. TOLR 43	MARK Raymond
3	Lecoci PATTEN	30225 Hazelwood	Lecoci PATTEN
4	JACKIE Kirkwood	29813 Hazelwood	JACKIE Kirkwood
5	DENICO Andrew	30102 Inkster mi	DENICO Andrew
6	LARRY Irene	30052 Glenwood	LARRY Irene
7	Shirley Allen	1488 Jeffrey Ln	Shirley Allen
8	Tim Flores	30131 Oakwood St	Tim Flores
9	Randy Flores	30131 Oakwood St	Randy Flores
	Jay O'Brien	29904 Hazelwood	Jay O'Brien
	MIRE Denny	29927 Oakwood	MIRE Denny
	Tim Raymond	2555 Henry Ruff #43 Inkster MI	Tim Raymond
	Dulac Oliver	29534 Hazelwood	Dulac Oliver
	DANIEL DORRIS	1035 HENRY RUFF	DANIEL DORRIS

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No.	Name	Address	Signature
	Danks Drew	6200 N. Wayne Rd	Drew Danks
	Eric Matthews	3364 Moore St	Eric Matthews
	Gerald Foster	2555 Henry Ruff Rd.	Gerald Foster
	Jeffrey Lewis	30121 Glenwood	Jeffrey Lewis
	Justine Kew	29985 Glenwood	Justine Kew
	Max Carter	30045 Oakwood	Max Carter
	Timothy Parker	29937 Glenwood St	Timothy Parker
	Robert Clark	2555 Henry Ruff Rd #02	Robert Clark
	Nancy Clark	2555 Henry Ruff Rd. 02	Nancy Clark
	Alexis Conery	30167 Oakwood St	Alexis Conery
	Landria	2555 Henry Ruff Rd	Landria
	Lisa Housch	Cherry Hill Trl	Lisa Housch
	Ms Terri Green	30282 Carlyle	Ms Terri Green

Petition to Inkster City Council

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No.	Name	Address	Signature
	Debbie Robinson	30013 Hazelwood	Debbie Robinson
	Bernice Banks	29476 Glenwood 18141	Bernice Banks
	Jack Butler	1170 Henry Ruff	Jack Butler
	Jack Butler	1170 Henry Ruff	Jack Butler
	Theresa Britton	495 Fairwood Inkster	Theresa Britton
	Ann Szypula	29915 Glenwood	Ann Szypula
	Mary Davis	29618 Glenwood St.	Mary Davis
	SANDRA GON	29958 Oakwood	Sandra Gon
	Alexis Conery	30167 Oakwood St	Alexis Conery
	Hatien Sidi	22065 W 8 mile rd	Hatien Sidi
	Jerry Mitchell	30233 Avondale	Jerry Mitchell
	Stephen Combs	30124 Hazelwood St	Stephen Combs
	Monica Combs	30124 Hazelwood	Monica Combs
	IRIS TUBBIE	27918 Hazelwood	IRIS TUBBIE

REQUEST FOR COUNCIL ACTION

To: Byron Nolen, Mayor

Date: February 25, 2025

From: Derek Dowdell
Community Development Director

Date for Council Consideration: March 3, 2025

ACTION REQUESTED: Consider resolution of adoption of the Inkster 2025 Master Plan.

Current Action ☒ Emergency ☐ Future ☐

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

Mayor's Approval 

BACKGROUND INFORMATION

On Tuesday, February 2, 2025, the Planning Commission held a public hearing to consider a resolution of adoption of the Inkster 2025 Master Plan. The Planning Commission recommended approval to adopt the 2025 Master Plan for the city of Inkster.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The attached Memorandum letter dated February 20, 2025, created by McKenna and Associates recommends approval and adoption of the Inkster 2025 Master Plan.

PROJECT OR IMPROVEMENT TASKS

The proposed project ensures that the property will continue to be utilized and contribute to the City's tax base.

COSTS

NA

PROJECT TIME TABLE

NA

RESOLUTION

Resolution of adoption of the Inkster 2025 Master Plan.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:



Memorandum

TO: City of Inkster: Planning Commission and City Council
FROM: Donovan Smith, AICP; Paul Urblel, AICP
SUBJECT: Inkster Master Plan Update: Public Hearing and Adoption
DATE: February 20 2025

Planning Commissioners and City Councilmembers:

At your coming meeting, you will conduct a public hearing regarding the City of Inkster's updated Master Plan, which is the culmination of months' worth of investigation, analysis, public engagement, and strategic thought.

BACKGROUND

The City of Inkster Planning Commission and Community and Economic Development department, in partnership with McKenna, have led the charge in overseeing the preparation of this draft plan. The process and plan document are consistent with the requirements of the Michigan Planning Enabling Act (Act 33 of 2008) (MPEA) for the preparation of master plans in Michigan.

PUBLIC ENGAGEMENT

The MPEA describes a process for public review and comment on draft plans to ensure maximum stakeholder support. As such, the City publicized the required 63-day resident and stakeholder comment period on this draft plan, which resulted in feedback from members of the public that is summarized later in this memo.

Before the recent public comment period and prior to drafting the plan document, McKenna and the Planning Commission substantially engaged stakeholders by conducting a public open house in July 2024, staffing a booth at National Night Out in August 2024, conducting stakeholder roundtables between September and November 2024, hosting follow-up stakeholder conversations in January and February 2025, hosting an online survey and interactive mapping exercise open to all residents and stakeholders, and maintaining a project website with pertinent information about the project throughout the process.

REVIEW AND NEXT STEPS

During your February 24, 2025 Joint meeting, a duly noticed Public Hearing for the draft plan will be conducted. After the hearing, the Commission and Council may act to adopt the plan. A proposed adoption resolution is included in your packet. Upon adoption, we will finalize the plan for production, and distribute it to the necessary entities (Wayne County, SEMCOG, etc.).

We look forward to discussing the draft plan during your meeting. We welcome any questions or comments at any time. Thank you.



COMMENT SUMMARY

We received two detailed comments during the public comment period. They are summarized below:

Public Comment #1:

(Received January 29, 2025)

A Vision for Inkster's Future: Culture, Innovation, and Sustainability by Akindele Akinyemi

The City of Inkster is poised for transformation through strategic initiatives that enhance cultural arts, technology, sustainability, and economic development. By fostering creative expression, technological advancement, and environmental responsibility, Inkster will position itself as a thriving, forward-thinking community. These efforts will attract businesses, create jobs, and improve the quality of life for residents.

Cultural Arts District

Inkster will establish a designated Cultural Arts District overlaying the Downtown Development Authority area to attract small and medium-sized enterprises, promote cultural design, and showcase mural art from around the world. The Leanna Hicks Public Library of Inkster will serve as the anchor institution for this vibrant district. To ensure growth and sustainability in the creative sector, the City will:

Retain buildings that provide artists and creative workers with flexible and affordable spaces for production and collaboration.

Support institutions that contribute to the vitality of arts and cultural districts.

Encourage community branding and marketing efforts to promote the arts.

Partner with private, philanthropic, and government organizations to invest in creative spaces, particularly in communities experiencing racial, ethnic, and economic disparities. Implement strategies to prevent displacement while preserving affordability for artist studios, workspaces, and cultural venues.

Recognize and address the role of the creative sector in maintaining long-term community stability.

Technology and Smart City Development

Inkster will expand technological zones within its industrial land use areas to attract global technology firms, particularly in artificial intelligence and cybersecurity. These efforts will create high-paying jobs for residents and increase the city's tax base.

The City will also introduce smart city initiatives to enhance sustainability, connectivity, and innovation. This includes:

Implementing smart infrastructure that improves transportation, energy use, and public services.

Encouraging collaboration between public, private, and academic partners to drive technological advancements.

Supporting economic development by attracting and retaining high-tech companies and world-class talent.

Enhancing critical city services, from traffic management to emergency response, through smart technology investments.

Innovation Districts



As part of the Master Plan, Inkster will establish Innovation Districts in key locations where public-private entities will collaborate. These districts will serve as hubs for partnerships between educational institutions, technological companies, and government agencies, working in concert to drive economic growth and workforce development.

Key components of the Innovation Districts include:

Providing designated spaces for research and development, start-up incubation, and corporate partnerships.

Facilitating knowledge sharing and networking between academia, industry, and public sector leaders.

Encouraging investment in advanced manufacturing, artificial intelligence, and cybersecurity sectors.

Creating workforce training programs in collaboration with local universities and technical schools to prepare residents for high-tech jobs.

Renewable Energy and Sustainability

A specialized land use plan will be developed for the south side of Inkster to support renewable energy initiatives.

Parks and open spaces will be converted into solar and geothermal energy utilities to promote sustainability.

Key components of this initiative include:

Establishing zoning regulations to facilitate renewable energy system development.

Encouraging on-site electricity generation to reduce reliance on nonrenewable energy sources.

Reducing greenhouse gas emissions through sustainable energy practices.

Urban Agriculture and Food Access

Inkster will integrate an Urban Agriculture Incentive Zone (UAIZ) into its Master Plan to promote small-scale urban farming and increase access to healthy food. Property owners may enter agreements with the City to use vacant land for agriculture in exchange for reduced property tax assessments. This initiative will enhance food security and community wellness.

Foreign Investment and Economic Growth

To attract foreign direct investment and create job opportunities, Inkster will establish an EB-5 Investor Visa designated area. This will encourage new businesses and investment, fostering economic growth.

Additionally, incentive zoning will be implemented to provide bonuses for developers who contribute public amenities, ensuring that new projects benefit the broader community.

Conclusion

By implementing these forward-thinking initiatives, Inkster will become a model city for cultural arts, technology, sustainability, and economic opportunity. These efforts will not only enhance the city's identity but also create a more prosperous and inclusive future for all residents.

MCKENNA COMMENTS:

The existing plan goals and objectives are aligned with much of the vision articulated here (specifically the focus on economic development, zoning for research and development, support for a 'culture and entertainment'



district, general focus on economic development and sustainability), though many specific issues are not explicitly mentioned as they did not organically arise from community engagement until this point.

No revisions to the draft document are proposed, but we welcome commentary from the Commission and City Council as to whether revisions to goals or objectives is warranted based on the above.

Public Comment #2:
(Received February 3, 2025)

1. *I would like to share my perspective regarding the Master Plan's assertion that Inkster's population is stabilized and that it will increase by only 34 people over the next 25 years. I see the source of this data noted without an explanation for the assumption or cause. This statement implies a lack of need for new housing developments, whether single-family or multifamily/mixed-use. This perspective could severely limit funding for affordable housing initiatives aimed at promoting homeownership. In my opinion, the decline in population over the past 5 years has a direct correlation to the decline in quality housing stock. And thus the adverse would encourage migration of residents seeking affordable housing into the city from surrounding areas.*

If the city is not expected to grow, one must ask: if you build the "Middle Housing Types" (as outlined on page 100 of the Master Plan, who will buy? Who will support the businesses that come into Inkster, and how will tax revenue increase without an increase in homeownership?

Moreover, the home sale statistics present a different reality; in the past six months, approximately 132 homes have been listed and sold in the MLS, with nearly 70% selling in less than 30 days. This data supports the notion that the demand for homebuyers exceeds the current supply. Additionally, it is crucial to highlight the influx of migrants into Inkster from surrounding areas, particularly Dearborn, which further indicates a need for housing. The Master Plan's emphasis on multifamily units (Middle housing - duplexes, triplexes, quads, cottages, etc.) and commercial development in downtown Inkster does not align with the assertion of stagnant population growth. There is little discussion regarding the need for new single-family homes, but more verbiage for multifamily including adding additional dwellings to lots with existing houses which I do not see as a trend for this city at all. And while infill lots are mentioned as housing opportunities, there is no direct plan to address the high tax rates that make new construction affordable only with tax incentives. Homeownership is vital for stabilizing cities and fostering economic growth, and I am concerned that the Master Plan does not accurately reflect the true housing needs of Inkster for 2024-2029.

Here is one example:

Page: 34 - shows the population projections for Inkster as being constant with no increase over the next 30 years.

See below the data shows that 132 homes were sold in the last 6 months.

87% of the homes listed sold in less than 60 days on market, with almost 70% in less than 30 days

This supports the theory that if homes are available on the market and listed at the correct value, there is a high demand and high potential to sale.

It further supports the need for homebuyer assistance, education, and initiatives as well.



Days on Market and Sold/List Ratios by Market Time

	0-30 Days	31-60 Days	61-90 Days	91-120 Days	121+ Days
Number of Listings	91	24	7	5	5
% of Total	68.94%	18.18%	5.30%	3.79%	3.79%
Average SP/LP	99.95	96.57	90.75	100.56	94.87
Average SP/OLP	99.56	94.16	85.99	96.04	92.01

2. Second, there is a zoning recommendation change that I'd like further clarification. See below from page 114:

10. Rezone R-1C Parcels to RM, to allow for Low-Medium Density Residential Development.

The residential zoning for Annapolis Pointe is currently R-1C due to the smaller sized parcels and has smaller setback requirements. Can you please explain how this zoning change will affect the Annapolis Pointe development? What exactly are the new zoning changes proposed? See zoning table below:

MCKENNA COMMENTS:

These comments rightly point out that, in addition to the increased housing diversity called for in the Master Plan, more single family development, especially on currently-vacant land, is conducive to realizing the Plan's stated goals and objectives for economic development, an equitable and diverse housing stock, and neighborhoods that support all existing and new Inkster residents at all stages of life. In response to these comments, we propose the following revisions:

Page 9

Revise the existing text to:

- The overall population size and quantity of households share similar historic patterns, following years of slow decline, households and population have recently begun to rise beginning in the year 2020.
- The growth rate of population in the City of Inkster is outpaced compared to its Detroit-Warren-Dearborn region.

Page 10

Revise the existing text to:

- The City of Inkster's population has experienced steady declines over the past 30 years, and has experienced a reversal in population trends since 2020. Inkster saw its most dramatic population decline between 2000 and 2010, losing 4,746 residents in that time. However, Inkster's population gained 719



residents between 2010 and 2020. The projected population by 2050 highlights population, supporting demand for Inkster's growing population.

Page 35

Revise the existing text to:

- The City of Inkster maintained a peak population in 1960 and maintained a housing stock which supported the 39,097 residents in predominantly single family and multiple family dwelling units. The future population trends support the City of Inkster's population growth, projected to grow almost 500 residents through 2050. Trends in population give an indication on the type and amount of housing needed to support the future population need for Inkster residents.

Page 37

Revise the existing text to:

- The average household size for owner-occupied units increased from 2.58 in 2011 to 2.76 in 2022, indicating demand for larger households over time.

Page 38

Revise the existing text to:

- The number of owner-occupied units in Inkster decreased from 4,887 in 2015 to 4,101 in 2022.

Page 39

Revise the existing text to:

- The City of Inkster is on the recovery of its trend without new housing development since 2017. Limited new construction activity adds stress to residential development in Inkster and the housing stock. As the existing housing stock continues to age, this lack of new construction may contribute to housing challenges, including affordability, quality, and availability. Encouraging new development and investing in the maintenance of older housing will be crucial for meeting future housing demand in the city.
- New construction housing accounts for about 29 new units in 2022.

Page 40

Revise the existing text to:

- The City of Inkster's stock of single-family homes, small multi-family structures (such as 2-, 3-4-, and 5-9-unit buildings) reflect Inkster's focus on traditional housing forms, rather than on diverse or alternative housing types. However, with the decrease in larger multi-family housing units and mobile homes indicate there may be increased pressure on affordable housing options. Future housing strategies should consider diversifying housing types to meet a range of needs, particularly as rental demand continues to grow in the city.

Page 98



Revise the existing text to:

- Implementing Middle Housing Strategies. Middle housing strategies focus on diversifying housing options which range from duplex family homes and small-medium apartment complexes. Additional single family housing strategies may also be appropriate for select locations.

Page 100

Revise the existing text to:

- Collaborate with the State and County Land Bank to bundle and sell land for mixed residential and single-family development.
- Housing Types
 - Single Family – Traditional detached residential structures containing a single housing unit. Often characterized by a front, side, and yards, driveways, and attached or detached garages.

Page 115

Revise the existing text to:

- Add Design Standards for Single Family & Middle Housing development types, detailing architectural design, facades, and materials.
- Incentivize Low-Medium Residential Density Development by-right in the RM District, by implementing improved design standards for Single Family Homes, Townhomes, Multiple Family Structures, and Mixed-Use Residential-Business Lofts along corridors and thoroughfares.



PROPOSED MOTION OF ADOPTION (PLANNING COMMISSION)

City of Inkster, Wayne County, Michigan

2025 Master Plan

RESOLUTION of ADOPTION

WHEREAS the Michigan Planning Enabling Act (Public Act 33 of 2008), as amended, provides for a City Planning Commission to prepare and adopt a Master Plan for physical development of the community; and

WHEREAS the City of Inkster Planning Commission has prepared such a Master Plan for the City's physical development in compliance with the Michigan Planning Enabling Act, including relevant charts, maps and text; and

WHEREAS the Inkster Planning Commission has provided multiple opportunities for public participation in the planning process; and

WHEREAS the Inkster City Council approved the draft Plan for distribution, and subsequently the Master Plan was so distributed for review by surrounding communities and other public agencies as required by the Michigan Planning Enabling Act; and

WHEREAS the Inkster Planning Commission held a formal public hearing on the draft Master Plan on February 24, 2025 to provide additional opportunity for public comment; and

WHEREAS all comments received during the planning process have been carefully considered and the Planning Commission is satisfied that the Master Plan is ready for adoption.

NOW THEREFORE BE IT RESOLVED that the Inkster Planning Commission hereby adopts the Inkster 2025 Master Plan, as presented at the public hearing held on May 5, 2021, subject to incorporation of the following revisions (if applicable):

1. Incorporation of proposed revision as presented in the McKenna memo to Planning Commission and the City Council dated February 20, 2025, and presented at the Public Hearing
2. [Additional conditions, if applicable]

BE IT FURTHER RESOLVED that the Inkster Planning Commission directs the Commission Chairperson and Commission Secretary to sign this Resolution signifying the adoption of the Inkster 2025 Master Plan, to file an attested copy with the City Clerk, and to request that the Master Plan, as revised, be forwarded to City Council for consideration and adoption consistent with the Michigan Planning Enabling Act.

Motion by _____ and seconded by _____



AYES:

NAYS:

ABSENT:

Resolution Declared Adopted.

[signature]

Ashley Williams, Secretary

City of Inkster Planning Commission



PROPOSED MOTION OF ADOPTION (CITY COUNCIL)

City of Inkster, Wayne County, Michigan

2025 Master Plan

RESOLUTION of ADOPTION

WHEREAS the Michigan Planning Enabling Act (Public Act 33 of 2008), as amended, provides for a City planning commission to prepare and adopt a Master Plan for physical development of the community; and

WHEREAS the City of Inkster Planning Commission has prepared such a Master Plan for the City's physical development in compliance with the Michigan Planning Enabling Act, including relevant charts, maps and text; and

WHEREAS the Inkster Planning Commission has provided multiple opportunities for public participation in the planning process; and

WHEREAS the Inkster City Council approved the draft Plan for distribution, and subsequently the Master Plan was so distributed for review by surrounding communities and other public agencies as required by the Michigan Planning Enabling Act; and

WHEREAS the Inkster Planning Commission held a formal public hearing on the draft Master Plan on February 24, 2025 in order to provide additional opportunity for public comment; and

WHEREAS all comments received during the planning process have been carefully considered and the Planning Commission is satisfied that the Master Plan is ready for adoption.

NOW THEREFORE BE IT RESOLVED that the Inkster City Council hereby adopts the Inkster 2025 Master Plan, as presented at the public meeting held on February 25, 2025, subject to incorporation of the following revisions (if applicable):

1. _____
2. _____

Motion by _____ **and seconded by** _____

AYES: _____

NAYS: _____

ABSENT: _____



Resolution Declared Adopted.

Byron H. Nolen, Mayor

City of Inkster, MI

Georgina L. Holliday, Clerk

City of Inkster, MI

MASTER PLAN

CITY OF INKSTER, MICHIGAN

Draft for Public Comment
November 26, 2024



*Prepared by the City of Inkster Planning Commission
with the assistance of McKenna*

ACKNOWLEDGMENTS

Planning Commission

Byron H. Nolen (Mayor)
Steven Chisholm (Chair)
Darryl Davis (City Appointee)
Mack Willis
Ashley Williams (Secretary)
Norma McDaniel
Tonia Williams (Vice Chair)
Tavan Hall
Sheryl Hayes-Bradford

City Council

Felicia Rutledge - Council Member - District 1
Freddie Bishop III - Council Member - District 2
Lindsay Scott - Council Member - District 3
Steven Chisholm - Mayor Pro Tem. / Council Member - District 4
Kim Howard - Council Member - District 5
DeArtriss Richardson - Council Member - District 6

City Administration / Officials

Derek Dowdell - Planning Director
Sharde Crutchfield - Director of Special Projects

Planning Consultant

McKenna



MCKENNA

235 East Main Street, Suite 105
Northville, MI 48167
mcka.com



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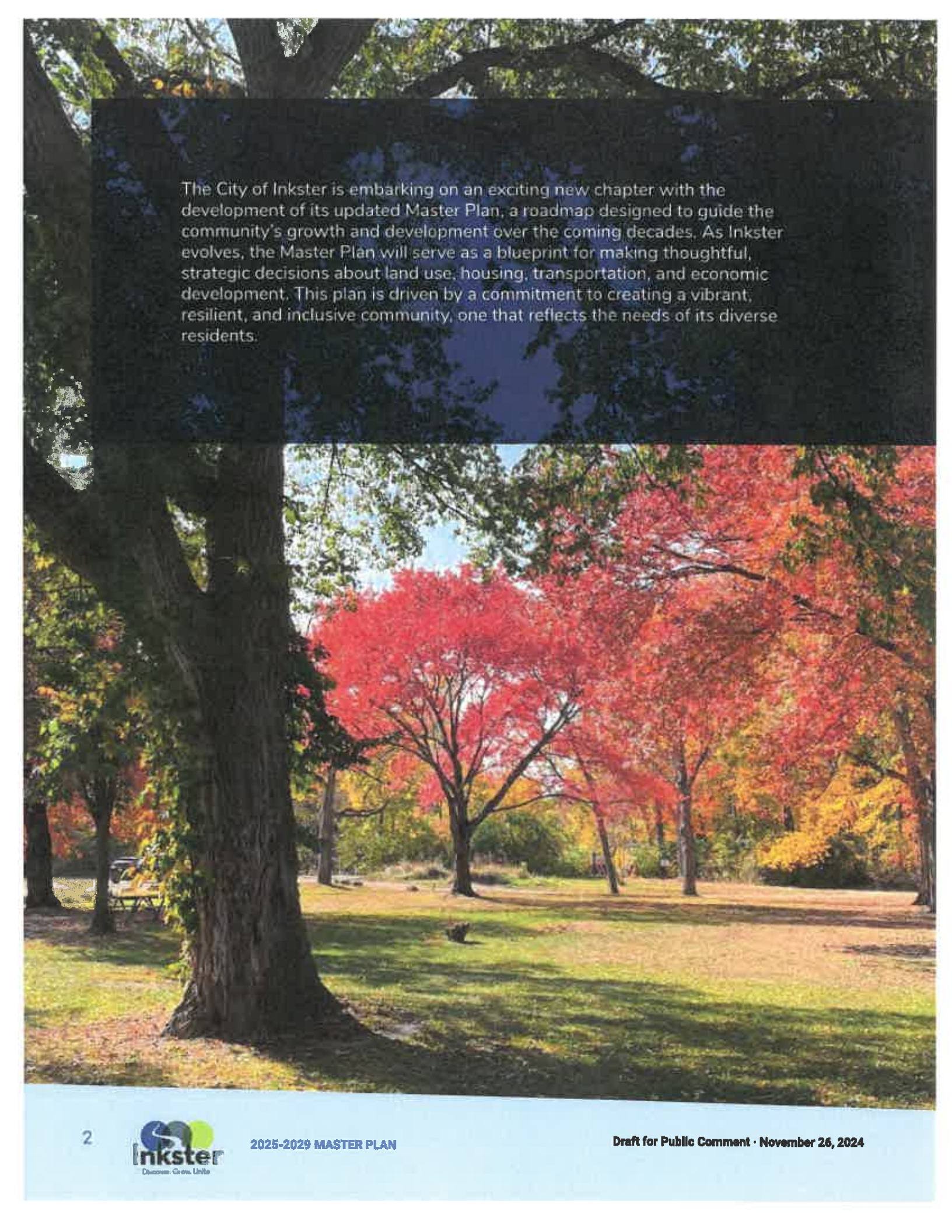
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2025-2029 **MASTER PLAN** · CITY OF INKSTER, MI



01. EXECUTIVE SUMMARY



The City of Inkster is embarking on an exciting new chapter with the development of its updated Master Plan, a roadmap designed to guide the community's growth and development over the coming decades. As Inkster evolves, the Master Plan will serve as a blueprint for making thoughtful, strategic decisions about land use, housing, transportation, and economic development. This plan is driven by a commitment to creating a vibrant, resilient, and inclusive community, one that reflects the needs of its diverse residents.



Throughout the engagement process, stakeholders expressed that Inkster is a great place to live because of its strong sense of community, camaraderie, and neighbors that help other neighbors. And yet, much can be improved. Engaged stakeholders are concerned about rising home prices and the related impact on affordability. There is a desire for robust redevelopment, improved stewardship of vacant land, activation of parks, and increased transit connections and mobility opportunities.

This plan lays the foundation to realize these desires. The following goals guide the policy recommendations included in this action plan:

HOUSING

Support high-quality housing stock that offers a diversity of housing types with policies that center affordability, protect existing residents from displacement, and ensure equitable access to housing.

WORKFORCE & ECONOMIC DEVELOPMENT

Encourage a diverse commercial and industrial sector that offers a variety of job opportunities for all skillsets, promotes family-supporting employment, and ensures the City is an active participant in the elimination of the racial income gap.

REDEVELOPMENT

Promote redevelopment that fills gaps in the housing and business needs of Inkster residents, provides essential community resources, and enables a robust and vibrant downtown.

TRANSPORTATION

Develop an effective transportation network that offers safe and efficient non-motorized and motorized transportation options for people to travel to destinations in Inkster.

PARKS AND RECREATION

Offer well-maintained parks that improve health and well-being through recreational activities that are accessible for all Inkster residents, culturally inclusive, and designed to meet the specific needs of the community.

SUSTAINABILITY & RESILIENCY

Foster resilience by enhancing the city's ability to mitigate the impacts of climate change.



2025-2029 MASTER PLAN · CITY OF INKSTER, MI





02. INKSTER TODAY

The City of Inkster is embarking on an exciting new chapter with the development of its updated Master Plan, a roadmap designed to guide the community's growth and development over the coming decades. As Inkster evolves, the Master Plan will serve as a blueprint for making thoughtful, strategic decisions about land use, housing, transportation, and economic development. This plan is driven by a commitment to creating a vibrant, resilient, and inclusive community, one that reflects the needs of its diverse residents. By engaging local stakeholders, residents, and leaders, Inkster's Master Plan will help shape a shared vision for the future, balancing progress with the preservation of the city's rich history and unique character.

2.1 INTRODUCTION

The Inkster Today chapter provides a snapshot of Inkster's current conditions, offering insight into demographic trends, housing characteristics, employment, and community assets. This chapter sets the foundation for future planning efforts by highlighting the strengths and challenges that define Inkster today. From its relatively young population to its affordable housing market, Inkster has distinct opportunities for growth and revitalization. Inkster Today insights will help identify key areas for improvement, setting the stage for actionable strategies that align with the city's vision for a thriving and sustainable future..

2.2 HISTORICAL CONTEXT

Inkster encompasses about 6.25 square miles of western Wayne County, and is located about eight miles west of Detroit. Originally part of Nankin Township, new cities and townships began to split off and incorporate themselves from the mid-1850s until the early 1960s. In 1963, the City was incorporated from Nankin Township, and was named "Inkster", after Robert Inkster, a Scottish immigrant and early settler of Nankin Township that established a steam sawmill that served as the foundation of the City's economy in the early days. Native American tribes such as the Ottawa, Potawatomi, Wyandotte and Huron tribes inhabited this area before European settlers.

The automotive industry greatly impacted the growth of the City and the economy in the early 1900's. Ford Motor Company's promise of a \$5 per day wage attracted African American migration from the south in search of higher wages and reduced discrimination. However, new African American residents still faced housing discrimination and redlining once they moved to Michigan. Inkster, however, offered homeownership opportunities to new Black residents and offered a short commute time to the Ford Manufacturing Plant.. During the Great Depression, the Ford Motor Company aided the City of Inkster by providing funds for home repairs, food assistance, and the construction of a medical center in the midst of an economic crisis. Wartime manufacturing impacted another spurt of growth in the community as labor was needed to build vehicles for the war.

After the war, the creation of Motown Records sparked inspiration amongst the African American community. Inkster is the home of the famous music group the Marvelettes who entered Inkster High School's talent show at the age of seventeen which led them to win an audition with Motown records. The group later recorded a US #1 hit in 1961, "Please Mr. Postman". The Marvelettes inspired other famous female African American music groups such as Martha and the Vandellas and the Supremes.

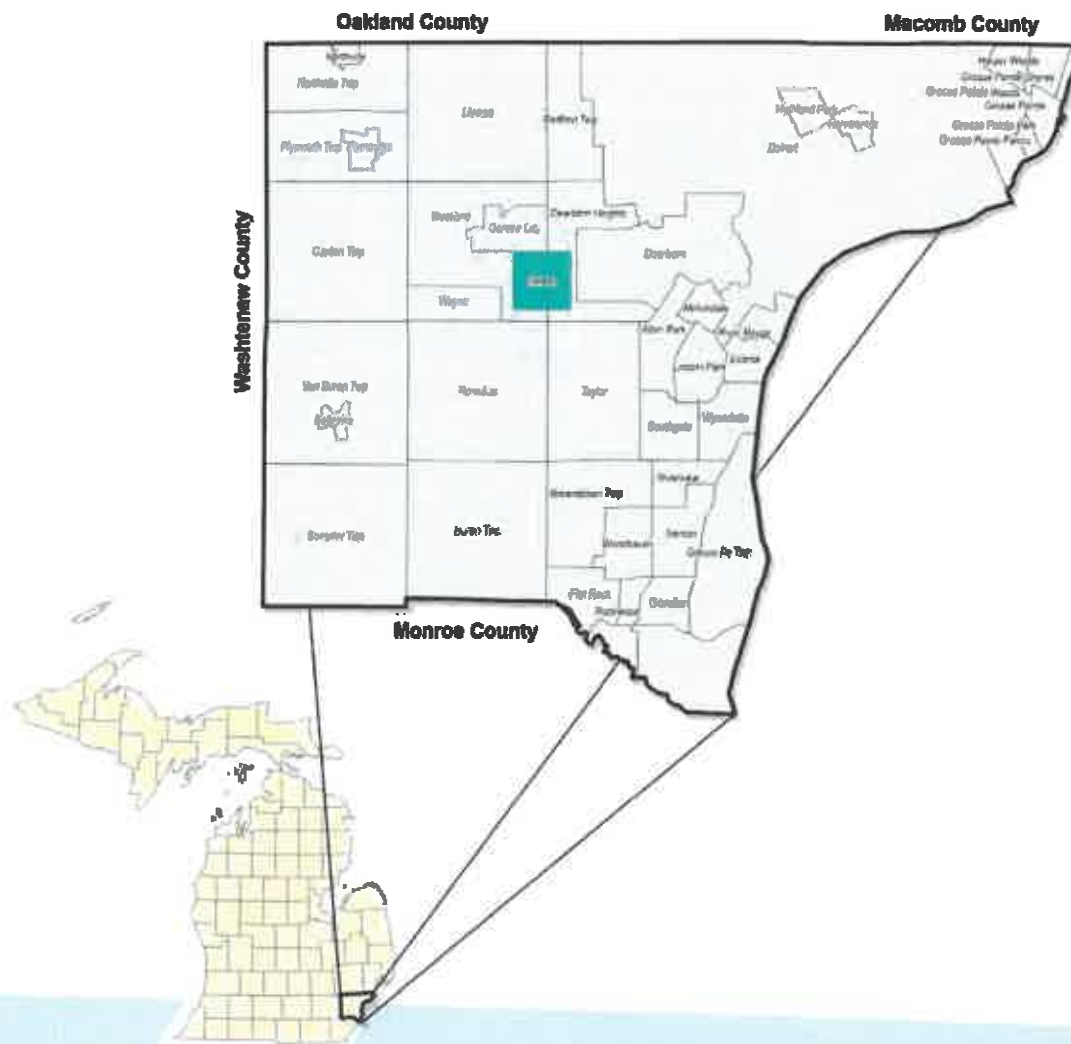
In the following years a fluctuating economy led to a steady decline in the population of Inkster where it currently sits at approximately 26,000 residents. The Downtown Development Authority and new equity based residential development aim to attract new residents and revitalize the once booming community.

2.3 REGIONAL SETTING

The City of Inkster is home to a population of just over 26,000 residents, with a median age of 32 years, making it a relatively young community compared to Wayne County and the State of Michigan. As shown in the Summary of County and State Trends table, Inkster's employment rate and median household income trail both county and state averages at 51.4% and median a household income of \$38,381. Opportunities to strengthen education pathways, workforce and education attainment, shown by the 12.1% of residents holding a bachelor's degree or higher, furthering the city's long term growth and economic development.

Table 1. Summary of County and State Trends

Communities	2000	2010	2020	(2010-2020) % Change
Dearborn Heights	58,264	57,774	63,292	9.55%
Westland	86,660	84,094	85,420	1.58%
Garden City	30,047	27,692	27,380	-1.13%
Inkster	30,115	25,369	26,088	2.83%
Michigan	9,938,444	9,883,640	10,077,331	1.90%



2.4 COMMUNITY SNAPSHOT

The City of Inkster is home to a population of just over 26,000 residents, with a median age of 32 years, making it a relatively young community compared to Wayne County and the State of Michigan. Inkster's employment rate and median household income trail both regional and state averages at 51.4% and median household income of \$38,381. With only 12.1% of residents holding a bachelor's degree or higher, there is an opportunity to strengthen education pathways, workforce and education attainment, further supporting the city's long term growth and economic development.

Table 2. Community Snapshot

2020	City of Inkster	Wayne County	State of Michigan
Total Population	26,088	1,757,043	10,077,331
Employment Rate	51.4%	59.1%	58.7%
Total Households	10,123	79,400	-
Total Household Units	11,485	790,191	4,570,173
Median household Income	38,381	55,867	\$66,986
Bachelor's Degree or Higher	12.1%	27.3%	32.1%
Median Age	32	38	40
Pop. 65+ years	10.6%	16.6%	18.7%

In terms of housing, Inkster features over 11,400 total housing units, with 10,123 households, suggesting a need to evaluate housing adequacy and affordability. The community's older adult population, while smaller than regional trends at 10.6%, will still require age-friendly housing and services to meet the needs of its seniors and growing populations. Meanwhile, the city's young median age and relatively lower income levels point to the importance of creating affordable, accessible, and sustainable housing options that align with modern demands. As part of a regional housing strategy, Inkster would gain from promoting mixed-income developments, improving neighborhood walkability, and enhancing public transportation to support a more connected, resilient, and vibrant community.



Community Profile

The Community Profile for the City of Inkster details various community characteristics such as demographics, housing and income, age and population trends. Supported by the Michigan State Housing Development Authority (MSHDA) Housing Data Portal, a benchmark profile for the City of Inkster was developed, highlighting the community trends, ensuring a data-driven approach to the planning and goal setting process of the Master Plan. The community profiles aspires to provide Inkster residents and leaders data and tools to address pressing issues like housing affordability, accessibility, and equity, laying the groundwork for sustainable growth and development that reflects the future needs and aspirations of the City of Inkster.

- » Similar to the population trend the households have been at a steady decrease but have recently begun to rise beginning in the year 2020.
- » The median household income for the City of Inkster has steadily increased at pace with the Detroit-Warren-Dearborn region, reaching nearly \$34,000 in 2022.
- » The amount of renter and homeowner share of households in the City of Inkster has trended towards an increased make-up of renter occupied units in 2022, from 49.2% in 2012, a total of 55% of current housing units.
- » The growth rate of population in the City of Inkster has been negatively outpaced compared to its Detroit-Warren-Dearborn region.
- » Since 2021, the population of the City of Inkster population growth has met the region's growth rate of nearly 1% annually.
- » The homeownership rate for the City of Inkster follows a similar decline to the change in population to that of the Detroit-Warren-Dearborn region.
- » Median home values for the City of Inkster has not fluctuated in cost over the past 10 years nearly \$63,000. The median homes values in the Detroit-Warren-Dearborn region experienced a gradual increase in cost over the past 10 years to nearly \$220,000.
- » Families or individuals making less than \$35,000 annually per year experience cost burden at the highest rate, where household expenses exceed household income by 30%
- » The health of City of Inkster residents are most effected by High Blood Pressure and High Cholesterol.
- » In 2022 the Median Home Price for the City of Inkster can support home prices up to \$135,000.



2.5 INKSTER DEMOGRAPHICS

Knowledge of local historic trends and future projections can help the City plan for future growth, change, and development. This information can also determine the amount of services residents will need to thrive in Inkster. Unless otherwise specified, this data was collected from the U.S. Census Bureau's American Community Survey 5-year estimates for 2022.

Population, Education, and Employment

This section explores data on the current and projected population of Inkster, as well as the race, gender, and age makeup of the City's population. Additionally, factors contributing to the overall economic climate in Inkster, such as educational attainment, median household income, and employment sectors are analyzed. This information is important in the master planning process to estimate the types of public services residents will desire and shape economic and community development initiatives undertaken by the City.

Population Projections

Table 3 shows population trends in Inkster between 1990 and 2022, as well as the how the population is projected to change by the year 2050.

Table 3. Population Trends – City of Inkster 1990-2050

	1990	2000	2010	2020	2022	Projected 2050	Projected Change 2020-2050	
							Number	Percent
City of Inkster	30,772	30,115	25,369	26,088	25,839	25,868	-220	-0.8%

Source: U.S. Census Bureau Decennial Census, 1990-2020 ; American Community Survey 5-year estimates, 2022; SEMCOG 2050 Forecast produced in 2023

The City of Inkster's population has experienced steady declines over the past 30 years, with the decline seeming to become more level by 2020. Inkster saw its most dramatic population decline between 2000 and 2010, losing 4,746 residents in that time. However, Inkster's population gained 719 residents between 2010 and 2020. The projected population by 2050 remains similar to the population in 2022, indicating that Inkster's population is stabilizing.

Household Characteristics

Table 4 provides information on the number of households and average household size in the City of Inkster. Data on household characteristics can help the City determine the housing types and sizes that may have the highest demand among residents. Additionally, household data can help predict future population trends for the City.

Table 4. Household Characteristics – City of Inkster, 2010 and 2022

	2010	2022	Percent Change, 2010-2022
Number of Households	9,821	9,222	-6.10%
Average Household size	2.56	2.78	8.59%

Source: U.S. Census Bureau Decennial Census, Tables H12 and H13, 2010; American Community Survey 5-year estimates, Table S1101, 2022

Between 2010 and 2022, Inkster's number of households declined by 6.10%. Considering the population increase during this same period, a decline in the number of households suggests that Inkster residents are forming larger households. This is confirmed by the fact that Inkster's average household size has slightly increased between 2010 and 2022, from 2.56 in 2010 to 2.78 in 2022. However, this increase is not enough to suggest a need for constructing larger housing units with more bedrooms and communal spaces.

Racial / Ethnic Distribution

There are notable demographic differences between Inkster and Wayne County. Inkster's Black or African American population is 36.8% higher than that of Wayne County as a whole. Additionally, Inkster's population is 16.2% white, while Wayne County's is 50.8% white.

Table 5. Racial / Ethnic Distribution – City of Inkster and Wayne County, 2022

	City of Inkster		Wayne County	
	Number	Percent	Number	Percent
One Race	24,207	93.7%	1,689,643	94.8%
White	4,183	16.2%	905,956	50.8%
Black or African American	19,304	74.7%	670,722	37.6%
American Indian and Alaska Native	20	0.1%	5,497	0.3%
Asian	313	1.2%	61,624	3.5%
Native Hawaiian and Other Pacific Islander	2	0.0%	350	0.0%
Some Other Race	385	1.5%	45,494	2.6%
Two or More Races	1,632	6.3%	91,998	5.2%

Source: American Community Survey 5-year estimates, Table DP05, 2022

Gender Distribution

The gender distribution in Inkster is fairly evenly split, however, the population of females is about 2.6% than that of males.

Table 6. Population by Gender – City of Inkster, 2022

Gender	Number	Percent
Female	13,256	51.3%
Male	12,583	48.7%

Source: American Community Survey 5-year estimates, Table DP05, 2022



Age

Table 7 shows the age distribution in Inkster in comparison to Wayne County, excluding Detroit. Understanding the age distribution of the population is key in calculating the demand for different types of public infrastructure, amenities, and services. For example, areas with a high school-aged population may require greater investment in schools, parks and recreation space, and childcare facilities. On the other hand, areas with a higher senior population may require greater investment in healthcare facilities and services, transportation services, and accessible housing options.

Table 7. Age Structure Comparisons – 2022

Age Group	City of Inkster		Wayne County (excluding Detroit)		Percent Difference
	Number	Percent	Number	Percent	
Pre-School (Under 5 years)	2,280	8.8%	70,023	6.1%	2.7%
School Aged (5 to 19 years)	5,740	22.3%	218,480	19.1%	3.2%
Family Forming (20 to 44 years)	8,966	34.7%	361,547	31.6%	3.1%
Mature Families (45 to 64 years)	6,104	23.6%	305,129	26.7%	-3.1%
Retirement (65 years and older)	2,749	10.7%	189,675	16.6%	-5.9%
Median Age	32.2	–	37.7	–	-5.5 years

Source: American Community Survey 5-year estimates, Table DP05, 2022

While the age composition of Inkster and Wayne County (excluding Detroit) are similar, there are some notable differences that may dictate differences in planning for the future. The City of Inkster has a slightly higher school-aged population than the County, while the retirement-aged population is nearly 6% lower than that of Wayne County.

Understanding how these age distributions are projected to change in the future is an equally important tool for understanding the demand for infrastructure and service needs. **Table 8** shows the projected population by age in Inkster, comparing the Southeastern Michigan Council of Governments (SEMCOG) measurement from 2020 to their projections for 2050.

Table 8. Projected Population by Age – City of Inkster 2020-2050

Age Group	SEMCOG 2020	SEMCOG 2050	Projected Change 2020-2050
Pre-School (0-4 years)	1,889	1,809	-80
School Age (5-17 years)	5,209	4,717	-492
School Age (18-24 years)	2,445	1,660	-785
Family Forming (25-64 years)	13,188	13,929	741
Retirement (65 years and older)	3,013	3,154	141
Total	26,088	25,868	-220

Source: SEMCOG Regional Development Forecast, 2020, 2050 produced in 2023

The City of Inkster is expected to have a larger population of family-forming and retirement-age individuals by 2050, supported by strategies that support the needs of established families and retirees in the community.

Educational Attainment

Educational attainment is an important consideration for economic development and employment opportunities. Typically, higher levels of educational attainment can expand the amount of job opportunities available to residents, and can help Inkster develop a creative, skilled workforce. [Table 9](#) compares levels of educational attainment in Inkster with that of Wayne County and the State of Michigan.

Table 9. Educational Attainment of Population 25 Years and Older, 2022

Educational Attainment Level	City of Inkster	Wayne County	State of Michigan
Less than 9th Grade	496 (3.0%)	47,044 (3.9%)	180,530 (2.6%)
9th to 12th Grade, No Diploma	2,195 (13.3%)	100,244 (8.3%)	391,872 (5.6%)
High School Graduate (Includes Equivalency)	6,043 (36.6%)	356,264 (29.6%)	1,970,618 (28.4%)
Some College, No Degree	4,583 (27.7%)	279,683 (23.2%)	1,561,318 (22.5%)
Associate's Degree	1,210 (7.3%)	102,753 (8.5%)	673,750 (9.7%)
Bachelor's Degree	1,427 (8.6%)	192,328 (16.0%)	1,311,608 (18.9%)
Graduate or Professional Degree	569 (3.4%)	127,074 (10.5%)	848,743 (12.2%)

Source: American Community Survey 5-year estimates, Table S1501, 2022

Median Household Income

Median household income is not only an important metric in understanding the demand for infrastructure and services in Inkster, but a key indicator for quality of life, especially when its compared to cost-of-living metrics like median home value and median gross rent. [Table 8](#) tracks changes in median household the City of Inkster and Wayne County between 2010 and 2022.

Table 10. Median Household Income – City of Inkster and Wayne County, 2010-2022

	2010	2020	2022	2010-2022 Dollar Amount Change	2010-2022 Percent Change
City of Inkster	\$31,805	\$32,109	\$38,381	\$6,576	20.7%
Wayne County	\$42,241	\$49,359	\$57,223	\$14,982	35.5%

Source: American Community Survey 5-year estimates, Table S2503, 2010-2022

The median household income of Inkster has increased from \$31,805 in 2010 to \$38,381 in 2022, representing a 20.7% increase. However, Inkster continues to experience lower median household incomes than Wayne County, while median household incomes have grown at a slower rate than Wayne County.

Employment

Table 9 shows the employment sectors of Inkster residents, and their 2050 projections. This data can help clarify economic development goals and objectives as the city look to attract new and growing industries and support their residents in achieving employment opportunities.

Table 11. Employment Sectors and Forecasted Jobs – City of Inkster 2020-2050

Industry	2020			2050			Projected change in the number of employees 2020-2050
	Rank	Total	Percentage	Rank	Total	Percentage	
Natural Resources and Mining	16	8	0.1%	15	6	0.09%	-2
Construction	11	272	4.7%	9*	348	5.4%	76
Manufacturing	12	208	3.6%	11	238	3.7%	30
Wholesale Trade	13	147	2.6%	12	175	2.7%	28
Retail Trade	7	419	7.3%	8	352	5.4%	-67
Transportation and Warehousing	1	759	13.2%	1	874	13.5%	115
Utilities	17	0	0.0%	16	0	0.0%	0
Information	15	68	1.2%	14	79	1.2%	11
Financial Activities	4	533	9.3%	5	561	8.7%	28
Professional and Technical Services	9	305	5.3%	10	332	5.1%	27
Management of Companies and Enterprises	14	138	2.4%	13	127	2.0%	-11
Administrative, Support, and Waste Services	3	623	10.9%	2	805	12.4%	182
Education Services	10	303	5.3%	9*	348	5.4%	45
Medical Facilities and Hospitals	6	455	7.9%	6	544	8.4%	89
Leisure and Hospitality	8	361	6.3%	7	512	7.9%	151
Other Services	5	485	8.5%	3	600	9.3%	115
Public Administration	2	654	11.4%	4	579	8.9%	-75

Source: SEMCOG Regional Development Forecast, 2020, 2050 produced in 2023



According to SEMCOG projections, Administrative, Support, and Waste Services are expected to be the fastest growing employment sector in the City. Additionally, Leisure and Hospitality, Transportation and Warehousing, and Other Services are expected to be fast growing sectors for Inkster residents. These sectors may be growing because of the booming online shopping industry, which has led to an increase in administrative, transportation, and warehousing jobs. Furthermore, the coronavirus pandemic has increase remote working opportunities, which may translate to the increase in administrative and support jobs. Understanding how employment opportunities are changing may influence how Inkster utilizes and develops land within the City.

Table 12 shows the acres of land in Inkster and surrounding communities and breaks the acreage down into the amount of industrial land acreage and commercial/office land acreage.

Table 12. Acres of Land in the City of Inkster and Comparison Communities, 2020

Municipality	Total Land (Acres)	Industrial Land		Commercial/Office Land	
		Acres	% of Total	Acres	% of Total
City of Inkster	3,999.1	59.7	1.5%	139.8	3.5%
City of Garden City	3,750.7	60.2	1.6%	153.3	4.1%
City of Dearborn	15,666.0	2,085.2	13.3%	1,767.6	11.3%
City of Dearborn Heights	7,529.7	57.2	0.8%	363.6	4.8%
City of Livonia	22,943.3	1,483.3	6.5%	2,604.5	11.4%
City of Westland	13,085.0	401.6	3.1%	1,156.7	8.8%

Source: SEMCOG Community Profiles, 2020

SEMCOG's data shows that a smaller percentage of Inkster's total land is dedicated to industrial and commercial and office uses than most of the surrounding communities. Inkster may consider this data when determining how to best utilize vacant land in the City. To increase employment opportunities within the city, strategies for Inkster may consider redeveloping some of its vacant land for industrial or commercial uses, while working to mitigate any negative impacts or nuisances for surrounding residential neighborhoods in the City.



Housing Tenure

Housing tenure describes the number of housing units owned versus rented, as well as the number of units that are vacant. **Table 13** shows housing tenure in Inkster and surrounding communities.

Table 13. Housing Tenure – City of Inkster and Comparison Communities, 2022

Municipality	Total Occupied Units	Owner-Occupied		Renter-Occupied		Total Vacant		Total Units
		Units	Percent	Units	Percent	Units	Percent	
City of Inkster	9,222	4,101	44.5%	5,121	55.5%	1,859	16.8%	11,081
City of Garden City	11,025	8,901	80.7%	2,124	19.3%	299	2.6%	11,324
City of Dearborn	35,968	24,848	69.1%	11,120	30.9%	2,756	7.1%	38,724
City of Dearborn Heights	22,070	15,843	71.8%	6,227	28.2%	1,365	5.8%	23,435
City of Livonia	37,789	32,962	87.2%	4,827	12.8%	1,366	3.5%	39,155
City of Westland	35,286	21,261	60.3%	14,025	39.7%	2,576	6.8%	37,862

Source: American Community Survey 5-year estimates, Table DP04, 2022

Approximately 11.0% more households in Inkster rent their home instead of own it. Conversely, households in surrounding communities are majority owner-occupied. These trends supports more attainable homeownership opportunities, such as assistance programs for first-time homebuyers or low-income homebuyers. Furthermore 16.8% of housing in Inkster is vacant, 10% higher than that of the City of Westland, which has the second highest vacancy rate amongst the comparison communities.

Median Home Value and Median Gross Rent

Table 14 shows median home values and median gross rent in Inkster and compares them to those of surrounding communities.

Table 14. Median Home Value and Median Gross Rent – City of Inkster and Comparison Communities, 2022

Municipality	Median Home Value		Percent Change, 2010-2022		Median Gross Rent		Change, 2010-2022	
	2010	2022	Number	Percent	2010	2022	Number	Percent
City of Inkster	\$87,100	\$69,000	-\$18,100	-20.8%	\$708	\$1,097	\$389	54.9%
City of Garden City	\$126,000	\$152,800	\$26,800	21.3%	\$838	\$950	\$112	13.4%
City of Dearborn	\$145,300	\$189,400	\$44,100	30.4%	\$925	\$1,205	\$280	30.3%
City of Dearborn Heights	\$125,700	\$161,200	\$35,500	28.2%	\$916	\$1,204	\$288	31.4%
City of Livonia	\$182,700	\$249,000	\$66,300	36.3%	\$854	\$1,235	\$381	44.6%
City of Westland	\$130,600	\$164,900	\$34,300	26.3%	\$750	\$1,067	\$317	42.3%

Source: American Community Survey 5-year estimates, Table DP04, 2010-2022

The City of Inkster has experienced declines in median home value by \$18,100 in 2010, while median gross rents and total rental units have increased by \$389 per month over this same period. While median household income has grown by 20.7% over between 2010 and 2022, median gross rent has increased by 54.9%. Highlighting a growing housing cost burden for renting households in Inkster. Furthermore, this increase in median gross rent is over 10% higher than that of the City of Livonia, which experienced the second highest increase.

Age of Housing

Table 15 shows the number of houses built over time in Inkster. An older housing stock typically corresponds with higher home repair needs for residents, less efficient homes that lead to higher energy bills, and sometimes, hazardous building materials like lead-based paint.

Table 15. Age of Housing – City of Inkster, 2022

Year Structure Built	Number	Percent
Total Housing Units	11,081	100.0%
Built 2020 or later	0	0.0%
Built 2010 to 2019	29	0.3%
Built 2000 to 2009	486	4.4%
Built 1990 to 1999	469	4.2%
Built 1980 to 1989	263	2.4%
Built 1970 to 1979	1,431	12.9%
Built 1960 to 1969	1,308	11.8%
Built 1950 to 1959	4,835	43.6%
Built 1940 to 1949	1,508	13.6%
Built 1939 or earlier	752	6.8%

Source: American Community Survey 5-year estimates, Table DP04, 2022

Like many communities throughout the State of Michigan, Inkster has an aging housing stock. 43.6% of housing in Inkster was built between 1950 and 1959, while no housing has been built since 2020. While population declines and stabilization in Inkster may not necessitate constructing new housing, efforts could be undertaken to retrofit and modernize existing homes to reduce home repair needs and improve energy efficiency.





Food Security

The United States Department of Agriculture developed a Food Access Research Atlas. This tool uses 2019 income and grocery store access data to measure food access. A Census tract is classified as low-income if the tract has a poverty rate of 20 percent or greater, the tract's median family income is less than or equal to 80 percent of the State-wide median family income, or the tract is in a metropolitan area and has a median family income less than or equal to 80 percent of the metropolitan area's median family income. In urban areas, a Census tract is defined as low-access if a significant number of residents are more than one mile from a grocery store, and a large number of households are without vehicle access. **Figure 1** below shows the Census tracts in Inkster that are classified as both low-income and low-access.

Food access and security is an issue for many Census tracts within the City of Inkster, with between 7.2% and 21.1% of residents in these Census tracts lacking a vehicle and are more than a half mile from a grocery store. To assist in resolving this disparity, the City of Inkster should explore opportunities to embed grocery stores within neighborhoods to increase food access for households who may not own a vehicle. Events like farmers' markets are also important in promoting healthy food access while supporting walkable neighborhoods.



Figure 1. Low-Income and Low-Food Access Census Tracts – City of Inkster, 2019

2.6 EXISTING LAND USE

Analyzing the division of land by specific land use categories is the first step in proposing future developments and understating the current state of the land.

Single Family Residential and Two Family Residential

This classification includes improved parcels having one-family detached and two-family attached dwelling units and located in predominately single-family detached residential areas.

Multifamily Residential

This classification includes land areas that are occupied by predominately residential structures containing dwelling units for three or more households. This classification includes apartments, attached condominiums, senior housing complexes, and nursing homes.

Manufactured Housing Park

Inkster has two older manufactured housing communities on Michigan Avenue, the first located northeast of Harrison and the second located on the east side of Henry Ruff in the Lower Rouge Parkway.





Commercial

Convenience (Neighborhood) retail centers are located along major streets. Retail activities can be further divided into convenience and general use categories. Convenience businesses are important to neighborhood residents, as they provide day-to-day personal services and goods: small food stores, hardware, dry cleaners, etc. General retail stores include: supermarkets, home improvement centers, auto-related services and sales, and similar uses. A number of older motels are located on the south side of Michigan Avenue.



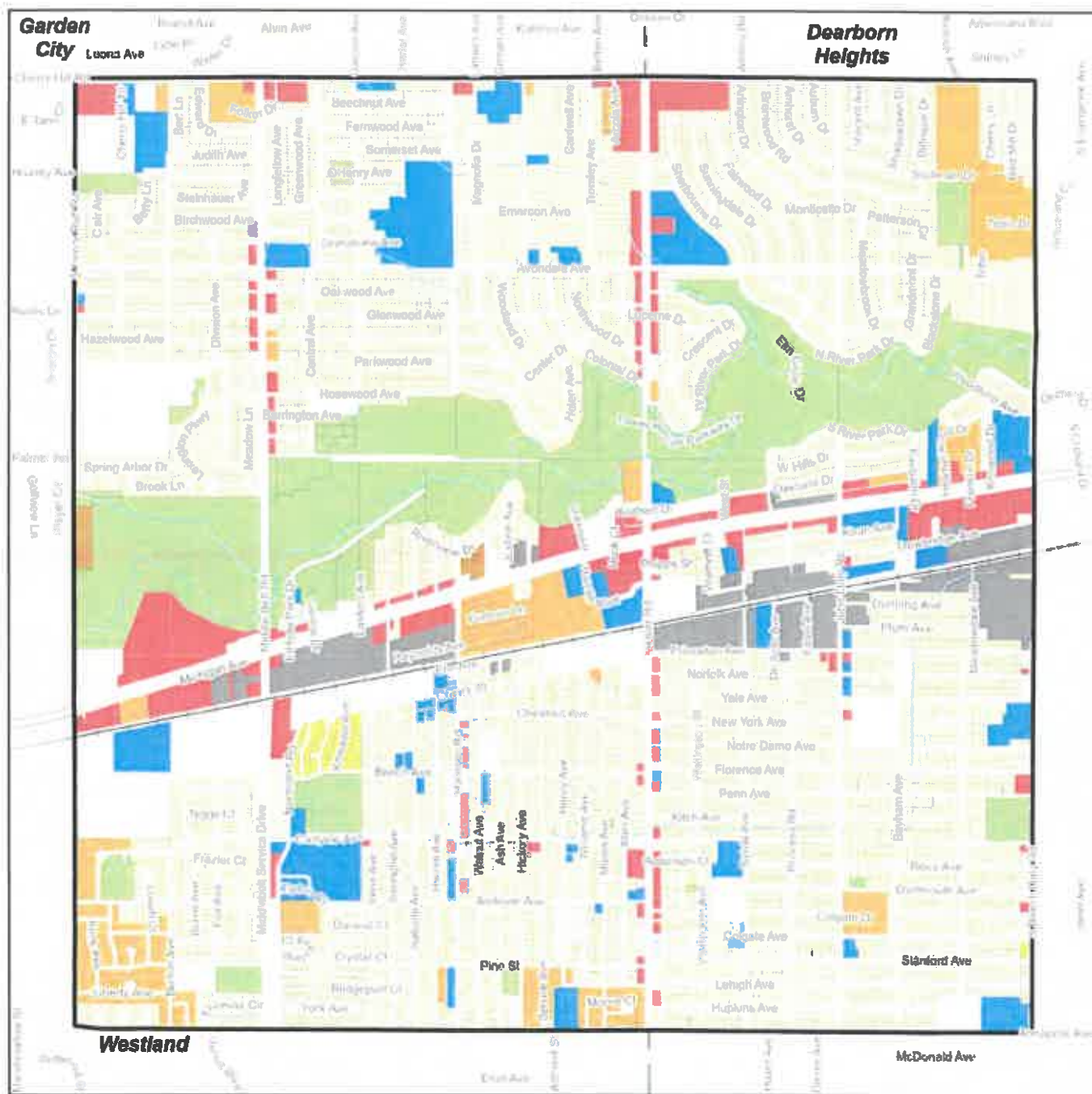
Industrial

This category includes manufacturing, warehousing, assembly and fabrication facilities, and other non-manufacturing industrial uses. Most of these land uses are located on the south side of the Michigan Avenue corridor and adjacent to the railroad tracks.



Public/Semi-Public

Public and semi-public uses represent approximately 3.63% of the land uses in the City. Generally public uses include City, county, state and federal facilities. Specifically, public uses in the City include: the City Hall on Trowbridge, the former City Hall building, the Library, Police Station, Court House, Fire House, Dozier Recreation Center (part of Parks and Open Space), DPS yard; State of Michigan Social Service and Unemployment offices, and US Post Office. A military reserve center is located on S. Beech-Daly, south of Yale. Semi-public uses include churches, private schools, and fraternal organizations.



Existing Land Use

City of Inkster, Wayne County, Michigan

July 1, 2024

LEGEND

- Single Family Residential
- Two Family Residential
- Multiple Family Residential
- Manufactured Housing Park
- Commercial
- Industrial
- Parks and Open Space
- Public/Semi-Public
- Vacant
- City of Inkster

0 1,000 2,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17a, Data Source: City of Inkster, 2024, McKenna, 2024.



MCKENNA

2025-2029 MASTER PLAN · CITY OF INKSTER, MI



03. COMMUNITY INPUT



3.1 FEEDBACK THEMES

Community. People love Inkster because of a sense of community, camaraderie, and neighbors that help other neighbors.

Housing. Respondents expressed concern for rising prices and impacts on home affordability. There was consistent support for increased homeownership and keeping investment within the Inkster community. Engaged stakeholders desire a variety of housing types in Inkster and supported creative housing strategies. They also expressed a desire for increased programming (like home repair assistance programs, rental subsidy programs) to assist people in maintaining their existing housing.

Development and Redevelopment. Throughout the engagement process, respondents desired better management, stewardship, and redevelopment of vacant properties.

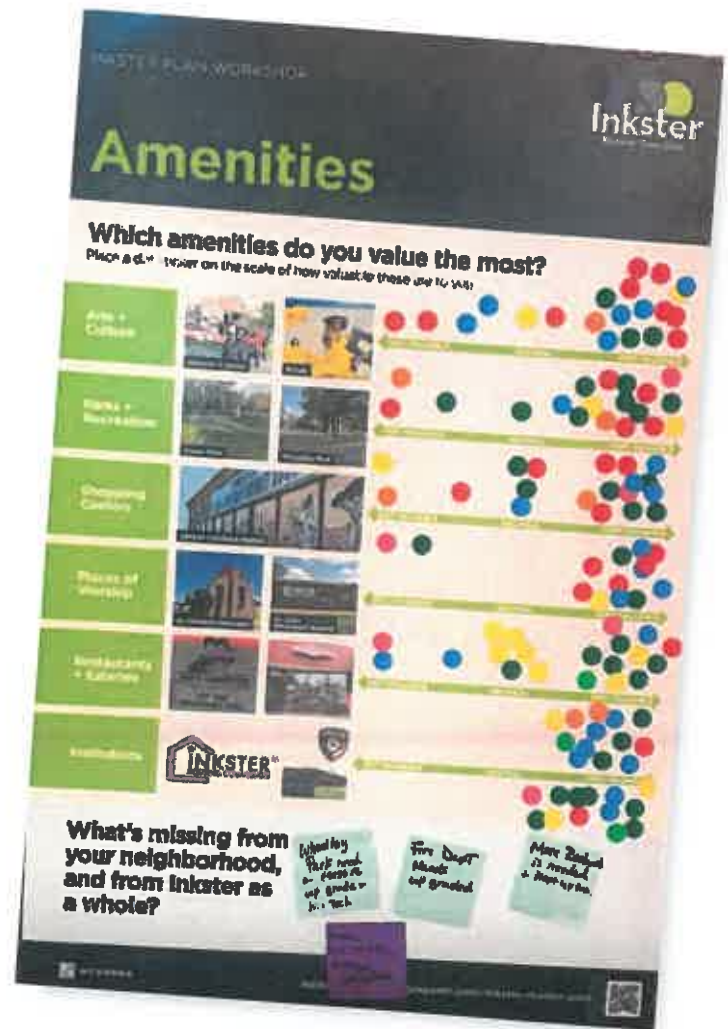
Destinations & Amenities. Engaged respondents desire to facilitate the development and provision of more amenities and 'stuff of daily life' within Inkster's borders.



Parks & Recreation. There was consistent support among engaged stakeholders for activation of parks through adding equipment and infrastructure and using the parks for community gatherings and events.

City Policies and Procedures. Engaged respondents would like the city to become more development-friendly through more predictable, rigorous, consistent processes and procedures.

Transportation. Respondents expressed a desire to repair the sidewalk network, are concerned about safe streets (unsafe speeds, necessary lighting improvements), and support increased mobility through increased transit connections between routes and additional mobility options for seniors.



Comprehensive community engagement is an essential part of any Master Planning process. Engagement activities help define existing concerns in the community the Master Plan should address, as well the applicability of potential goals and objectives for the community. The following chapter outlines the engagement activities that took place throughout this process and summarize key takeaways that are incorporated in the goals and objectives of this Master Plan.

3.2 IN-PERSON ENGAGEMENT ACTIVITIES

Strategic Workshop

A public workshop for Inkster residents was held on July 9th, 2024 in the Inkster City Council Chambers to solicit feedback on residents' vision for the future of the community and identify specific concerns and goals as the City conducts its 2024 Master Plan process.

The comment boards discussed topics like the overall vision and values for the City of Inkster, transportation access and connectivity, priority redevelopment sites, City and neighborhood amenities, and housing. The following main takeaways were gathered:

1. **Housing.** Attendees expressed concern over the increasing home prices and rental rates in Inkster and its impacts on home affordability and homeownership opportunities for Black families. Attendees desired a variety of housing types in Inkster and supported creative housing strategies such as tiny home communities to support housing affordability and diversity.
2. **Destinations & Amenities.** Residents expressed that Inkster lacked destinations for residents to travel to, such as grocery stores, retail stores, restaurants, and entertainment options, and people often have to go outside of the community to address these needs. Multiple attendees expressed a desire to increase the number of places to shop, dine, and play within Inkster.
3. **Parks & Recreation.** While residents appreciated the number of parks in Inkster, they expressed that very few have amenities like play structures, sporting equipment, or walking and biking paths. Residents wanted to see Inkster's parks being activated through adding equipment and infrastructure and using the parks for community gatherings and events.





National Night Out

The planning team engaged Inkster residents at the National Night Out event on August 6, 2024 in the parking lot of the Inkster Police Department. The following key takeaways were gathered from event attendees.

1. **Housing.** Event attendees wanted to see a variety of housing types developed within Inkster to help support the needs of all residents. While single family homes and apartments were the most popular housing types, all housing types were selected in the sticker activity. Multiple attendees expressed the need for housing options that address the needs of unhoused Inkster residents.
2. **Maintenance and Upgrading of Existing Amenities.** Residents believed most of the amenities in Inkster were very valuable but expressed that these amenities need to be better maintained and upgraded. Specific amenities that were called out for upgrades include the Fire Department and Wheatley Park.
3. **Priorities.** Most attendees supported housing and redevelopment as priorities for this Master Plan process. "Parks and Trails", "Transportation Choices", and "Sustainability and Resilience" were also frequently selected as top priorities, however, they were selected at a slightly lower frequency than "Housing" and "Redevelopment". Real Estate



Roundtables

The planning team hosted roundtable discussions in September and October 2024 to gather targeted information on real estate development, economic development, and overall quality of life from key stakeholders in the City of Inkster. Key takeaways are as follows:

Real Estate

Attendees noted multiple characteristics of real estate in Inkster that help attract new residents or investors into the community, including its affordability in comparison to neighboring communities and its safe neighborhoods. They also discussed multiple aspects where the City can improve its processes to support increased real estate development that benefits existing residents. This included:

- » **Improved transparency in City development processes.** All attendees noted that development processes in the City are often unclear, making it difficult for property owners or investors to know what regulations apply to them and their property. Attendees encouraged the City to continue developing fact sheets, templates, and resource guides outlining what regulations apply to different types of development and what resources exist for existing homeowners and developers to help maintain and improve their properties.
- » **Examine the existing Zoning Ordinance to identify barriers to development.** Realtors explained that there are many vacant side lots available on the market that are difficult to sell and develop because their small size makes it difficult to develop them in compliance with the existing Zoning Ordinance. For example, the minimum lot widths in the existing Zoning Ordinance for one-unit residential districts of between 50 and 80 feet often prevent side lots from being purchased and developed. Attendees recommended examining the Zoning Ordinance to remove these types of barriers.
- » **Collaborate with County and State agencies to ensure Inkster residents have equal access to resources.** Attendees wanted to see the City work more with Wayne County, the Michigan State Housing Development Authority (MSHDA), and other relevant agencies to ensure residents had access to homeownership and home repair programs, such as the Wayne County First Time Homebuyer Assistance Program.





Workforce & Economic Development

Topics for this roundtable included benefits to starting a business in Inkster, workforce development opportunities, and the business mix in Inkster, among other topics. Two attendees from the Redevelopment Ready Communities Subcommittee participated in the roundtable.

1. **Consistency and transparency in development processes.** Similar to the real estate roundtable, attendees believed investment and development in Inkster would be more robust if development processes were more clearly defined and consistently applied. Additionally, attendees expressed the importance of a standard tracking process to track ongoing development projects from start to finish to ensure projects did not get “lost in the shuffle”. Attendees thought these changes could help improve the perception of Inkster as being “anti-business”.
2. **Lack of business diversity.** Attendees discussed the impacts of a lack of diversity in the business mix in Inkster. Inkster is currently lacking businesses that meet the daily needs of Inkster residents, including banks, grocery stores, pharmacies, and restaurants. Attendees also discussed the implications of the growth of the cannabis industry in the City, and highlighted the importance of ensuring other industries are targeted as the City works to increase development along Michigan Avenue and other commercial corridors.
3. **Connect to existing workforce development resources.** Attendees noted the strong social service network in the City, with organizations such as Wayne Metropolitan Community Action Agency, Starfish Family Services, and United Way offering workforce development resources. Attendees recommended that the City engage these existing resources and refer residents to these organizations when necessary. Attendees also explained that workforce development resources often did not train for the jobs that were currently available in Inkster.

“Because of Inkster’s rich history, there is hope for a bright future.”

“We try to help each other no matter what the situation.”

Community Leaders and Institutions

Topics for this session included discussions about what makes Inkster a good place to live, critical issues that make it difficult to stay in Inkster long-term, desired improvements, and the quality of current service offerings.

- » **Camaraderie and Sense of Community.** Respondents expressed that Inkster has a strong sense of community, exemplified by the sentiment that "We try to help each other no matter what the situation." There is an evident appreciation for the welcoming and 'neighborly' attitude in Inkster
- » **Homeownership and Protection from Displacement.** Respondents expressed a desire for more homeownership opportunities for existing residents, and concern about the impacts of new development on neighborhoods that already exist.
- » **Communication.** Respondents expressed a desire for new and improved methods of advertising assistance programs and communication in general. Development and Investment

Topics for this discussion centered around Inkster's strengths, weaknesses, and opportunities for redevelopment and investment. Inkster benefits from available land for both multi-unit and infill housing, walkability and connectivity to surrounding communities. There are challenges related to the City's image and a perceived association with crime. Respondents identified opportunities for alignment with State and other resources for development incentives, improvements to the zoning ordinance to allow for housing diversity, celebration of successes, and planning for green infrastructure and resilience.



Community Leaders and Institutions

Development and Investment

Topics for this discussion centered around Inkster's strengths, weaknesses, and opportunities for redevelopment and investment. Inkster benefits from available land for both multi-unit and infill housing, walkability and connectivity to surrounding communities. There are challenges related to the City's image and a perceived association with crime. Respondents identified opportunities for alignment with State and other resources for development incentives, improvements to the zoning ordinance to allow for housing diversity, celebration of successes, and planning for green infrastructure and resilience.



3.3

Passive Visioning

To give residents additional opportunities to engage with the Master Plan process, engagement boards were left at City Hall, the Leanna Hicks Public Library, Twin Towers, and the Dozier Recreation Center. This board asked participants to add sticky notes with thoughts about their ideal Inkster and add dot stickers next to their main priorities that they would like to see included in the Master Plan.

Imagining an Ideal Inkster

When asked to imagine their ideal Inkster, respondents frequently mentioned being able to meet their daily retail, medical, and other needs in Inkster, rather than having to go outside of the City for these services. Additionally, walkability and fixing existing pedestrian infrastructure was a common theme in the comments left by respondents.

Top Priorities

Respondents were able to place dot stickers next to priorities they think should be included in the Master Plan. The top three categories chosen by respondents were Redevelopment, Housing, and Sustainability and Resilience. Additional priorities identified related to economic and business development and City communication.



Survey

An online and paper survey was made available to receive resident feedback on quality of life, public services, transportation, cultural and economic development, and housing in Inkster. Additionally, an online comment map was available so respondents could provide their likes, dislikes, and ideas for specific locations in Inkster. Staff received responses from 46 respondents during the survey period. The following summarizes key survey takeaways:

- » **Quality of Life and the Public Realm.** Repurposing vacant lots appeared to be a high priority for many Inkster residents.
- » **Public Services & Facilities.** There is a general dissatisfaction with the enforcement of property maintenance codes among engaged respondents.
- » **Transportation.** Respondents expressed concern for safety while walking and biking in Inkster.
- » **Cultural & Economic Development.** Most respondents wanted to see more of a variety of different businesses in Inkster. The top three business types selected by respondents as being needed were grocery stores, sit-down restaurants, and bank/financial institutions.
- » **Housing.** Many respondents expressed that they thought programming like home repair assistance programs, rental subsidy programs, and reinstating previous programs like Paint the Town would assist people in maintaining their existing housing. They also identified housing diversity as important for the future of Inkster.



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04. HOUSING AND NEIGHBORHOODS



4.1 INTENT AND PURPOSE

The Housing & Neighborhood Chapter of the City of Inkster's Master Plan aims to provide a comprehensive understanding of the city's current housing conditions, while identifying strategic opportunities for growth and improvement. This chapter delves into the Community Housing Snapshot and Characteristics of Housing to capture the present state of Inkster's housing stock, demographics, and the various social and economic factors that influence the residential landscape. The evolving needs of residents are identified through housing needs assessments, offering insights into current demand, market trends, and the capacity of the housing sector to meet these needs.

Further, this chapter provides a thorough assessment of the Strengths, Weaknesses, Opportunities, Threats that highlights the city's assets, challenges, and untapped potential. Through these analyses, key findings and identify opportunities to foster sustainable housing development, improve neighborhood vitality, and promote equity are presented. The chapter serves as a guiding framework for addressing future housing needs while supporting Inkster's goals for community well-being and long-term growth.

4.2 COMMUNITY HOUSING SNAPSHOT

Populations & Projections

It is important to understand the role of people to understand the intent and purpose for addressing housing needs. Further, strategies for housing are impacted by current and future populations trends. The following section explores population trends and projection data using data from the 2020 Census and the Southeastern Michigan Council of Governments (SEMCOG).

Table 16. Population Trends – City of Inkster, 1940-2020

	1940	1950	1960	1970	1980	1990	2000	2010	2014*	2020
City of Inkster	7,044	16,728	39,097	38,595	35,190	30,772	30,115	25,369	25,056*	26,088

Source: U.S. Decennial Census, 1960-2000; U.S. Decennial Census (Table P1), 2010-2020

The City of Inkster maintained a peak population in 1960 and maintained a housing stock which supported the 39,097 residents in predominantly single family and multiple family dwelling units. The future population trends for the City of Inkster are estimated to maintain a steady population with minimal growth, fluctuating around 25,000 residents. Trends in population give an indication on the type and amount of housing needed to support the future population need for Inkster residents.

Table 17. Population Projections, 2030-2045, City of Inkster

	2030	2035	2040	2045	2050
City of Inkster	25,682	25,845	25,993	25,998	25,868

Source: SEMCOG Population Estimates, 2030-2045



Community Population Age & Ethnicity

A housing stock for a community must reflect the needs of the community to properly provide the housing options and types that residents seek. As community populations age, the individual needs of residents change, and so do their housing expectations. The age of families and individual households reflect the presence of community amenities, cost-burden and expenses, and where residents choose to live. It is important to understand the impacts of changes in population age over time, gender ratio, and the relationship to housing needs.

Table 18. Population Age – City of Inkster, 2010 and 2020

Population Age	2010	%	2020
Under 5 years	1,858	31	1,889
5 to 9 years	1,901	102	2,003
10 to 14 years	2,000	66	2,066
15 to 17 years	1,328	-188	1,140
18 and 19 years	858	-127	731
20 years	439	-117	322
21 years	322	23	345
22 to 24 years	1,069	-22	1,047
25 to 29 years	1,550	487	2,037
30 to 34 years	1,619	220	1,839
35 to 39 years	1,664	-182	1,482
40 to 44 years	1,603	-118	1,485
45 to 49 years	1,744	-155	1,589
50 to 54 years	1,693	-89	1,604
55 to 59 years	1,554	119	1,673
60 and 61 years	593	-4	589
62 to 64 years	699	191	890
65 and 66 years	418	146	564
67 to 69 years	560	112	672
70 to 74 years	645	255	900
75 to 79 years	509	58	567
80 to 84 years	417	-107	310
85 years and over	326	18	344

The population trends in Inkster between 2010 and 2020 show a mixed pattern of growth and decline across various age groups. Notably, the youngest age groups (under 5 years, 5 to 9 years, and 10 to 14 years) saw moderate increases, while there was a significant decline in the teenage population (15 to 19 years). The young adult population (25 to 29 years) experienced the most substantial growth, indicating a possible influx of young professionals or families.

Meanwhile, the middle-aged population (35 to 49 years) saw a marked decline, which may indicate out-migration or an aging demographic. However, older adults, particularly those aged 55 to 59 years and 70 to 74 years, experienced significant growth, reflecting the aging population trend seen in many communities. These shifts point to changing housing and community service needs, particularly for young adults and seniors.

Population Age Summary

- » The 5 to 9 years age group grew by 102, while the 10 to 14 years age group saw a rise of 66 individuals, indicating growth in young children and adolescents.
- » Significant declines occurred in the 15 to 17 years age group (-188) and the 18 to 19 years group (-127), showing a drop in teenage population.
- » The 20- and 21-years age groups saw a decrease, especially among 20-year-olds (-117), while 21-year-olds showed a slight increase (+23).
- » The 25 to 29 years age group saw the largest increase (+487), reaching 2,037 individuals, reflecting a growth in young adults.
- » Age groups between 30 to 34 years and 55 to 59 years experienced significant growth, increasing by 220 and 119 individuals, respectively.
- » There were notable declines in the 35 to 49 years groups, particularly in the 35 to 39 years (-182) and 45 to 49 years (-155) age ranges.
- » The senior population, particularly those 70 to 74 years, increased by 255, showing growth in the elderly population.
- » The oldest age groups, 80 to 84 years and 85 years and over, saw decreases, especially in the 80 to 84 years group (-107).

4.3 CHARACTERISTICS OF HOUSING

Housing Tenure

Housing tenure refers to the distribution and dynamics of occupied housing units, with a distinction between owner-occupied and renter-occupied properties. The make-up of owner-occupied and renter-occupied units gives an indication of housing market stability and the level of housing investment within a community. Between 2011 and 2022, Inkster saw a decline in total occupied housing units, driven largely by a reduction in owner-occupied housing. The number of owner-occupied units dropped sharply, indicating a shift away from homeownership. In contrast, renter-occupied housing steadily grew, suggesting potentially an increased rental demand or a shift in housing preferences or a trend of a growing number of investment properties due to the low cost of homes in the community at that time. Despite the decline in homeownership, the average household size for owner-occupied units increased over the years, signaling a trend of larger family units in owned homes.

Table 19. Housing Tenure – City of Inkster, 2011-2022

HOUSING TENURE	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Occupied housing units	9,222	9,031	8,953	9,002	9,130	9,348	9,477	9,451	9,466	9,460	9,754	9,789
Owner-occupied	4,101	3,753	3,683	3,888	4,145	4,456	4,679	4,887	4,851	4,828	4,956	5,132
Renter-occupied	5,121	5,278	5,270	5,114	4,985	4,892	4,798	4,564	4,615	4,632	4,798	4,657
Average household size of owner-occupied unit	2.76	2.72	2.6	2.53	2.44	2.38	2.48	2.5	2.53	2.63	2.58	2.58
Average household size of renter-occupied unit	2.79	2.9	2.75	2.81	2.84	2.81	2.68	2.72	2.71	2.65	2.59	2.67

Renter-occupied units also experienced an increase in household size, peaking in 2021 before slightly declining. This growth in household sizes could reflect a rise in multi-generational or shared housing arrangements. Overall, these trends point to changing housing dynamics in Inkster, with increased rental demand and potential affordability issues in the housing market.

- » Total occupied housing units decreased from 9,789 in 2011 to 9,222 in 2022.
- » The number of owner-occupied units declined over 1,000 units from 5,132 in 2011 to 4,101 in 2022.
- » Renter-occupied units increased slightly from 4,657 in 2011 to 5,121 in 2022, peaking in 2021 at 5,278 units.
- » The average household size for owner-occupied units increased from 2.58 in 2011 to 2.76 in 2022, indicating larger households over time.
- » The average household size for renter-occupied units varied more, with a peak of 2.90 in 2021, before dropping slightly to 2.79 in 2022.

Home Values

The value of homes provides a dynamic view of the economic, social, and infrastructural health of a city, offering insights that are crucial for both residents and policymakers. Insights from home values can indicate housing market growth, demand for housing or community investment, and trends or gaps in the current housing stock. The housing market in Inkster has experienced a gradual rise in property values between 2015 and 2022, with a significant shift from lower-value homes to higher-value ones. Homes valued at less than \$50,000, which once made up a large share of the market, have declined by more than 50%, reflecting an overall improvement in housing quality or increased demand for more valuable properties. The growth in homes valued between \$100,000 and \$299,999, especially between 2020 and 2022, indicates that the market is trending towards mid-range and higher-value homes, likely driven by market recovery, increased buyer interest, or new development.

Table 20. Home Values – City of Inkster, 2015-2022

	2022	2021	2020	2019	2018	2017	2016	2015
Owner-occupied units	4,101	3,753	3,683	3,888	4,145	4,456	4,679	4,887
Less than \$50,000	1,208	1,498	1,789	2,004	2,249	2,633	2,747	2,516
\$50,000 to \$99,999	1,848	1,587	1,333	1,389	1,368	1,460	1,598	1,903
\$100,000 to \$149,999	447	360	266	285	371	212	177	272
\$150,000 to \$199,999	262	45	40	72	91	131	119	149
\$200,000 to \$299,999	93	135	124	23	4	4	8	7
\$300,000 to \$499,999	161	43	40	52	61	14	15	18
\$500,000 to \$999,999	74	82	87	59	1	2	10	15
\$1,000,000 or more	8	3	4	4	0	0	5	7
Median (dollars)	69,000	59,900	51,500	48,700	47,000	44,300	45,000	49,100

The median home value has seen consistent growth, rising from \$49,100 in 2015 to \$69,000 in 2022. This suggests a positive housing market outlook in terms of property appreciation, although affordability could become a concern for potential homeowners as fewer low-cost housing options remain available. The trend toward higher-value homes may reflect broader regional housing market dynamics or investment in the area, but it also underscores the need for affordable housing solutions to accommodate lower-income households.

- ▶ The number of owner-occupied units in Inkster decreased from 4,887 in 2015 to 4,101 in 2022, with a steady decline over the years.
- ▶ Homes valued at less than \$50,000 dropped significantly from 2,516 in 2015 to 1,208 in 2022, signaling a reduction in low-value properties.
- ▶ The number of homes valued between \$50,000 and \$99,999 increased from 1,903 in 2015 to 1,848 in 2022, though it peaked at 1,587 in 2021, suggesting stabilization in this price range.
- ▶ Homes valued between \$100,000 and \$149,999 saw substantial growth, increasing from 272 units in 2015 to 447 in 2022.
- ▶ Higher-value homes (\$150,000 to \$199,999 and above) grew notably, especially between 2020 and 2022, with homes in the \$300,000 to \$499,999 range jumping from 43 in 2021 to 161 in 2022.
- ▶ The median home value rose from \$49,100 in 2015 to \$69,000 in 2022, reflecting an overall increase in property values.

Age of Housing

The age of housing units tell the history of residential development of a city, and how much demand for housing exist at a given period of time. Inkster's housing stock is predominantly older, with the majority of homes constructed before 1970. The largest share of homes were built between 1950 and 1959, making up nearly half of the total housing units in 2022. This suggests that a significant portion of Inkster's housing may be in need of maintenance, upgrades, or modernization to meet current living standards. The decline in housing units built during the 1960s, likely due to aging and obsolescence, underscores the importance of rehabilitating older properties.

Table 21. Age of Housing Units – City of Inkster, 2015-2022

Year Structure Built	2022	2021	2020	2019	2018	2017	2016	2015
Total housing units	11,081	10,752	10,739	10,672	10,808	11,219	11,304	11,371
Built 2020 or later	0	0	58	50	30	28	0	0
Built 2010 to 2019	29	62	0	0	0	14	9	9
Built 2000 to 2009	486	475	442	354	349	442	324	312
Built 1990 to 1999	469	450	532	464	395	340	324	307
Built 1980 to 1989	263	234	259	307	222	289	359	437
Built 1970 to 1979	1,431	1,640	1,629	1,663	1,521	1,428	1,375	1,456
Built 1960 to 1969	1,308	1,291	1,671	1,813	2,027	2,286	2,528	2,299
Built 1950 to 1959	4,835	4,745	4,308	3,974	4,182	4,153	4,183	4,263
Built 1940 to 1949	1,508	1,202	1,120	1,391	1,396	1,548	1,603	1,678
Built 1939 or earlier	752	653	720	656	686	691	599	610

New housing development has been minimal over the past decade, with virtually no homes built post-2020 and only a handful constructed between 2010 and 2019. This trend suggests limited new construction activity and potential barriers to residential development in Inkster. As the existing housing stock continues to age, this lack of new construction may contribute to housing challenges, including affordability, quality, and availability. Encouraging new development and investing in the maintenance of older housing will be crucial for meeting future housing demand in the city.

- » Total housing units in Inkster fluctuated slightly from 11,371 in 2015 to 11,081 in 2022, reflecting a general decline.
- » There were no housing units built after 2020 in 2021 or 2022, with only 58 units recorded as built in 2020.
- » New construction (built between 2010 to 2019) remained minimal, with only 29 new units in 2022.
- » The bulk of the housing stock was built between 1950 and 1959, comprising 4,835 units in 2022, or nearly 44% of total housing.
- » Housing built between 1960 and 1969 has declined from 2,299 units in 2015 to 1,308 units in 2022, reflecting the age and potential depreciation of these homes.
- » Older homes (built before 1950) still make up a significant portion of the housing stock, with over 2,260 units in 2022, though the number has steadily decreased since 2015.

Housing Stock

The housing stock of the City of Inkster is diverse and offers a variety of housing options each with various amenities that meet the needs of its' residents. Inkster's housing stock is overwhelmingly dominated by single-family, detached homes, which have remained the primary form of housing in the city. These homes have seen slight declines in recent years, though they still account for the vast majority of residential structures. In contrast, larger multi-family housing units (with 20 or more units) have decreased notably, which may limit the availability of affordable rental options, as these types of units typically serve a broad range of renters.

Table 22. Housing Stock– City of Inkster, 2015-2022

Units In Structure	2022	2021	2020	2019	2018	2017	2016	2015
Total housing units	11081	10752	10739	10672	10808	11219	11304	11371
1-unit, detached	8229	7918	7711	7661	7954	8254	8347	8433
1-unit, attached	168	167	192	106	135	200	177	187
2 units	281	179	194	210	175	190	252	205
3 or 4 units	311	342	458	412	332	351	360	257
5 to 9 units	578	536	436	540	465	455	452	517
10 to 19 units	628	602	676	647	688	753	779	756
20 or more units	765	868	860	945	871	877	809	955
Mobile home	121	140	212	151	188	139	128	61
Boat, RV, van, etc.	0	0	0	0	0	0	0	0

The stability in small multi-family structures (such as 2, 3-4, and 5-9 unit buildings) and a minimal number of mobile homes reflect Inkster's focus on traditional housing forms, rather than on diverse or alternative housing types. However, with the decrease in larger multi-family housing units and mobile homes, there may be increased pressure on affordable housing options. Future housing strategies should consider diversifying housing types to meet a range of needs, particularly as rental demand continues to grow in the city.

housing / neighborhood image

Housing Occupancy

The occupancy of the housing units in the City of Inkster offers an opportunity to attract residents to vacant units and to identify areas for future growth and development. Housing occupancy can be understood by measuring occupied homes and rental units. The housing occupancy data for Inkster reveals a complex landscape where total housing units have not only declined since their peak in 2011 but have also seen fluctuations in occupancy and vacancy rates. While the number of occupied units increased slightly in 2022, the rise in vacant units signals that there are still significant challenges in the housing market, potentially impacting the community's stability and economic health. The increase in homeowner vacancy rates raises concerns about the accessibility and desirability of homes for sale, which could further depress property values if the trend continues.

Table 23. Housing Occupancy – City of Inkster, 2011-2022

Housing Occupancy	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Total housing units	11,081	10,752	10,739	10,672	10,808	11,219	11,304	11,371	11,607	11,820	12,072	12,178
Occupied housing units	9,222	9,031	8,953	9,002	9,130	9,348	9,477	9,451	9,466	9,460	9,754	9,789
Vacant housing units	1,859	1,721	1,786	1,670	1,678	1,871	1,827	1,920	2,141	2,360	2,318	2,389
Homeowner vacancy rate	2.9	1.3	0.9	1	3.9	4.4	5.1	5.3	5.2	4	3.1	2.6
Rental vacancy rate	8.1	9.9	9.9	10.5	8.4	9.5	7.2	9.2	11.4	12.5	12.4	13.4

Conversely, the rental vacancy rate's decrease suggests some improvement in the rental market, although it remains high, indicating that many rental properties are still unoccupied. This presents a challenge for landlords and may hinder new investment in rental properties. To enhance housing stability in Inkster, strategies should focus on reducing both homeowner and rental vacancy rates, encouraging occupancy through targeted outreach and support programs, and creating incentives for new development to meet current housing demand while revitalizing existing properties.

housing / neighborhood image

Homeowner Cost as Percentage of Income

Housing units with and without mortgages in the City of Inkster reveal notable trends and shifts in housing affordability over time. The housing cost burden data for Inkster presents a mixed picture of affordability and financial strain among homeowners without a mortgage. The increase in units without a mortgage suggests that a segment of the population is achieving greater financial independence, yet many of these households still face significant challenges in managing housing costs. The rise in units paying 35% or more of their income on housing underscores the persistent issue of affordability, indicating that a considerable number of residents may be living 'paycheck to paycheck', which can adversely affect their quality of life.

Table 24. Housing Cost Burden: Housing Cost as a Percentage of Income – City of Inkster, 2011-2022

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	2,466	2,203	2,168	2,199	1,848	2,328	2,341	2,415	2,167	2,105	3,006	3,258
Less than 10.0 percent	814	661	708	789	679	771	736	690	566	431	893	927
10.0 to 14.9 percent	497	448	397	370	289	435	431	398	386	351	375	361
15.0 to 19.9 percent	219	222	219	257	153	287	279	337	345	361	391	456
20.0 to 24.9 percent	136	145	146	187	158	209	205	232	168	206	241	275
25.0 to 29.9 percent	94	111	116	154	569	207	200	170	129	116	1106	1239
30.0 to 34.9 percent	139	138	165	123	0	132	143	144	90	105	47	66
35.0 percent or more	567	478	417	319	2269	287	347	444	483	535	1851	1764
Not computed	33	40	30	41	785	54	44	25	49	62	433	441

Conversely, the increase in units with housing costs less than 10% of income is a positive sign, suggesting that some homeowners are finding stability and can allocate resources to other essential needs. However, the sharp decline in the middle-income brackets (specifically those spending 25% to 29.9% of their income) raises questions about economic dynamics and the local housing market. Overall, there is a need for strategies to enhance housing affordability and reduce cost burdens in Inkster, such as financial literacy programs, assistance for low- and moderate-income homeowners, and policies that encourage affordable housing development.

- » The number of housing units in Inkster without a mortgage increased significantly from 2,203 in 2021 to 2,466 in 2022, indicating a trend toward financial independence for some homeowners.
- » A notable portion of these units is experiencing cost burdens, particularly those paying 35% or more of their income on housing, which increased from 478 units in 2021 to 567 in 2022.
- » The percentage of units with housing costs constituting less than 10% of income rose to 814 in 2022, up from 661 in 2021, reflecting an improvement in affordability for some homeowners.
- » There is a significant drop in the number of homeowners paying 25% to 29.9% of their income on housing, from 569 units in 2018 to 94 units in 2022, which may indicate a shift toward either increased income or decreased housing costs.
- » The category of housing cost burdened units (30% or more of income) remains concerning, particularly for those paying 35% or more, which signifies financial strain for many households.

Gross Rent as a Percentage of Household Income (Grapl)

The data on gross rent as a percentage of household income in Inkster reveals a concerning trend regarding rental affordability. The significant portion of renters (47.4%) paying 35% or more of their income in rent highlights the financial strain faced by many households, potentially leading to increased instances of housing instability and related socioeconomic issues. While some improvement can be seen in the percentage of renters paying between 15% and 24.9% of their income, the overall decline in occupied rental units suggests that the rental market may not be accommodating the growing need for affordable housing.

Table 25. Gross Rent as a Percentage of Household Income – City of Inkster, 2011-2022

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011
Occupied units paying rent (excluding units where GRAP cannot be computed)	4,521	4,634	4,658	4,608	4,498	4,419	4,389	4,180	4,293	4,283	4,333	4,190
Less than 15.0 percent	561	542	578	570	515	502	452	364	332	328	341	379
15.0 to 19.9 percent	487	429	473	572	514	472	370	289	201	184	351	334
20.0 to 24.9 percent	489	539	525	427	332	347	346	338	345	353	387	364
25.0 to 29.9 percent	445	531	513	394	538	536	463	535	569	490	483	520
30.0 to 34.9 percent	399	384	348	430	388	383	477	384	342	329	281	216
35.0 percent or more	2,140	2,209	2,221	2,215	2,211	2,179	2,281	2,270	2,504	2,599	2,490	2,377
Not computed	600	644	612	506	487	473	409	384	322	349	465	467

Despite a small number of renters benefiting from lower rental costs, the predominance of higher-cost burdens demonstrates the need for effective policies and programs to address these challenges. Solutions may include increasing the supply of affordable housing, implementing rent control measures, and providing rental assistance to low- and moderate-income families. Additionally, strategies to enhance financial literacy and empower renters to negotiate better terms could contribute to greater stability in the rental market and improve overall community well-being in Inkster.

- » The number of occupied rental units in Inkster decreased slightly from 4,634 in 2021 to 4,521 in 2022, indicating a potential decline in the rental market.
- » A significant majority of renters (approximately 47.4% or 2,140 units) are paying 35% or more of their income on rent, which is indicative of a serious housing cost burden.
- » The percentage of renters spending less than 15% of their income on rent has remained relatively stable, with 561 units recorded in 2022, but this represents only 12.4% of all occupied rental units.
- » Units paying between 15% and 24.9% of income have seen fluctuations, with the 15.0 to 19.9% category increasing to 487 units in 2022, suggesting some renters may be achieving better affordability.
- » The number of units with rent not computed has decreased, but there were still 600 units in 2022, indicating some rental agreements or income situations that may complicate understanding true affordability.

4.4 HOUSING OPPORTUNITY ANALYSIS

This Housing Opportunity Analysis serves as a strategic tool to assess the current state of the community's housing landscape and identify areas for improvement and opportunity. By examining the strengths, weaknesses, opportunities, and threats related to housing and neighborhoods in the City of Inkster, this analysis aims to provide a comprehensive understanding of the unique challenges and assets within the community. The insights gleaned from this evaluation will inform policymakers, stakeholders, and community members as they work collaboratively to develop targeted strategies that enhance housing affordability, stability, and overall quality of life for all residents. Supporting the development of actionable recommendations that align with the broader goals of the Master Plan, ensuring a vibrant, sustainable, and equitable future for Inkster's neighborhoods.

Strengths

- » **Diverse Housing Stock.** Inkster has a varied housing inventory, including single-family homes, multi-family units, and mobile homes, catering to different income levels and household sizes.
- » **Stable Owner-Occupied Units.** The increase in owner-occupied units from 3,753 in 2021 to 4,101 in 2022 indicates a trend towards homeownership, which can lead to community stability and investment.
- » **Median Housing Value Growth.** The rising median home value from \$51,500 in 2020 to \$69,000 in 2022 reflects a positive shift in the housing market and can enhance community pride and investment.

Weaknesses

- » **High Rental Burden.** Approximately 47.4% of renters are spending 35% or more of their income on housing, indicating significant affordability challenges and financial strain on households.
- » **Aging Housing Stock.** A large portion of the housing was built before 1950 (4,835 units), which may require substantial maintenance and renovations, impacting livability and property values.
- » **Vacancy Rates.** The rising number of vacant units (1,859 in 2022) signals potential issues with the attractiveness or affordability of the housing market, which could lead to neighborhood decline.

Opportunities

- » **Investment in Affordable Housing.** There is a need for more affordable housing options, particularly for low- and moderate-income families, which presents an opportunity for development and funding.
- » **Community Development Initiatives.** Leveraging community input and partnerships to create programs aimed at improving housing conditions and accessibility can enhance neighborhood quality and engagement.
- » **Financial Assistance Programs.** Implementing rental assistance and homebuyer education programs can empower residents to make informed decisions about housing, leading to greater stability.

Threats

- » **Economic Instability.** Potential economic downturns can exacerbate housing affordability issues and increase homelessness or housing insecurity in the community.

4.5 HOUSING STRATEGIES

The housing strategy for the City of Inkster offers a tailored approach to achieving goals and objectives that not only address immediate housing needs but also support long-term sustainable growth. Enhancing this strategy through alignment with the Michigan Statewide Housing Plan provides a strategic framework to tackle the city's housing challenges while leveraging state resources and best practices. By aligning local objectives with statewide priorities, Inkster can strengthen its efforts to increase access to affordable, equitable housing, improve housing supply, and enhance overall affordability for residents. This alignment also enables Inkster to tap into broader state initiatives, foster collaboration, and implement innovative solutions that improve housing opportunities for all residents.

Strategic Housing Priorities

The Michigan Statewide Housing Plan outlines key priorities, goals, and strategies to address housing affordability and overcome barriers to housing. The priorities identified in the plan offer clear areas of focus for the effective implementation of housing strategies.

- » Equity and Racial Justice
- » Housing Ecosystem
- » Preventing and Ending Homelessness
- » Housing Stock
- » Older Adult Housing
- » Rental Housing
- » Homeownership
- » Communication and Education

Key Terms to Implement Housing Strategies

Accessible Housing. A dwelling that offers accommodations for people with disabilities to live barrier-free and safely.

Affordable Housing. Housing for which the occupant is paying no more than 30% of their gross income in housing costs, including utilities.

Area Median Income (AMI). The middle amount of income for a community or region in a distribution of incomes. In other words, half of the population has an income below the AMI and half has an income above the AMI. This is used as a benchmark for determining the overall income levels of geographic areas.

Extremely Low-Income. A household whose annual income does not exceed the federal poverty level or 30% of the AMI, whichever number is higher.

Healthy Housing. Housing that provides its residents with a safe and sanitary place to live, reducing the risk of health problems such as asthma, lead poisoning, or other illness and injury.

Low-Income. A household whose annual income does not exceed 50% of the AMI.

Marginalized Populations. Groups or categories of people who experience discrimination or exclusion from communities or opportunities due to imbalances of wealth or power.

Mixed-Income Housing. Housing that provides a range of options that people at various income levels can afford.

Moderate Income. A household whose annual income is between 50% and 80% AMI.

Workforce Housing. Housing that is affordable and typically created for workers in close proximity to their jobs.

Source: MI Statewide Housing Plan Appendix B

Strategic Recommendations

To ensure alignment with statewide housing objectives, the Strategic Recommendations consolidates the goals and strategies outlined in the analysis of the Michigan Statewide Housing Plan and those strategies most relevant to Inkster's unique housing challenges and opportunities. By focusing on those strategies that directly support Inkster's needs—such as increasing affordable housing, enhancing housing supply, and improving equity in housing access.

In addition to the Statewide Housing Plan's Goals and Strategies the City can consider strategies to address vacancies and non-structural blight to support the strength of neighborhoods. Non-structural blight (NSB) can be defined as properties with some or all of the following characteristics:

- » Has visual indications of lack of care, making the parcel unsightly or an eyesore. For example, a lack of maintenance, accumulation of household goods outdoors, and intentional dumping (e.g., construction waste, tires).
- » Has other nuisances (e.g., groundhogs) and/or hazardous materials present.
- » Can occur on parcels with and without structures.

- » Can occur on parcels with occupied or vacant structures.
- » Is not synonymous with "vacant lot" (some vacant lots are NSB and some are not).

The Center for Community Progress has documented efforts to help abate NSB in Flint, Michigan. The City of Inkster could implement some of the following strategies as first steps towards utilizing vacant and blighted spaces in neighborhoods.

- » Continue demolition of vacant and abandoned buildings in poor condition and work with community partners to devise and implement a long-term maintenance plan for vacant lots after demolition.
- » Promote and incentivize parcel assembly, land acquisition, and lot clearing, prioritizing low-vacancy blocks to facilitate the land use transitions from existing conditions to recommended place types.

Invest necessary resources and promote partnerships with community groups and institutions to maintain community open space and enhance sense of community in low-density neighborhoods.



Equity and Racial Justice

Objective: To address systemic challenges to accessible and equitable housing by removing discriminatory barriers affecting housing choices of marginalized populations.

Strategy	Action
1.1.A	Establish a standing equity advisory committee including those with lived experience to review findings and housing equity concerns (e.g., access to affordable housing, accessibility, lead in drinking water/paint, credit worthiness) and then provide recommendations to the statewide housing partnership responsible for implementation of the Statewide Housing Plan
1.1.B	Work with other sectors, such as business, health care, and the courts, to create and implement a process for the sharing of relevant data.
1.2. A	Identify and address redlining, exclusionary zoning, and other discriminatory policies and practices that result in inequities and residential segregation, including but not limited to appraisals, assessment of State Equalized Value, loan application denials, and insurance premiums
1.2. D	Incentivize landlords to participate in housing programs serving vulnerable populations who hold temporary or emergency vouchers or other assistance.
1.3. A	Promote universal and barrier-free design accessibility, while considering additional space for special needs and equipment and contextual factors (e.g., access to transit and amenities) that influence accessibility.
1.3. B	Incentivize more affordable 3- and 4-bedroom unit options for larger and multigenerational households
1.3 C	Incentivize increased numbers of accessible units, including for extremely low incomes, in new development projects
1.4. D	Increase funding for rental supports for returning citizens and justice-involved individuals.
1.5.B	Promote the use of community-benefit agreements that give voice, amenities, protections, and other assurances to residents affected by development projects.

Housing Ecosystem

Objective: Develop an ecosystem of resources that serve to improve the efficiencies of efforts and strategies which improve housing

Strategy	Action
2.1.A	Create and/or align regional networks to promote discourse, identify gaps, leverage resources, address systemic inequities, remove barriers, and collaborate on housing plans and projects; assess capacity of regional networks on a regular basis and fill gaps where appropriate
2.1.B	Establish partnerships with organizations involved in the social determinants of health to ensure intersections with housing policies across the ecosystem, including COVID-19 policies.
2.1. C	Bring technical resources to communities to help them become ready for new housing development.
2.3. B	Create a statewide workgroup with key partners and people with lived experience (e.g., experience of housing instability, poverty, or homelessness) to explore opportunities for ensuring fair treatment and equitable employment in the construction, planning and zoning, and real estate industries.
2.4. C	Provide resources to help underrepresented entrepreneurs launch and grow construction, planning and zoning, and real estate businesses.
2.5. A	Coordinate with others, including the MIHI (Michigan High-Speed Internet) Office, in working to improve access and affordability.

Preventing and Ending Homelessness

Objective: Encourage community action and policy which supports those who have experienced challenges with chronic homelessness and housing instability.

Strategy	Action
3.2. A	Incentivize development of affordable and accessible housing units for households at or below 30% AMI to increase supply.
3.2. C	Increase the supply of supportive housing units developed (including but not limited to recovery housing) by fully leveraging existing funding, expanding the pool of resources by soliciting new funding, and ensuring that those units are targeted to households in greatest need.
3.3. A	Increase funding for supportive housing services that are evidence-based, aligned with quality measures, and focused on tenant outcomes
3.5. C	Track supportive housing unit creation and annually re-evaluate unit projections by population to set and monitor unit production goals

Housing Stock

Objective: Support the need to develop, preserve and rehabilitate a diverse range of housing options which fit the needs of residents of all income levels and affordability.

Strategy	Action
4.1. A	Advocate at the federal and state levels for increased funding, including gap funding, to support affordable and attainable housing ranging from small- to large-scale housing development.
4.1. D	Incentivize holistic, environmentally just development that provides equitable access to transportation (roads, non-motorized facilities, and/or public transit), child care, economic opportunity, education, and amenities in neighborhoods.
4.1. E	Use best practices from other states to apply tax increment financing and other incentives to encourage housing production and transformational market-driven development.
4.1. F	Implement recommendations of the Racial Equity Impact Assessment for the Low-Income Housing Tax Credit Program to increase more equitable affordable and attainable housing.
4.1. G	Build capacity for nonprofit, faith-based, and other purpose-driven housing development.
4.3. A	Streamline access to existing tools and funding sources to help with the added costs of developing energy-efficient housing.
4.3. B	To create more healthy housing, incentivize developers to use green building practices.
4.4. B	Support the establishment and use of guidelines for assessing the quality of housing stock.
4.4. E	Provide funding to municipalities and land banks to bring vacant and abandoned homes up to code in preparation for sale.
4.5. A	Encourage local municipalities and others tasked with project oversight and inspection to coordinate to ensure resident health and safety concerns are addressed in housing rehabilitation.
4.6. A	Provide more incentives and fund income and appraisal gaps to support the development of missing middle housing types and workforce housing.
4.6. E	Develop a toolkit for organizations and companies that documents the advantages of employer-assisted housing fund programs and how to establish one in order to retain and attract talent.
4.7. A	Provide capacity in the form of housing-related technical support for smaller municipalities
4.7. C	Continue to provide funding for equitable and inclusive community master planning and zoning updates through the MEDC's Redevelopment Ready Communities program technical assistance match funding.
4.7. D	Develop model language for zoning amendments or overlays that remove obstacles to increasing the housing supply.
4.8. C	Educate about and promote the use of community land trusts/shared-equity housing.

Source: MI Statewide Housing Plan Priorities, Goals, & Strategies

Older Adult Housing

Objective: Support programs and policy which provides assistance to housing for older adults and opportunities for marginalized populations to age in place.

Strategy	Action
5.1. A	Review and modify housing programs to remove barriers to expanding and improving older adult housing.
5.2. A	Develop or enhance local aging-in-place education and resources for older adults, their caregivers and families, and landlords through housing counseling agencies, Area Agencies on Aging, home and community services agencies, Program of All-Inclusive Care for the Elderly, and services that are near their homes or otherwise easily accessible.
5.2. B	Expand funding opportunities that would allow older adult homeowners and landlords to make modifications to units to support aging in place, accessibility, and visitability.
5.2. C	Support local zoning that is appropriate for older adult housing options, such as accessory dwelling units.
5.3. A	Work with regional and local government groups to develop best practices to help ensure that their older residents have access to a continuum of care in affordable and accessible facilities.
5.3. B	Where gaps exist, create new funding opportunities for new senior facilities providing a continuum of care through the collaboration of a broad array of partners.

Rental Housing

Objective: Support populations served by rental housing by implementing policy which increase quality rental housing, protects the rights of tenants, and reducing the impacts of rent burden.

Strategy	Action
6.1. A	Encourage early-intervention eviction-diversion and referral programming at the community level that engages landlords, property managers, tenants, utilities, and community service providers to identify those who are at risk before court action is needed, and if unavoidable, increase access to legal services for tenants in eviction proceedings
6.1. C	Expand prevention of and consequences for illegal lockouts by landlords.
6.2. A	Develop programs with landlords and their trade associations to remove barriers and provide incentives (e.g., screening criteria, rent guarantees).
6.2. B	Advocate for increased federal rental assistance funding, living wages, annual rent increase caps, and a requirement to count housing subsidy and other public benefits as a source of income for rental application purposes.
6.2. D	Identify non-federal funding sources that address gaps between housing subsidies and market rents while reflecting local conditions (e.g., utility costs)
6.2. E	Establish a statewide housing mobility program targeted particularly to Housing Choice Voucher tenant participants and prospective landlords, including affordable supportive services and incentives for landlords renting properties in mixed-income areas.
6.3. A	Provide assistance to landlords who have financial hardships to make sure property is up to code, is weatherized and energy efficient, and/or maintained for quality, health, and safety, conditioned on maintaining unit affordability
6.3. B	Provide shared resources and other support to municipalities to facilitate landlord registries, regular inspections, and code enforcement.

Source: MI Statewide Housing Plan Priorities, Goals, & Strategies

Homeownership

Objective: Implement programs and policy which increase equity in homeownership and support the development of housing which meets a diverse range of incomes and including low- and moderate- income levels.

Strategy	Action
7.1 A	Expand programs that help households navigate the home-buying process with personalized, culturally responsive assistance.
7.1 B	Create a program to enhance oversight and accountability of the appraisal industry and empower homeowners and homebuyers to take action when they receive an evaluation that is lower than expected or receive a mortgage denial.
7.1 C	Increase shared-equity programs where the homebuyer and funding organizations share equity in homes and thereby make mortgages more affordable for low-income buyers over a period of time.
7.2 A	Create a public-private lender collaborative, with involvement from CDFIs, to identify new ways to increase lending to low- and moderate-income homebuyers, including down payment assistance
7.2 B	Connect people to workforce training programs, adult education, postsecondary education, and entrepreneurship training so they can continue to increase their earnings
7.2 C	Work with municipalities to help them make fair and equitable property tax assessments.

Communication and Education

Objective: Coordinate with the local and state agencies to increase awareness of resources and strategies for affordable, attainable, and opportunities for workforce housing.

Strategy	Action
8.1 B	Meet people where they are when communicating with them through culturally appropriate, accessible delivery formats (including for people with disabilities), languages, and messengers
8.2 B	Increase awareness among housing providers and those who provide assistance of the programs and services available.
8.2 C	Increase awareness of the process for qualifying, enrolling, and obtaining local- and state-subsidized housing, including waiting lists, among those needing assistance.
8.3 A	Increase fair housing education, promotion, testing, obligation, and enforcement through partnerships and resource-sharing through the Fair Housing Centers, local government, the Michigan Department of Civil Rights, and HUD
8.3 B	Develop targeted educational materials specifically for populations with vulnerabilities such as those experiencing homelessness, immigrants, refugees, migrants, BIPOC, LGBTQ+, people with disabilities, etc., that outline their rights and communicate how to report suspected illegal or unethical landlord conduct.
8.4 A	With additional funding, expand the network of and outreach from providers who deliver financial literacy to support housing stability
8.4 C	Help those people who are unbanked to establish relationships with financial institutions

2025-2029 MASTER PLAN · CITY OF INKSTER, MI



05. TRANSPORTATION AND MOBILITY

This chapter provides data on existing transportation in the City of Inkster, including crash data and traffic volumes, pedestrian infrastructure, and public transportation. Additionally, the chapter explores current planning best practices, such as Complete Streets policies and the State's current transportation goals and discusses their applicability to Inkster.

5.1 TRANSPORTATION GOALS

Prior to examining transportation data that illustrates existing transportation strengths and barriers in Inkster, it is important to look at previous transportation goals, the progress towards their implementation, and their relevance to Inkster today. The 2017 Master Plan contained transportation goals relating to branding and wayfinding along major streets and entrance points and improving transportation efficiency. The table below outlines these goals and any progress that has been made since 2017 in achieving these goals.

2017 Goal: Transportation

Objective: Maintain a safe, quality street network which operates at an acceptable level of service, is aesthetically pleasing, is considerate of pedestrian and bicyclists and ensures traffic on residential streets harmonize with the neighborhood.

Progress made toward 2017 Goals and Objectives

- » Wayne County Department of Public Services 2020 Middlebelt Road Resurfacing Project
- » Received Safe Streets for All Grant with Wayne, Westland, and Garden City

2017 Goal: Non-Motorized and Public Transit

Objective: Develop a comprehensive non-motorized system of sidewalks, bike lanes, and pathways throughout the community which is safe, well maintained, allows access to various landmarks within the community, and provides a recreational and social amenity for residents.

Progress made toward 2017 Goals and Objectives

- » Received Safe Streets for All Grant with Wayne, Westland, and Garden City in 2024
- » 2020 Amendment to the Sidewalk Ordinance to provide regulations on the maintenance and replacement of sidewalks
- » Both completely new construction developments approved by the Planning Commission included bike racks in their project

5.2 LOCAL CONTEXT

Transportation policies and upgrades to infrastructure are frequently influenced by the existing conditions of a city's transportation system. Data from SEMCOG and the U.S. Census American Community Survey illustrates the existing transportation infrastructure and safety in the City of Inkster and highlights potential opportunities for improvement.

Crash Data

Crash data can illustrate ongoing safety and traffic concerns for roads in the City of Inkster. Identifying particular locations or intersections where automobile crashes or other accidents are prevalent may help the City prioritize locations for road improvements and the types of improvements that should be made. SEMCOG reported 311 crashes in the City of Inkster in 2022. The severity of these crashes are categorized in Table X below.

Table 26. Crash Types – City of Inkster, 2022

Type of Crash	Fatal	Serious Injury	Minor Injury	Possible Injury	Property Damage
Number of Crashes	3	11	30	36	231
Percentage	1.0%	3.5%	9.6%	11.6%	74.3%

Source: SEMCOG Crash Locations, 2022

Of the 311 crashes in Inkster, the vast majority (74.3%) involved property damage but no injury. Another 11.6% involved possible, but not confirmed, injury. Three crashes in the City of Inkster in 2022 were fatal.

The location of all types of crashes is pertinent in determining which intersections may benefit from road improvements that calm traffic, such as street landscaping, improved road markings and signage, or curb bulb outs. The intersections with the most crashes in 2022 are displayed in Table X.

Table 27. Crash Locations – City of Inkster, 2022

Location	Michigan Ave. and Middlebelt Rd.	Michigan Ave. and Inkster Rd.	Michigan Ave. and Central Dr.	Michigan Ave. and John Daly Rd.
Number of Crashes	26	25	9	9

Source: SEMCOG Crash Locations, 2022

The intersections with the highest number of crashes in 2022 were all along Michigan Avenue. Michigan Avenue and Middlebelt Road had the highest number of crashes and included one fatal crash in 2022. Michigan Avenue and Inkster Road similarly had 25 crashes. Michigan Avenue and Central Drive and Michigan Avenue and John Daly Road experienced much lower crash volumes.

Commuting

Commuting data provides important insights on the daily transportation habits of Inkster residents. Table 13 shows the methods of transportation workers aged 16 years and older use to commute to work.

Table 28. Means of Transportation to Work – City of Inkster, 2022

Means of Transportation to Work	Count	Percent
Car, truck, or van - drove alone	7,210	76.29%
Car, truck, or van - carpooled	720	7.62%
Public transportation (excluding taxicab)	420	4.44%
Walked	96	1.02%
Taxicab, motorcycle, bicycle, or other means	348	3.68%
Worked from home	657	6.95%
Total	9,451	100%

Source: American Community Survey 5-year estimates, Table B08141, 2022

As is the trend throughout Michigan, the majority of Inkster residents use their own car to commute to work. The next most-used mode of transportation is carpooling. Finally, nearly 7% of Inkster residents, or 657 residents, worked from home in 2022.

Road Classification & Jurisdictions

Roads are often classified by National Functional Classifications (NFC), which determine how the federal government distributes federal highway funding. Map X shows the NFC's for Inkster's roads and streets.

Other Principal Arterials

Other Principal Arterials consist of freeways, high-traffic multilane roads, and other important roadways. These roads often represent main commercial corridors and are main routes to travel to different portions of the City. Michigan Avenue, Middlebelt Road, and Inkster Road are all considered Other Principal Arterials. These roads are eligible for federal aid, so federal funding sources should be considered when discussing improvement plans with the Wayne County Roads Division and the Michigan Department of Transportation.

Major Collectors

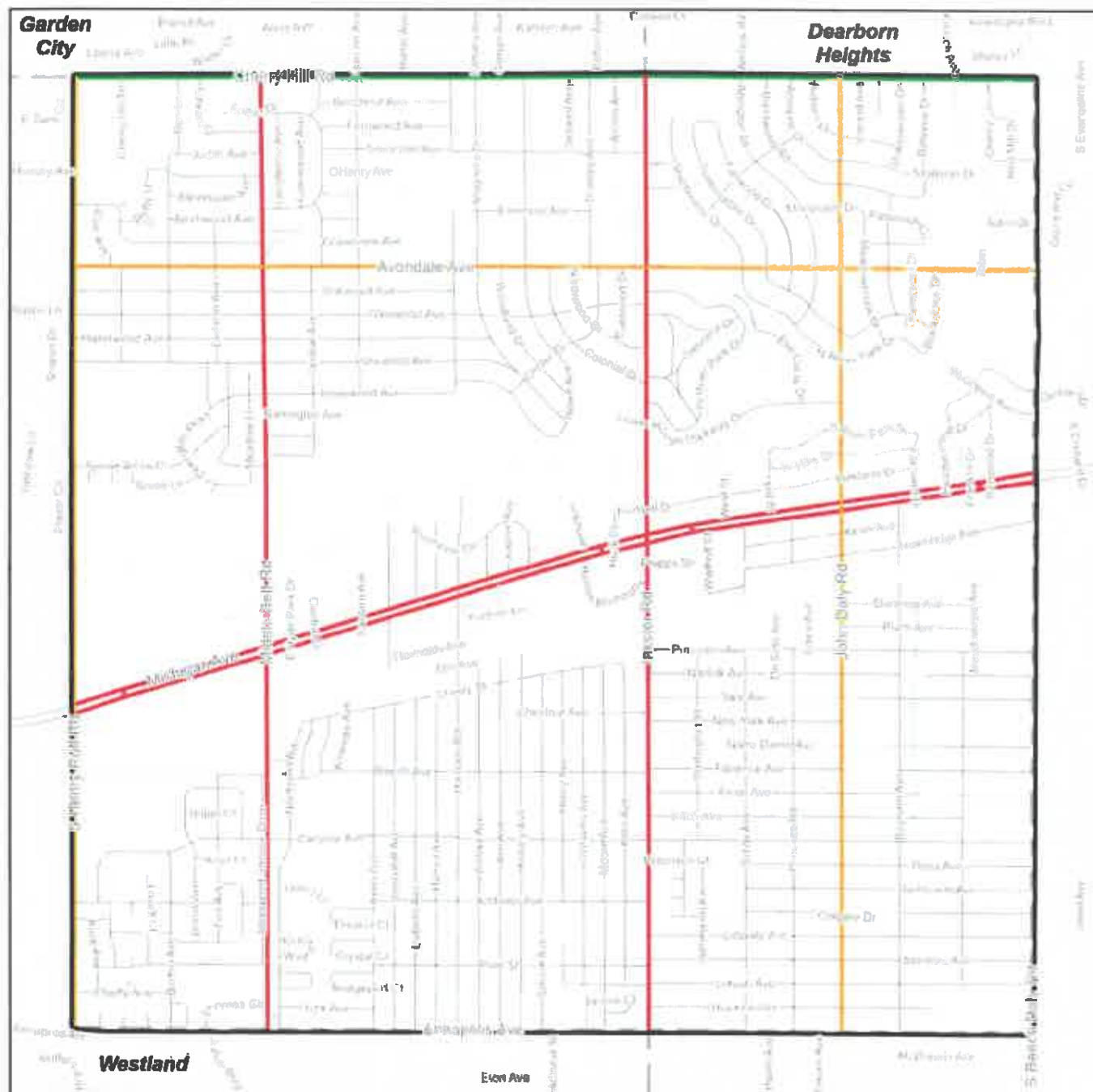
Major Collectors are medium- to heavy-traffic roads that connect local roads to arterial roads. South Henry Ruff Road, John Daly Road, and Avondale Avenue are all considered Major Collectors. These roads are eligible for federal aid.

Minor Arterials

Minor Arterials are multilane roads and other important roads that are an offshoot of the Interstate System. Cherry Hill Road is the only road considered a Minor Arterial. These roads are eligible for federal aid.

Local Roads

The majority of Inkster's roads and streets are classified as local roads. Local roads are used primarily for access to residential neighborhoods and small shops or businesses integrated into the fabric of neighborhoods. These roads are not eligible for federal aid.



Roadway Classifications

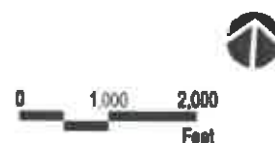
City of Inkster, Wayne County, Michigan

July 1, 2024

LEGEND

National Functional Classifications

- Interstate
- Other Freeway
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Non-Certified
- City of Inkster



Baseemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: City of Inkster, 2024. MCKENNA, 2024.



5.3 NON-MOTORIZED TRANSPORTATION

Non-motorized transportation, as the name suggests, are transportation strategies that do not involve a motorized vehicle. Pedestrian and bicycle transportation are the most common types of non-motorized transportation planners consider, however, improvements in bicycling and pedestrian networks can benefit many other non-motorized transportation modes, like skateboarding or rollerblading. The following sections explore existing non-motorized transportation infrastructure in Inkster as well as potential areas of improvement.

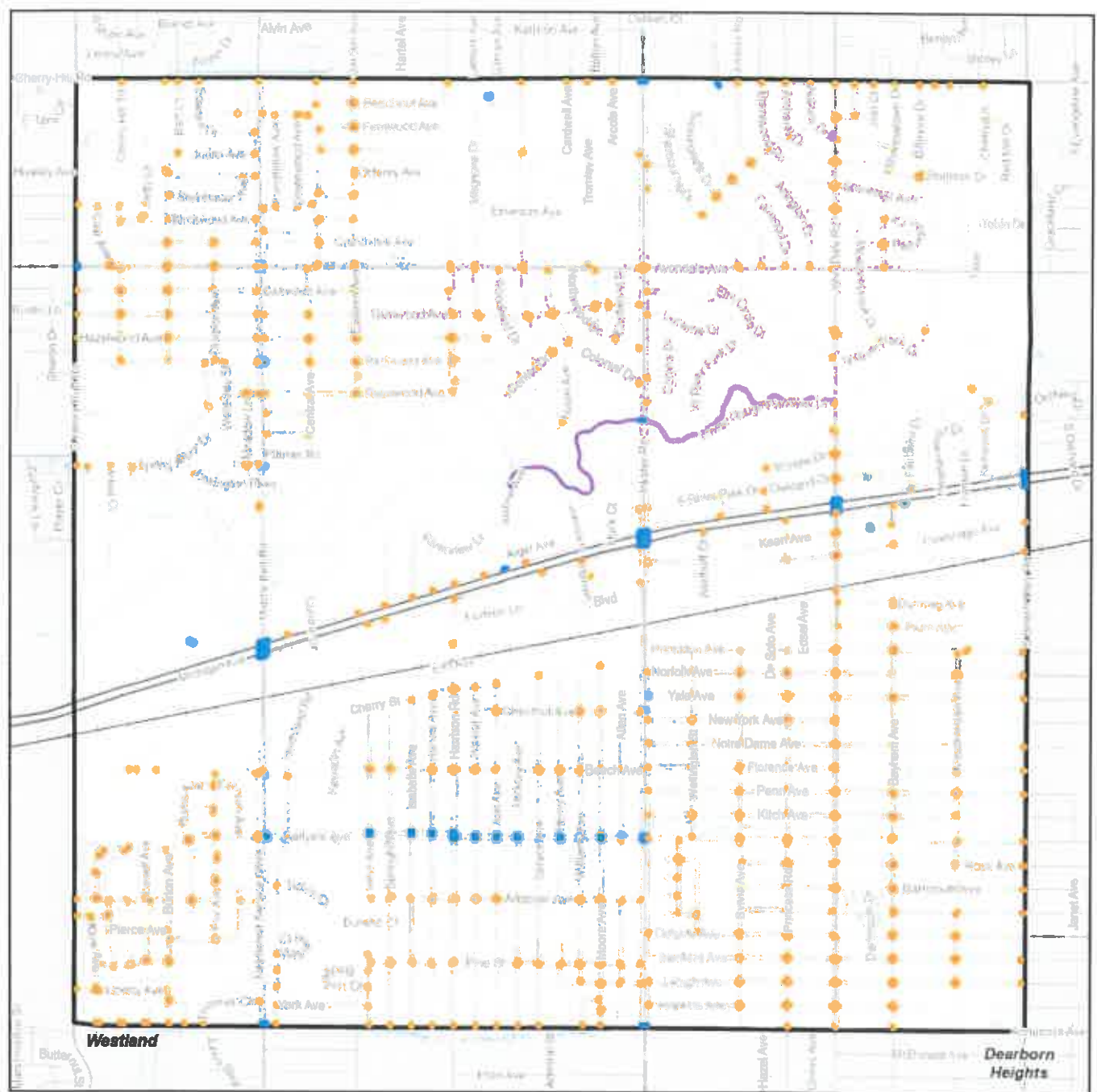
Pedestrian and Bicycle Network

Non-motorized transportation strategies can include adding marked crosswalks for pedestrians, adding widened shoulders for bikers, or introducing a rented bike-share system. These strategies not only help improve transportation and amenity access to those who may not have access to a vehicle, but can help improve community health outcomes by encouraging outdoor exercise. Map X shows the existing active transportation infrastructure in Inkster, including shared use paths, sidewalks, and painted and unpainted crosswalks.

While most of Inkster's major and local roads appear to have a complete sidewalk network on both sides of the street, there are areas where sidewalk gaps are apparent. Trowbridge Avenue appears to have significant sidewalk gaps on both sides of the street. Additionally, the northwest corner of the City, north of Avondale Avenue and east of John Daly Road, appear to have noticeable gaps in the sidewalk network, as well as the southeast corner of the City south of the railroad tracks.

Crosswalks are also a key part of non-motorized transportation infrastructure. Unpainted crosswalks, where there are no painted crosswalk markings, but where the grade changes to match the street to allow pedestrians to cross from one side of the street to the other, are widely available in Inkster. Painted crosswalks, however, are concentrated along Carlisle Avenue and Michigan Avenue, with occasional painted crosswalks along Cherry Hill Road, Middlebelt Road, and Inkster Road. A strategy that Inkster may consider pursuing is converting some unpainted crosswalks on higher-traffic streets to painted crosswalks to improve pedestrian safety in these corridors.

Inkster also has a recreational and transportation amenity with the Lower Rouge County Parkway passing through the center of the City. Within the Parkway, there is a shared use path starting at John Daly Road, and continuing west through the Parkway and terminating at Justine Avenue. This shared use path is an asset that Inkster should enhance by extending the path or adding infrastructure that encourages its use and improves safety, such as adding lighting, markings, and bicycle fix-it stations along the path.



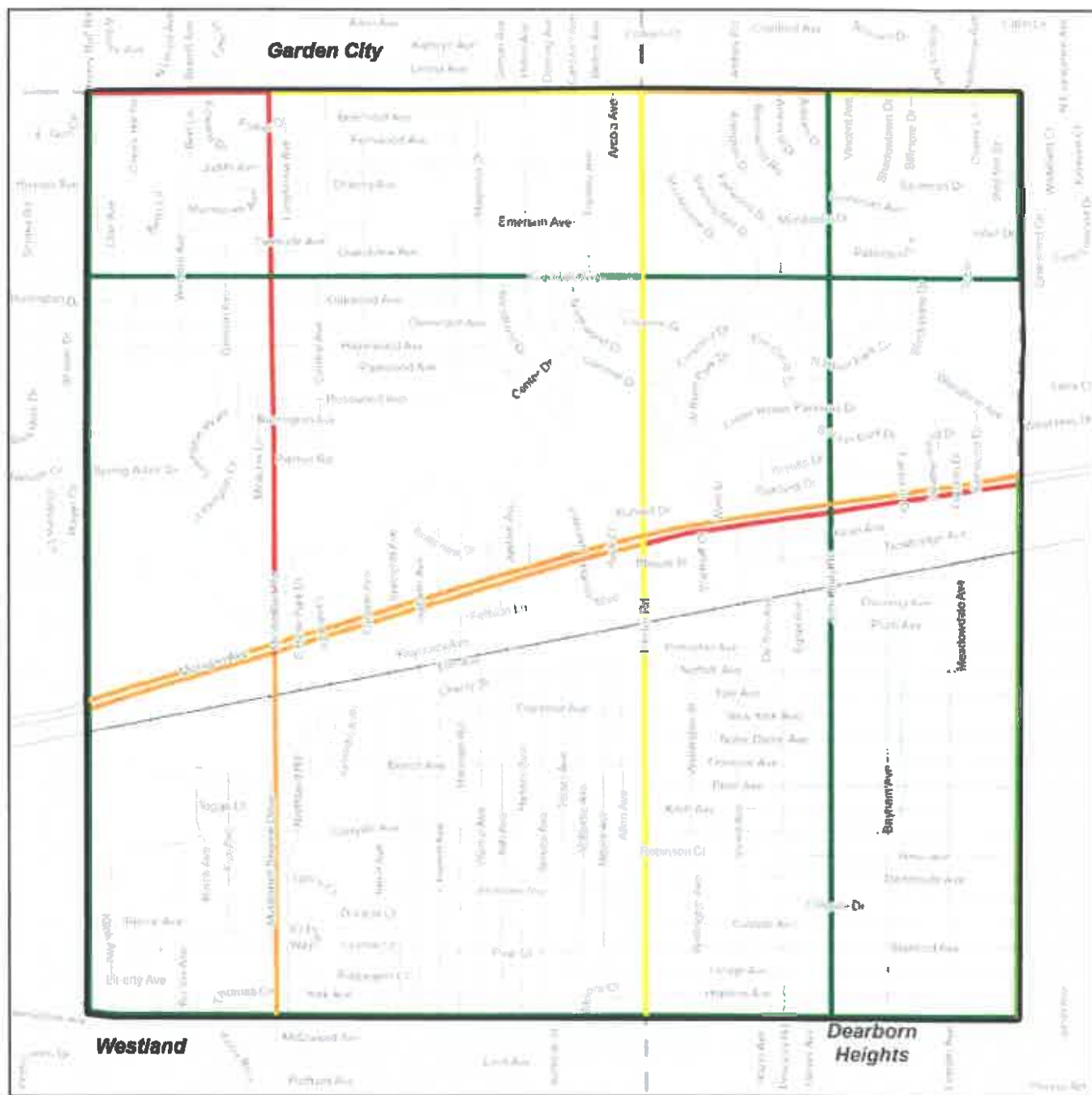
5.4 MOTORIZED TRANSPORTATION

Road Conditions

Traffic volume data is one metric to gauge daily driving conditions on Inkster’s roads. Traffic volume is often measured by average annual daily traffic (AADT). AADT is calculated by taking the total volume of vehicle traffic throughout the year and dividing it by 365 days to get an average daily traffic volume. Map X shows the AADT of roads in Inkster.

Location	Middlebelt Road north of Michigan Avenue	Michigan Avenue east of Inkster Road	Cherry Hill Road west of Middlebelt Road	
AADT	17,001-21,932 vehicles per day	17,001-21,932 vehicles per day	17,001-21,932 vehicles per day	
Location	Henry Ruff Road	John Daly Road	Annapolis Street	Avondale Avenue
AADT	1,343-3,000 vehicles per day	1,343-3,000 vehicles per day	1,343-3,000 vehicles per day	1,343-3,000 vehicles per day

AADT varies widely for Inkster’s main corridors. The highest traffic volumes are seen on Middlebelt Road north of Michigan Avenue, on Cherry Hill Road west of Middlebelt Road, and on East Michigan Avenue east of Inkster Road. These sections of road experience AADTs of between 17,001 and 21,932 vehicles per day. The lowest traffic volumes can be seen along Henry Ruff Road, John Daly Road, Annapolis Street, and Avondale Avenue, experiencing between 1,343 and 3,000 vehicles per day. The roads in Inkster with higher traffic volumes may require more frequent maintenance and may benefit from pedestrian and bicyclist safety measures, like pedestrian-activated crossing signals. Inkster should explore these possibilities, collaborating with the Wayne County Roads Division and the Michigan Department of Transportation when applicable.



Traffic Volumes

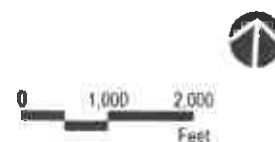
City of Inkster, Wayne County, Michigan

July 1, 2024

LEGEND

Average Annual Daily Traffic

- ▬ 1,343 - 3,000
- ▬ 3,001 - 10,000
- ▬ 10,001 - 14,000
- ▬ 14,001 - 17,000
- ▬ 17,001 - 21,932
- City of Inkster



Baseemap Source: Michigan Center for Geographic Information, v. 17a Data Source: City of Inkster, 2024. McKenna, 2024.



Bus Transit System

Inkster receives bus transportation services from the Suburban Mobility Authority for Regional Transportation (SMART). SMART operates four routes in the City – two Michigan Avenue Local routes, the FAST Michigan route, and the Middlebelt/Beech-Daly route. While SMART does not have a fixed route that enters the residential neighborhoods within Inkster, there are other options that provide public transportation services within the neighborhoods. SMART also offers a connector service, which allows residents to reserve curb-to-curb rides within ten miles of the starting destination. ADA Paratransit services are also offered by SMART to people whose disabilities may complicate their ability to use SMART's other services.

SMART also has a community partnership with Nankin Transit. Nankin Transit provides reservation transit services to senior residents and residents with disabilities in Inkster, Garden City, Westland, Wayne, and Canton. Nankin Transit can transport residents within these cities, and within a mile of the borders of any of these communities. Residents can also schedule reoccurring trips to ensure they have a scheduled ride to regular errands and appointments. The existing services SMART and Nankin Transit offer will be considered when considering both motorized and non-motorized transportation upgrade strategies.

5.5 COMPLETE STREETS APPROACH

Complete Streets is an approach that addresses the transportation needs of all road users, whether you are a pedestrian, bicyclist, public transportation user, or driver. A Complete Streets approach also aims to improve transportation access for those currently underserved by the existing auto-oriented transportation system, such as those with disabilities or those without access to vehicles. A Complete Streets approach is not a one-size-fits-all approach for every street; rather, Complete Streets implements strategies that take the unique layout, amenities, and challenges of each street. Strategies that a Complete Streets approach may implement include adding sidewalks and closing sidewalk gaps, bike lanes, more frequent bus stops, and a variety of other strategies. Complete Streets make streets safer and more accessible to all users.

The National Complete Streets Coalition (NCSC) previously identified ten elements of a comprehensive Complete Streets policy to help communities develop and implement policies that ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments. The elements serve as a national model of best practices that can be implemented in nearly all types of Complete Streets policies at all levels of governance.

Elements of Complete Streets Policy

1. **Vision and Intent.** Includes an equitable vision for how and why the City of Inkster wants to complete its streets. Specifies need to create a complete, connected, network and specifies at least four modes, two of which must be biking or walking.
2. **Diverse users.** Benefits all users equitably, particularly vulnerable users and the most underinvested and underserved communities.
3. **Commitment in all projects and phases.** Applies to new, retrofit/reconstruction, maintenance, and ongoing projects.
4. **Clear, accountable expectations.** Makes any exceptions specific and sets a clear procedure that requires high-level approval and public notice prior to exceptions being granted.
5. **Jurisdiction.** Requires interagency coordination between relevant governmental departments, including the City, Wayne County, MDOT, and others, and partner agencies on Complete Streets.
6. **Design.** Directs the use of the latest and best design criteria and guidelines and sets a time frame for their implementation.
7. **Land use and context sensitivity.** Considers the City of Inkster and surrounding communities' current and expected land use and transportation needs.
8. **Performance measures.** Establishes performance standards that are specific, equitable, and available to the public.
9. **Project selection criteria.** Provides specific criteria to encourage funding prioritization for Complete Streets implementation.
10. **Implementation steps.** Includes specific next steps for implementation of the policy

Suggested Areas of Implementation for Complete Streets Policies

While all streets in Inkster should be safe and accessible through multiple modes of transportation, upgrades can be prioritized for certain streets as feasibility is determined for other streets. Based on the data in this section and information learned during the public engagement process, the following streets in Inkster should be prioritized in the implementation of these policies:

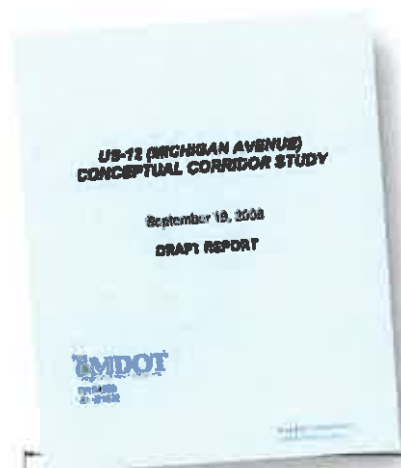
1. **Michigan Avenue.** Considering its status as a main travel route in Inkster and the high number of crashes, Michigan Avenue is a strong candidate for implementing Complete Streets policies.
2. **Inkster Road.** Complete Streets policies on Inkster Road can have a large impact as a major arterial through Inkster. Additionally, multiple members of the public saw potential in Inkster Road as a neighborhood commercial corridor. Complete Streets policies can help support Inkster Road's transformation as a commercial corridor by improving walkability and bikeability, providing non-motorized access to current and future businesses on the street.
3. **Middlebelt Road.** Like Michigan Avenue, Middlebelt Road experiences a higher number of crashes than other roads in Inkster, making it a good candidate for implementing Complete Streets policies.

Downtown and Michigan Avenue Design

The 2009 Inkster Master Plan and the 2008 US-12 (Michigan Avenue US-12) Conceptual Corridor Study presented an initial vision for the redesign of Michigan Avenue. Several public meetings were held to determine the future of Michigan Avenue (US-12) within city limits. The 2017 Master Plan also included the findings and recommendations from these studies to support their implementation. The consensus from the public, now and in previous planning efforts, is that Michigan Avenue in Downtown Inkster should be redesigned to create a pedestrian friendly environment with on-street parking, transit, bicycle facilities, improved pedestrian crossings and updated streetscape elements. On the land use side, residents express a desire for mixed-use retail and office with restaurants, public spaces and entertainment venues supported by higher density residential.

2008 Michigan Avenue Corridor Study (MDOT)

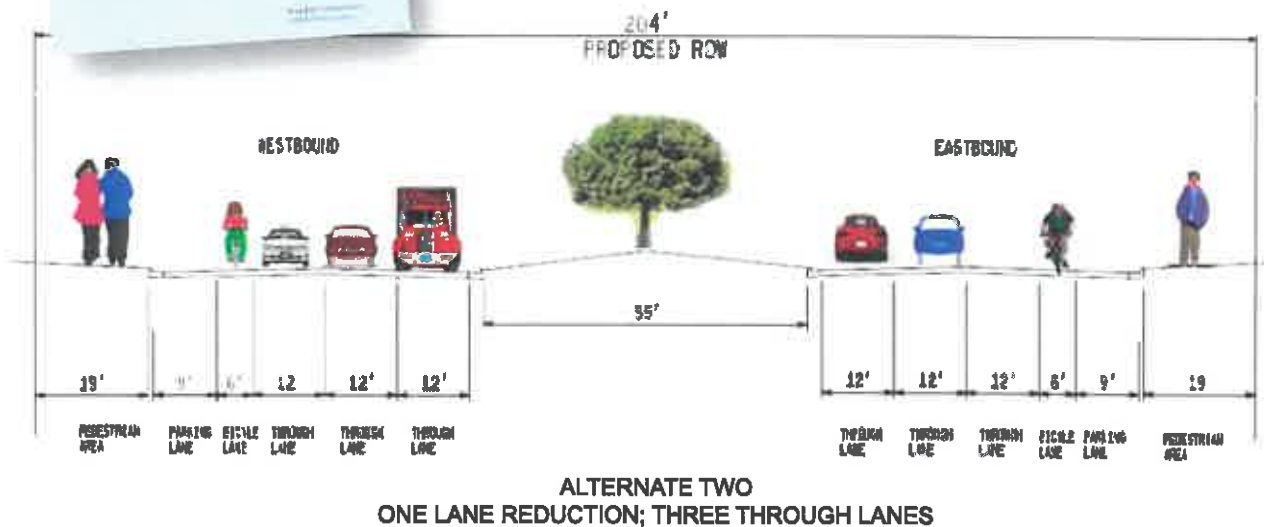
The 2008 Michigan Avenue Corridor Study proposed preferred alternative for Michigan Avenue included a one lane reduction (with three through lanes) in each direction with signal timing optimization and a speed reduction from 40mph to 35 mph. The Cross section included the addition of 6-foot bicycle lanes in each direction and a 9-foot on street parking bays at commercial frontages. On-street parking is an essential element for urban retail and should be highly prioritized to support continued redevelopment efforts in Downtown Inkster. The 2009 plan also recommended improved pedestrian crossings and streetscape enhancements.



2015 Michigan Avenue TRANSIT Corridor Study (RTA)

As mentioned prior, the Southeast Michigan Regional Transit Authority recently concluded a corridor study of Michigan Avenue that recommended the development of a Bus Rapid Transit service on Michigan Avenue with stations at Inkster Road in Downtown. The cross sections proposed were not studied in detail, but the preferred concept presented for Inkster is a dedicated center running transit lane with stations located in the median. One potential alignment presented by the RTA considered stations being built in the median. The RTA study did not integrate the previous recommendations of the 2008 US-12 Corridor plan to add parking, pedestrian enhancements, bicycle enhancements, and streetscape improvements in Downtown Inkster. These elements are essential to fully realize the vision for downtown, which includes Bus Rapid Transit. The next section details the proposed reconfiguration of Michigan Avenue to support the continued development of the Town Center District in Downtown Inkster.

As discussed in the crash data section, intersections along Michigan Avenue experienced the highest number of crashes in 2022, indicating that Michigan Avenue would benefit from traffic calming strategies.



5.6

FUTURE TRANSPORTATION PLANS & TRENDS

The Michigan Mobility 2045 (MM2045) Plan promotes a “future-oriented, multimodal integrated framework for transportation agencies throughout the state”, highlighting its relevancy and importance for Inkster residents. The MM2045 also includes sub-plans focusing on transit and active transportation. Addressing transportation needs in the face of climate change, strategies for creating multi-jurisdictional transportation agencies, and analyzing gaps in transportation funding resources are just some of the topics addressed by MM2045. In considering these transportation challenges, MM2045 Plan offers four guiding principles for the goals and objectives in the Plan:

Preservation. Preserve, operate, enhance, and right-size the existing multimodal network as efficiently and effectively as possible, build and manage it to withstand and recover rapidly from disruptions, and maintain a network that provides for predictable access, movement, and interconnectivity.

1. **Modal Choice.** Build, maintain, and operate a multimodal mobility network for all users that is safe, adapts to new demographic, economic, and technological conditions, equitably distributes costs and benefits, responds to the public's demand for more modal choices and strengthens economic opportunity with high quality access to jobs, to commerce, and between economic centers in and out of Michigan.
2. **Future Oriented.** Protect mobility investments by pursuing and planning for emerging trends, embracing technology, seeking flexible and diversified funding and financing tools to strengthen cross-jurisdiction and multidisciplinary partnerships, and pursue innovation in every aspect of transportation.
3. **Sustainable Communities.** Foster livable, healthy, and connected communities with convenient, multimodal access to jobs, services, social support, and activities by facilitating the safe and convenient movement of all people regardless of age, income, race, or ability, providing strong intermodal connections, and engaging in health promoting projects and policies that support clean air.

The table on the following page examines how the goals set in the MM2045 Plan relate to the objectives set in this Master Plan as well as the previous 2017 Master Plan to analyze how the plans build on the MM2045 Plan.

Michigan Mobility 2045 Plan Goal	2017 Master Plan Objective	2024 Master Plan Objective
Quality of Life Enhance quality of life for all communities and users of the transportation network.	Maintain a safe, quality street network which operates at an acceptable level of service, is aesthetically pleasing, is considerate of pedestrian and bicyclists and ensures traffic on residential streets harmonize with the neighborhood.	» Work with SMART to improve connectivity between bus routes in Inkster. » Add painted markings and signage at crosswalks to improve pedestrian safety throughout the City. » Improve the sidewalk network by eliminating gaps and ensuring ADA accessibility » Eliminate street designs and barriers that prevent connectivity between neighborhoods
Mobility Enhance mobility choices for all users of the transportation network through efficient and effective operations and reliable multimodal opportunities.	Develop a comprehensive non-motorized system of sidewalks, bike lanes, and pathways throughout the community which is safe, well maintained, allows access to various landmarks within the community, and provides a recreational and social amenity for residents.	» Work with SMART to improve connectivity between bus routes in Inkster. » Add painted markings and signage at crosswalks to improve pedestrian safety throughout the City. » Improve the sidewalk network by eliminating gaps and ensuring ADA accessibility » Eliminate street designs and barriers that prevent connectivity between neighborhoods
Safety and Security Enhance the safety and ensure the security of the transportation network for all users and workers.	Maintain a safe, quality street network which operates at an acceptable level of service, is aesthetically pleasing, is considerate of pedestrian and bicyclists and ensures traffic on residential streets harmonize with the neighborhood.	» Add painted markings and signage at crosswalks to improve pedestrian safety throughout the City. » Improve the sidewalk network by eliminating gaps and ensuring ADA accessibility
Network Condition Through investment strategies and innovation, preserve and improve the condition of Michigan's transportation network so that all modes are reliable, resilient, and adaptable.	Maintain a safe, quality street network which operates at an acceptable level of service, is aesthetically pleasing, is considerate of pedestrian and bicyclists and ensures traffic on residential streets harmonize with the neighborhood.	» Work with SMART to improve connectivity between bus routes in Inkster. » Add painted markings and signage at crosswalks to improve pedestrian safety throughout the City. » Improve the sidewalk network by eliminating gaps and ensuring ADA accessibility » Eliminate street designs and barriers that prevent connectivity between neighborhoods
Economy and Stewardship Improve the movement of people and goods to attract and sustain diverse economic opportunities while investing resources responsibly.	Develop a comprehensive non-motorized system of sidewalks, bike lanes, and pathways throughout the community which is safe, well maintained, allows access to various landmarks within the community, and provides a recreational and social amenity for residents.	» Work with SMART to improve connectivity between bus routes in Inkster. » Add painted markings and signage at crosswalks to improve pedestrian safety throughout the City. » Improve the sidewalk network by eliminating gaps and ensuring ADA accessibility » Eliminate street designs and barriers that prevent connectivity between neighborhoods
Partnership Strengthen, expand and promote collaboration with all users through effective public and private partnerships.	Continue to improve City policies and planning processes with input from appropriate stakeholders	» Work with SMART to improve connectivity between bus routes in Inkster.

5.7 FUNDING RESOURCES

Safe Streets for All

In 2024, the cities of Inkster, Wayne, Westland, and Garden City received funding to develop a joint action plan aimed to upgrade roadways and increase safety for all four communities. The action plan process includes comprehensive community engagement to capture resident priorities into the plan. Once completed, this action plan will be among the few Safe Streets for All Action Plans in Michigan, and as a result will help put Inkster 'first in line' for implementation funding to apply the strategies developed in the action plan.

Act 51

Public Act 51 of 1951 created jurisdictional road networks and manages the Michigan Transportation Fund (MTF), which collects and distributes transportation-related taxes and specifies how these revenues can be spent.

Transportation Alternatives Program

The Transportation Alternatives Program (TAP) offers federal grant money to help communities fund intermodal transportation and safe alternative transportation projects. Past projects that have been completed using TAP funding include Detroit's Dequindre Cut, the Pere Marquette Rail Trail, and the Detroit Riverwalk.

Transportation Economic Development Fund (TEDF)

The Transportation Economic Development Fund (TEDF) aims to fund transportation projects that help communities throughout the state compete in the international economy and support economic growth. TEDF breaks up its funding into categories, some of which the City of Inkster can take advantage of. The City of Inkster may be eligible for TEDF Category A funds. Category A Funding supports transportation projects that can improve a community's economic competitiveness. Projects must relate to expanding the capacity, condition, safety, or accessibility of the transportation network and must relate to an immediate and non-speculative development project.

2025-2029 MASTER PLAN · CITY OF INKSTER, MI



06. SUSTAINABILITY AND RESILIENCY

The importance of sustainability and resilience in planning and decision-making will become an increasingly valuable asset for the future of the City of Inkster. As advancements in technology, industry, and environmental practices continue to evolve to meet community needs, long-term planning and sustainable practices must be adapted to preserve essential resources. To maximize the benefits of city-wide strategies for sustainability and resilience, this chapter introduces sustainable goals and strategies that the City of Inkster can implement to encourage and support sustainable actions.

6.1 FRAMEWORK FOR SUSTAINABILITY

To achieve sustainable outcomes, communities must work together to establish a shared vision that integrates sustainability into policies, procedures, and decision-making across both community members and administration. Like many others, the City of Inkster can leverage sustainability goals and principles as practical tools for strengthening planning and decision-making processes.

When developing goals for sustainability and resiliency, guiding principles provide essential context and background for informed discussions based on this chapter. The *Sustainable Communities: Best Practices for Comprehensive Plans* offers community-driven principles for creating goals, strategies, and policies that embed sustainable actions into comprehensive plans.

Principles for Sustainability

1. **Livable Built Environment.** Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.
2. **Harmony with Nature.** Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.
3. **Resilient Economy.** Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster green business growth and build reliance on local assets.
4. **Interwoven Equity.** Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all citizens and groups
5. **Healthy Community.** Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, and safe neighborhoods.
6. **Responsible Regionalism.** Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region.

The City of Inkster would benefit from coordinating and developing a long-range strategy for sustainability and resilience, as it would provide a proactive framework for addressing future challenges and opportunities. Through focusing on sustainability, Inkster could improve resource efficiency, reduce environmental impacts, and foster a healthier, more vibrant community for residents and businesses. Supporting the city's ability to adapt and respond to changing economic, environmental, and social conditions, enhancing its ability to withstand and recover from adverse events, such as extreme weather or economic downturns. Furthermore, aligning long-term goals with sustainable practices would support attracting investment, job opportunities, and improvement of quality of life, positioning Inkster as a forward-thinking community that prioritizes the well-being of its citizens and environment.

6.2 PLANNING FOR PARKS & RECREATION

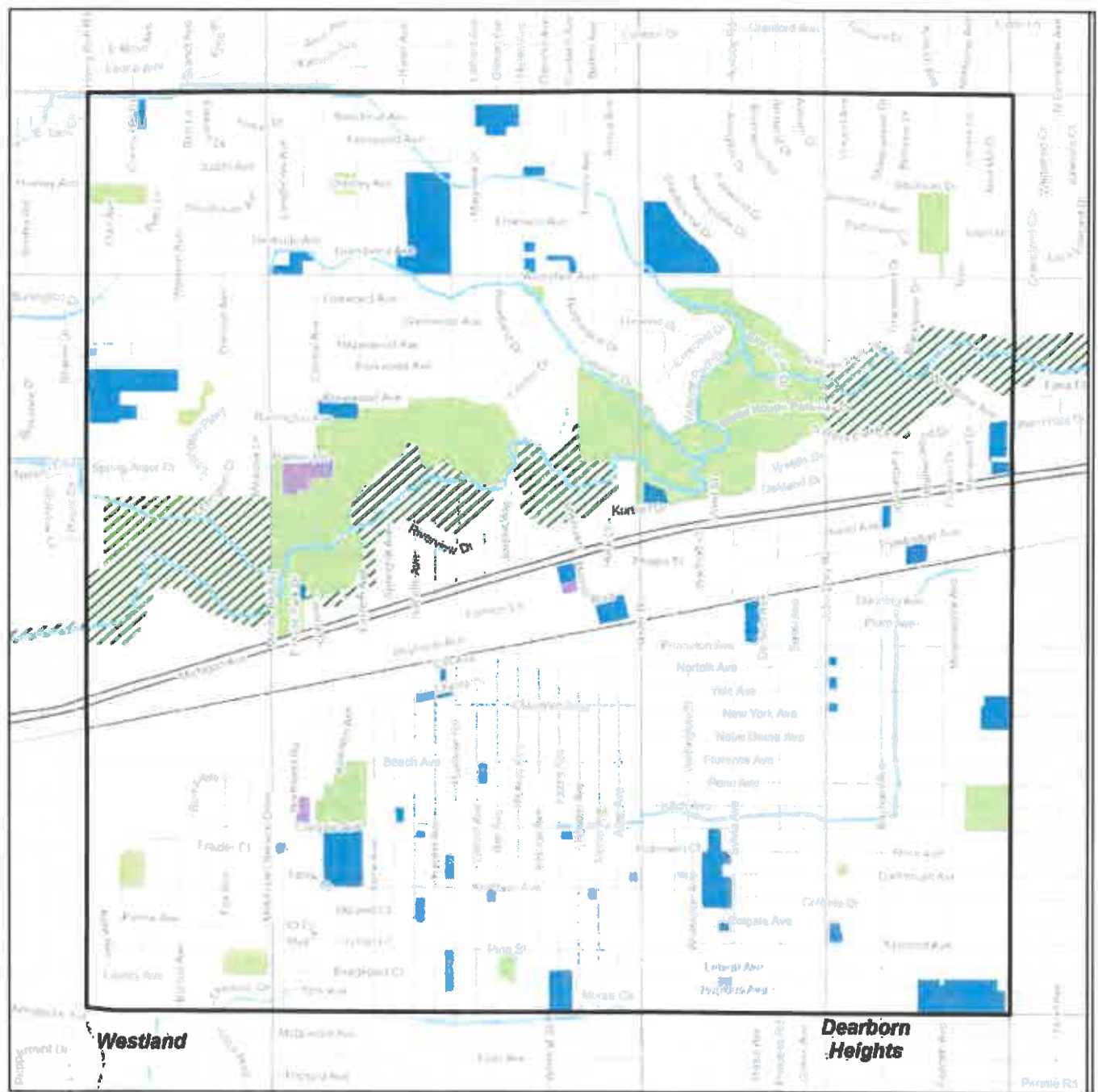
Natural resources are valuable assets to the City of Inkster, essential for providing residents with a high quality of life and offering destinations for recreation and healthy living. Inkster is home to 248 acres of parkland, encompassing 14 city parks, three county parks, and a variety of natural resources, including wetlands, woodlands, and the Rouge River. In 2023, the City of Inkster adopted the 2023-2027 Parks and Recreation Plan, which focuses on enhancing park equipment, improving safety and security, upgrading landscaping and access, and implementing sustainable practices. This plan outlines a long-range action plan with specific goals and objectives for the city to achieve over the next five years.

Table 29. Summary of 2023-2027 Parks and Recreation Action Plan

Equipment Improvements	Goal 1.1 Enhance existing parks by improving the quality of amenities on site and/or adding features necessary for the enjoyment of our residents and increased use of the parks.
	Goal 1.2 Seek out public-private partnerships for recreation improvements and place-making opportunities.
Safety/Security	Goal 2.1 Utilize CPTED* Principles to Improve the safety and feeling of security within parks to increase use and enjoyment of parks.
Landscaping	Goal 3.1 Improve the landscaping of parks to offer greater visual plant variety, add shade, and add pleasant relaxing spaces for residents to walk through or sit and rest.
Access	Goal 4.1 Increase the use and accessibility of parks.
	Goal 4.2 Increase number and the variety of events hosted in public parks
Sustainability	Goal 5.1 Improve the green design of parks and recreational facilities through enhanced tree canopy coverage, stormwater management, renewable energy sources, and variety of native plant species, as well as trash and pollution prevention.
	Goal 5.2 Continue environmental stewardship of the Rouge River and natural features in the City

Source: 2023-2027 Parks and Recreation Plan





Parks, Community Facilities, and Public Spaces

City of Inkster, Wayne County, Michigan
July 1, 2024

LEGEND

- Community Centers
- Institutional Land Uses
- Parks
- Lower Rouge County Parkway
- City of Inkster



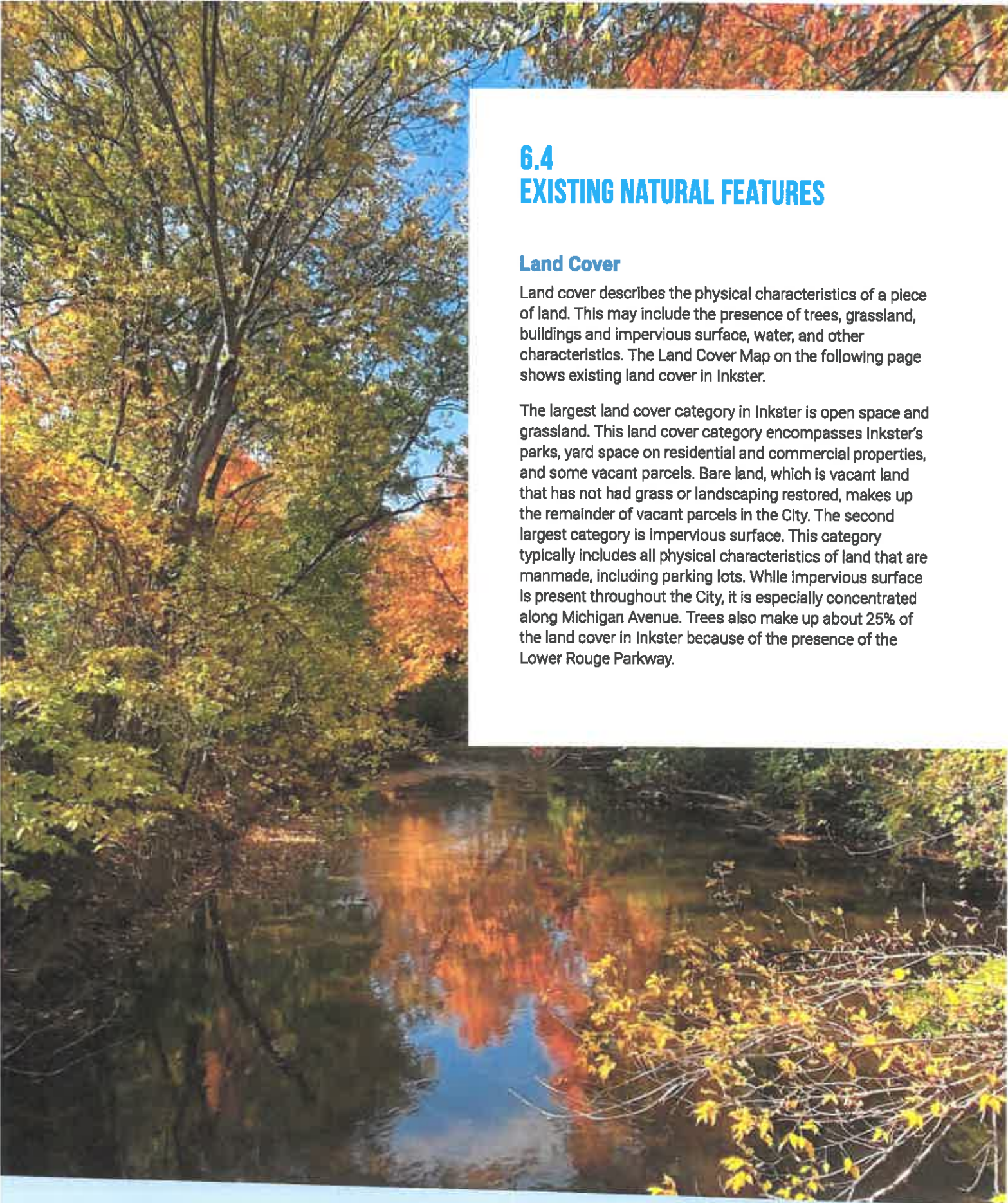
Base map Source: Michigan Center for Geographic Information, v. 17a. Data Source: County or Local Community Source, McKenna 2024.



6.3 GREEN INITIATIVES

Green Initiatives offer the City of Inkster valuable opportunities to engage in programs that support state and regional sustainability efforts, promoting coordinated implementation of best practices in resilience and sustainability. The State of Michigan, along with the Department of Natural Resources (DNR), offers a range of programs and initiatives that encourage communities to leverage state resources for advancing sustainability goals. In addition to the DNR's Green Initiatives program, Michigan has developed the Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2023-2027 and the MI Healthy Climate Plan, both of which provide strategies and frameworks for incorporating sustainable practices.



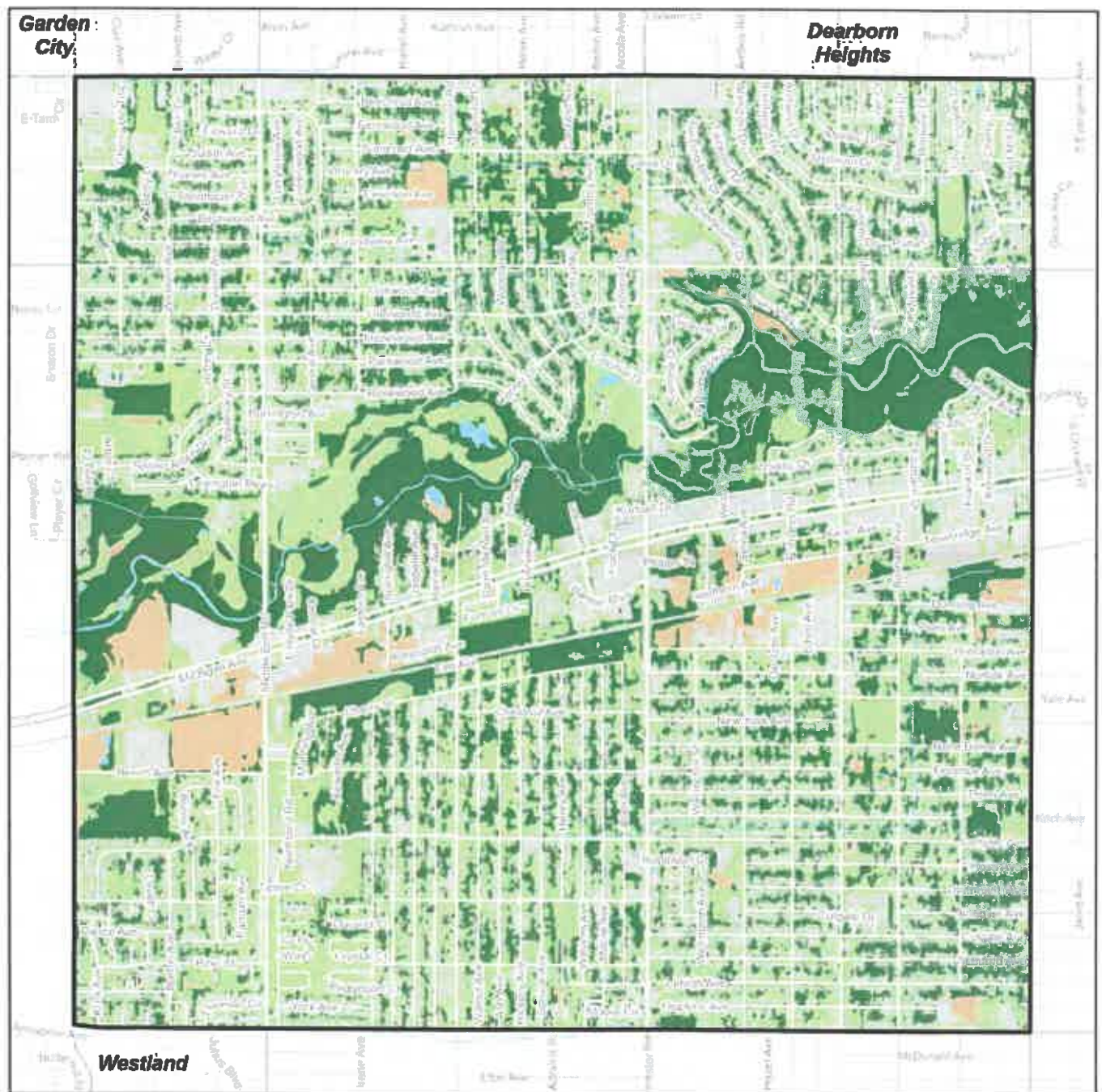


6.4 EXISTING NATURAL FEATURES

Land Cover

Land cover describes the physical characteristics of a piece of land. This may include the presence of trees, grassland, buildings and impervious surface, water, and other characteristics. The Land Cover Map on the following page shows existing land cover in Inkster.

The largest land cover category in Inkster is open space and grassland. This land cover category encompasses Inkster's parks, yard space on residential and commercial properties, and some vacant parcels. Bare land, which is vacant land that has not had grass or landscaping restored, makes up the remainder of vacant parcels in the City. The second largest category is impervious surface. This category typically includes all physical characteristics of land that are manmade, including parking lots. While impervious surface is present throughout the City, it is especially concentrated along Michigan Avenue. Trees also make up about 25% of the land cover in Inkster because of the presence of the Lower Rouge Parkway.



Land Cover

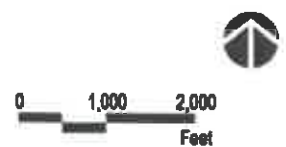
City of Inkster, Wayne County, Michigan

July 1, 2024

LEGEND

Landcover Category (% of Total Land Area)

- Bare Land (3.38%)
- Impervious Surface (33.91%)
- Open Space / Grassland (36.55%)
- Trees (25.58%)
- Water (0.58%)
- City of Inkster



Baseemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: County or Local Community Source McKenna 2024.



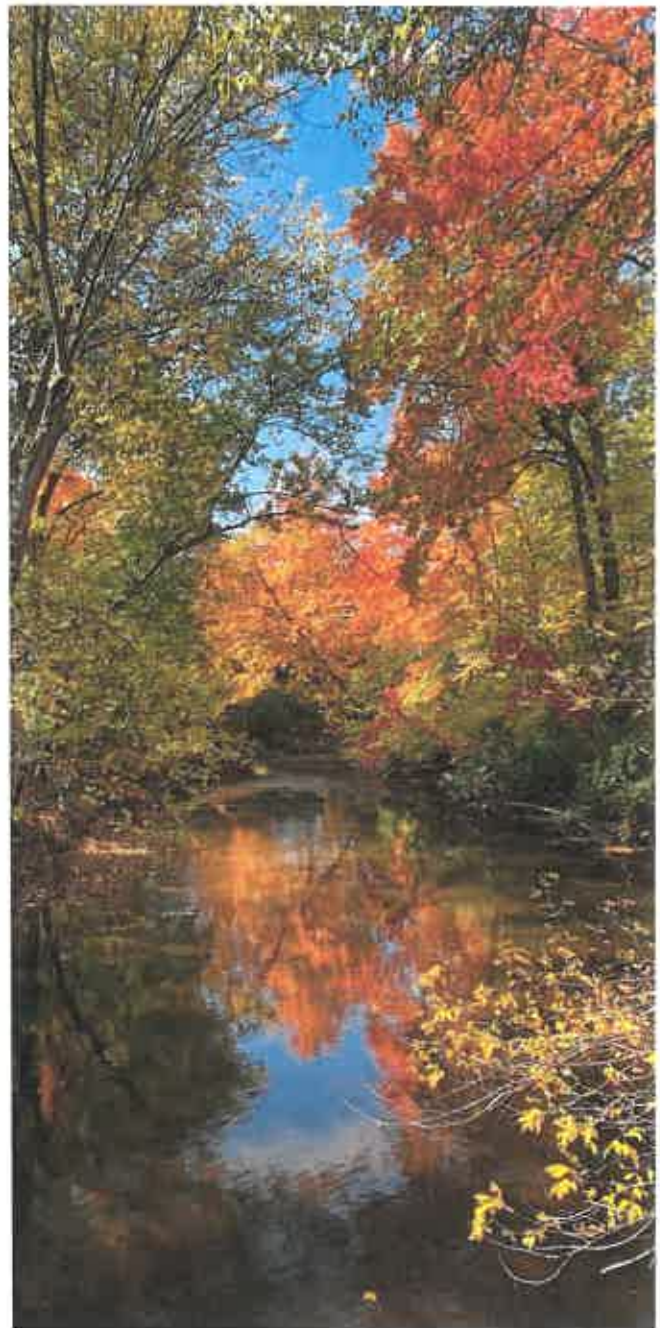
Watersheds, Wetlands, and Water Quality

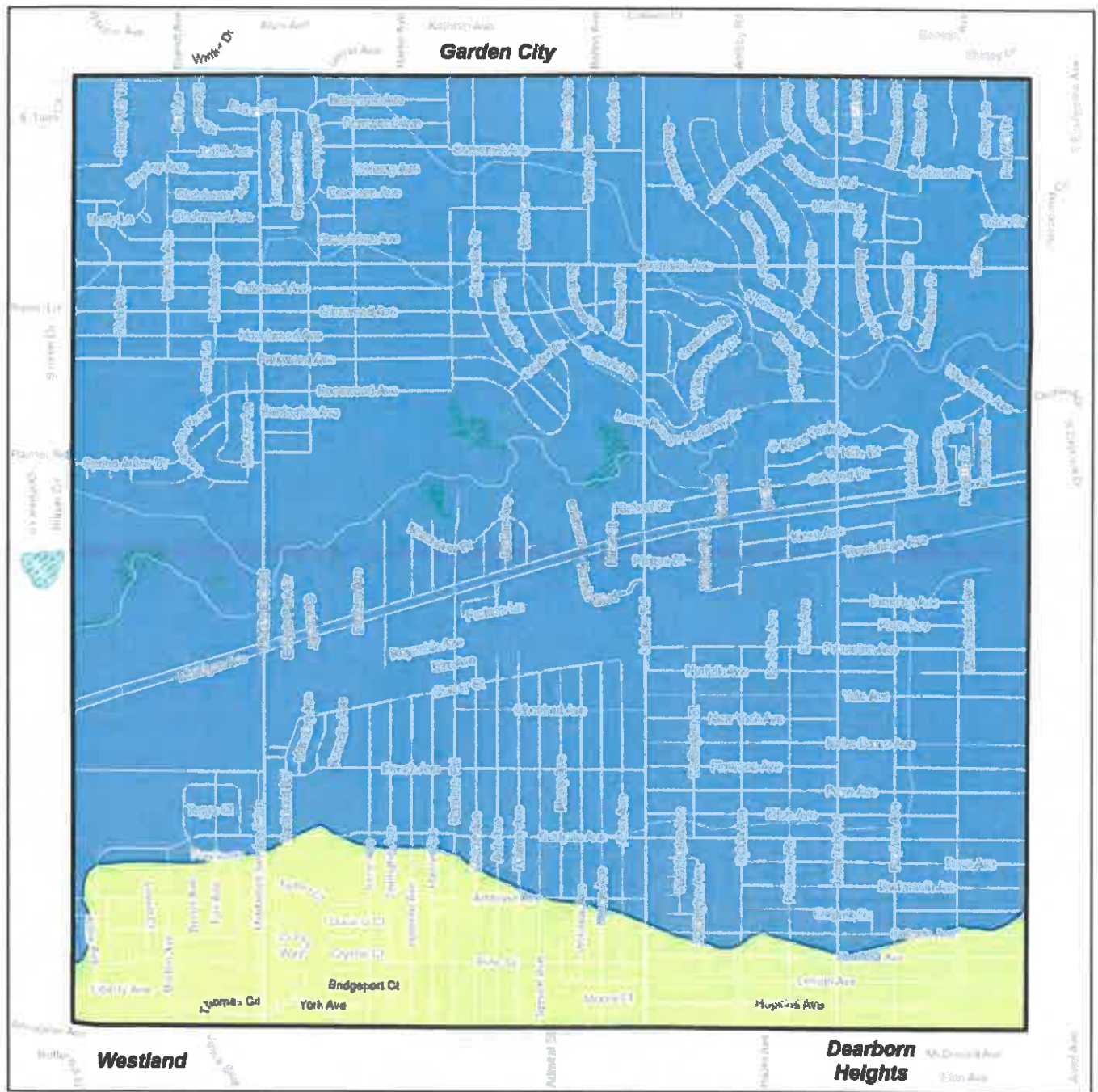
Watersheds are an important consideration in planning to protect natural features and systems. Healthy watersheds preserve water quality for Inkster residents and provide habitat for local wildlife. Inkster touches two watersheds – the Rouge Watershed and the Ecorse Creek and Combined Downriver Watershed. The area encompassing each watershed, as well as existing rivers, streams, and wetlands in Inkster, can be seen in Map X below.

The Rouge Watershed encompasses the Main, Upper, Middle, and Lower Branches of the Rouge River. Combined, the Rouge River and its tributaries flow 570 miles through Wayne, Washtenaw, and Oakland Counties, and the watershed drains approximately 467 square miles into the Detroit River. The Rouge River is currently of the United States Environmental Protection Agency's (EPA) Great Lakes Areas of Concern. An "Area of Concern" (AOC) is defined as areas "where significant impairment of beneficial uses has occurred as a result of human activities at the local level" (EPA, 2024). Due to its location in the most heavily populated region in the State and historic and current industrial activity in the region, environmental degradation of the Rouge River and the Rouge Watershed is an ongoing concern. The EPA has completed or made progress on multiple projects to remediate environmental concerns and restore the Rouge River and the watershed, including adding a bypass channel around the Henry Ford Estate Dam to allow for the migration of fish, restoring the Rouge Oxbow, and dredging the Lower Rouge River Old Channel. The City of Inkster can continue to partner with Friends of the Rouge to support localized efforts for a cleaner more accessible Rouge River.

Lower Rouge Parkway

The Lower Rouge County Parkway is managed by Wayne County and runs from Canton to Dearborn. Inkster has a shared use path that runs through Lower Rouge Parkway from John Daly Road to Justine Avenue. With support from Wayne County, Inkster was also able to install a kayak launch to improve the utilization of the Rouge River.





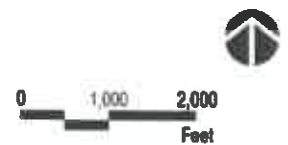
Watersheds

City of Inkster, Wayne County, Michigan

July 1, 2024

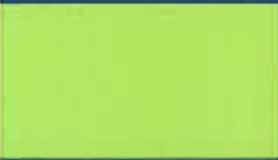
LEGEND

- Rouge Watershed
- Ecorse Creek and Combined Downriver Watershed
- Streams and Drains
- Wetlands
- City of Inkster



Basemap Source: Michigan Center for Geographic Information, v. 17a, Data Source: County or Local Government Source, Mckenna 2024.

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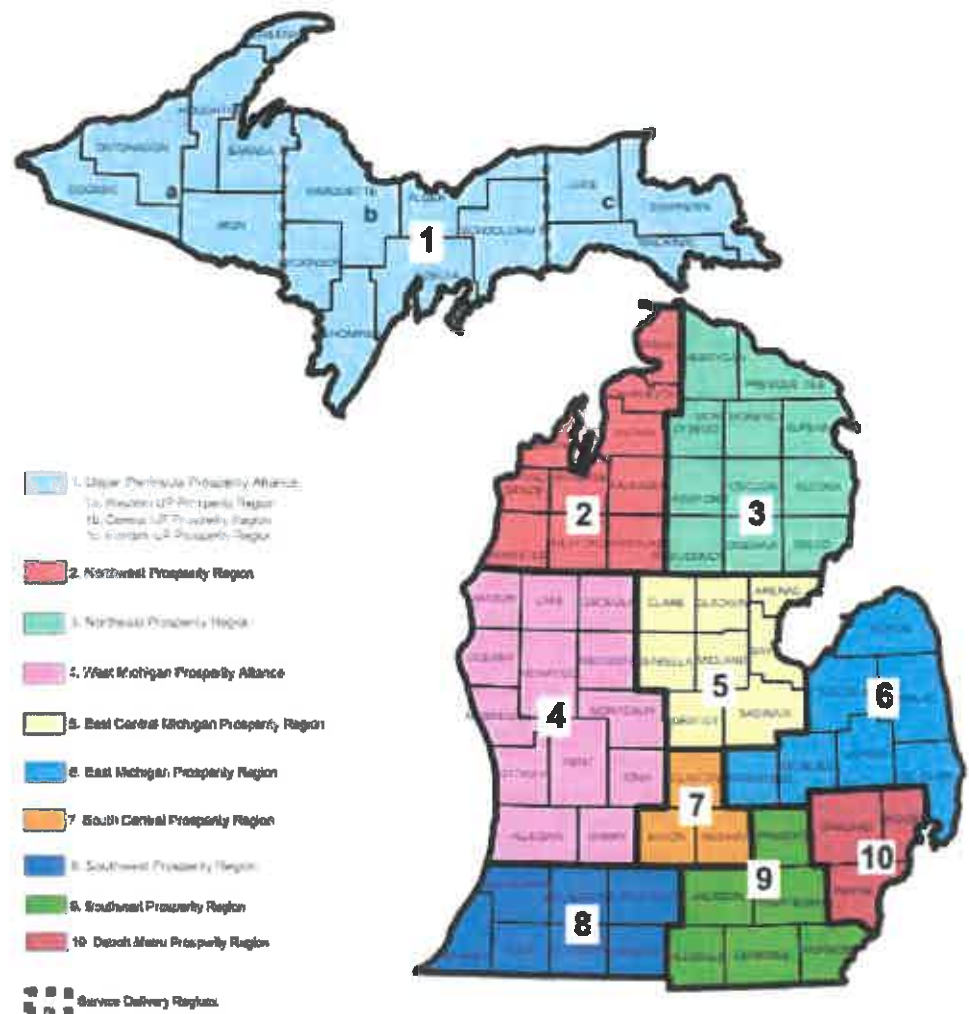


07. ECONOMIC DEVELOPMENT

The Economic Development Chapter for the City of Inkster Master Plan detail a comprehensive approach to fostering long-term prosperity by building on past economic goals, analyzing current market conditions, and developing forward-looking workforce strategies. This chapter begins by reviewing the city's economic history and existing plans, providing context for ongoing initiatives and development efforts. Detailed economic and market analysis to assess local strengths, challenges, and opportunities, supporting the development of present workforce planning strategies aimed at equipping Inkster's residents with the skills and resources needed to thrive in a competitive and evolving economy, ensuring that future growth is inclusive, sustainable, and aligned with the city's vision for revitalization.

Prosperity Region - Detroit Metro Region 10

- » Detroit Economic Growth Corp
- » Detroit Regional Partnership
- » Macomb County PED
- » Oakland County PCD
- » Wayne County EDGE



7.1 ECONOMIC DEVELOPMENT STRATEGY

The City of Inkster's economic development strategy is built on a foundation of existing studies, community-driven objectives, and key metric analysis, designed to create a roadmap for sustainable growth and revitalization aligned with regional and state agencies.

Approach to Economic Development

- » Utilize market data and key performance metrics to best implement initiatives that encourage economic and business success.
- » Plan for long-range development of residents' skill sets, youth workforce and career development, and business development.
- » Implementation of redevelopment and revitalization strategies of neighborhoods, commercial corridors, and the downtown city center.
- » Strategic utilize economic and development incentives to attract and develop housing projects which meet the expectations and needs of the city.

Workforce Planning

The core of economic development in the City of Inkster will necessitate evolving its population and its overall capacity for business development. Through increased job employment opportunities and investment human capital resources, the city can meet its desired growth and economic goals. The City of Inkster's strategic planning for workforce development would see further advancement by aligning strategies and best practices which leverages and aligns with state resources and initiatives.

To advance the goal of fostering a thriving Inkster for both businesses and families, the city's administration must collaborate to build upon recent successes while implementing innovative strategies to accelerate progress. Expanding the workforce requires addressing barriers faced by residents and actively encouraging both immigration and migration of workers into the community.

The State of Michigan's Statewide Workforce Plan provides a framework of strategies and objectives for regional workforce development and effective policy-making. Key strategies include increasing access to skills training opportunities, strengthening transition pipelines from low-income to middle-class incomes, and supporting small businesses and entrepreneurship.

The following strategies aim to enhance workforce development in the City of Inkster while aligning with regional and state agency initiatives.

Strategies for Workforce Planning:

1. Increase Degrees and Certificates of employees in skilled trades, and workforce careers
2. Create opportunities for ongoing training for individuals who may reskill for Industry Transitions
3. Expand Pathways to Lifelong Learning and Career Success for all ages and career stages
4. Expand Career Exposure, Exploration, Experience and Navigation of career pathways, including public administration
5. Address Challenges and Barriers to Employment for Underrepresented Groups
6. Expand Access to Affordable, Reliable Child and Elder Care
7. Address Transportation Barriers and access to affordable modes of transportation
8. Make Inkster a destination for small businesses and entrepreneurship growth.
9. Provide resourceful and dynamic solutions for businesses of all sizes
10. Support and engage in Michigan's Small Business resources and Entrepreneurial programming.

Resources for Workforce Development Planning

Michigan Reconnect Michigan. Reconnect offers Michiganders ages 21 and older the opportunity to earn a tuition-free associate degree or skill certificate at their local community college.

MI College Completion Corps. The Michigan College Access Network's College Completion Corps is pivotal in promoting degree attainment and enhancing access to Michigan's middle class.

The Michigander Scholars. The Michigander Scholars program is part of a comprehensive plan for a long-term talent pipeline. It provides Michigan university students earning technology or engineering degrees with access to networking opportunities, industry education, internships and jobs.

Registered Apprenticeship and Work-based Learning Programs. Michigan can significantly boost economic mobility by expanding work-based learning programs. This includes pre-apprenticeship programs tailored to industry needs, internships and "earn while you learn" opportunities.

Career and Technical Education High-Quality Career and Technical Education (CTE) programs provide Michigan students with an aligned, seamless transition from secondary to postsecondary education through dual and concurrent enrollment opportunities, CTE Early Middle College programs and local and statewide articulation agreements. Michigan Department of Education (MDE)-Office of Career and Technical Education (OCTE) and the Michigan Department of Labor and Economic Opportunity (LEO) collaborate with college access organizations to develop and support statewide associate to bachelor's degree transfer pathways

The Michigan Career Development Model (MCDM) is designed to provide all K-12 students in the Michigan educational system with the necessary knowledge and skills for success in a career of their choice and lifelong learning. MCDM activities assist students in their academic readiness, connect students to their career cluster of interest and prepare them for in-demand careers.

STEM Forward. A statewide program, focuses on hands-on experiences in crucial STEM areas like EV and mobility, semiconductors, life sciences, clean energy, defense and aerospace and advanced manufacturing. STEM Forward fosters meaningful, hands-on career experiences for students interested in STEM-related positions and reduces financial barriers for Michigan companies that want to hire interns as part of their recruiting process by providing financial support towards intern wages.

Michigan Offender Success. MDOC has established the Michigan's Offender Success (OS) model which develops a case plan for returning citizens that outlines the in-demand skills they need and potential employment opportunities available.

Project SEARCH Transition-to-Work Program is a unique, business-led, one-year employment preparation program administered by the Michigan Department of Education's (MDE) Office of Special Education that takes place entirely at the workplace. Total workplace immersion facilitates a seamless combination of classroom instruction, career exploration and hands-on training through worksite rotations for individuals with disabilities.

MI Tri-Share Child Care Program. Employers have an important role to play in expanding access to child care and making it more affordable for employees. Tri-Share was created to encourage employers to offer child care benefits to lower-income workers that do not qualify for help paying for child care through existing state programs but are still struggling to pay tuition that can rival the cost of a monthly mortgage payment.

Higher Education Strategic Investments offers catalytic funding to higher education institutions in Michigan to support and foster a talent pipeline more closely aligned with key industry employer needs. The funds support curriculum development, incumbent training programs, job seeker training and, historically, Pk-12 engagement.

State Small Business Credit Initiative (SSBCI) program provides access to capital in partnership with Community Development Financial Institutions (CDFIs), credit unions, community and regional banks. MEDC leverages this fund to serve Socially and Economically Disadvantaged Individuals (SEDI)-owned and Very Small Businesses (10 or fewer employees)

Michigan Economic Development Corporation's Entrepreneurship and Innovation Strategy. The MEDC's Entrepreneurship and Innovation team provides various opportunities and avenues for early-stage funding. The Michigan Innovate Capital Fund (MICF) is a new program to invest in pre-seed and start-up stage competitive edge technologies that require capital in the earliest stages of the commercialization process, with preference to be given to nonprofits in underserved locations that clearly address the funding gap in underrepresented communities

7.2 INKSTER ECONOMIC MARKET ANALYSIS

This economic market analysis aims to highlight the local capital market conditions in the City of Inkster, utilizing data to support community economic goals and the align strategies with local and regional objectives.

Inkster Capital Market Analysis

Key performance market indicators outline the health of the local capital market of City of Inkster. The identification of gaps and opportunities in data is key to capitalizing on local market conditions and develop strategies intended to stimulate economic growth, foster equitable development, and support business entrepreneurship. The Capital Market Analysis provided studies of the key regional and local economic indicators of the City of Inkster, in addition to key property types and factors such as market vacancy, inventory and growth potential.

Table 30. Capital Market Analysis

Market	Inventory SF	Vacancy Rate	Vacant SF	Total Available SF	Occupancy Rate	Properties
Office	242,000	0.00%	-	\$1.60	100.0%	24
Industrial	1,100,000	8.7%	97,200 SF	102,000	91.3%	42
Retail	910,00	5.2%	47,200 SF	85,200	94.8%	177
	Inventory	12 Month Delivered Rooms	Avg. Daily Rate	RevPar	Occupancy Rate	Properties
Hospitality	346 Rooms	0	\$67.94	\$41.27	60.7%	11
	Inventory	Vacancy Rate	1-Bedroom Rate	2-Bedroom Rate	3-Bedroom Rate	Properties
Multi-Family	3,065 Units	6.8%	\$742	\$1,095	\$1,337	27

Sub-Market Analysis

The City of Inkster is included to the greater Southern I-275 Corridor Retail Market, feed by the large volume of residential, commercial, and industrial traffic serviced by the I-275 Highway, bounded by Michigan Avenue, Inkster Road, and Gotfredson Road, a collection of 79 commercial and retail properties valued at \$3.9 billion, includes communities such as Westland, Livonia, Plymouth, Wayne, Northville, and Redford Township.

- » Retail Market
- » Office Market
- » Industrial Market
- » Multi-Family Market

Key Property Types	
Power Center	A large retail property with several freestanding anchor stores, typically ranging from 250,000 to 600,000 square feet. These centers have only a small number of specialty tenants.
Neighborhood Center	A smaller retail center ranging from 30,000 to 100,000 square feet, catering to the daily needs of the nearby community. A supermarket is usually the main tenant.
Regional Mall	Large shopping centers spanning 300,000 to over 1,000,000 square feet. They offer a wide variety of goods such as general merchandise, clothing, furniture, and home furnishings.
General-Retail Property	High-traffic, easily accessible areas designed for the sale, promotion, and distribution of products and services to the public.
Strip Center	A row of attached stores or service outlets managed as a single retail entity, with parking typically located in front of the stores.



Retail Submarket Analysis

Retail Market	Inventory SF	Vacancy Rate	Available SF	Availability Rate	Market Rent/SF	Market Cap Rate
Inkster	910K	5.2%	85.2K	9.4%	\$1.23	8.3%
Southern I-275 Corridor	28.3M	4.5%	1.6M	5.6%	\$18.77	7.7%
Dearborn	12.2M	5.1%	713K	5.8%	\$20.08	7.8%
Airport	8.4M	4.7%	612K	7.3%	\$16.05	8.0%

Southern I-275 Corridor Retail Submarket

- » The Southern I-275 Corridor retail submarket has a vacancy rate of 4.5% as of Q4 2024. Over the past year, the vacancy rate has remained steady, despite positive net absorption and newly delivered space.
- » The current vacancy rate of 4.5% is well below the submarket's five-year average of 6.2% and 10-year average of 6.8%, signaling strong market performance.
- » Among retail subtypes, vacancy rates vary: neighborhood centers at 9.0%, power centers at 1.4%, strip centers at 5.6%, malls at 3.2%, and general retail at 2.6%. Overall, the submarket has 1.6 million SF of available space, translating to an availability rate of 5.6%.
- » As of Q4 2024, no new retail construction is underway in the submarket, compared to an average of 58,000 SF under construction annually over the past decade.
- » The total retail inventory in the Southern I-275 Corridor stands at 28.3 million SF, including 7.6 million SF in neighborhood centers, 2.9 million SF in power centers, 2.4 million SF in strip centers, 1.5 million SF in malls, and 13.9 million SF in general retail properties.
- » Market rents average \$18.80/SF, reflecting a year-over-year growth of 3.4%, slightly above the overall Detroit market's 3.3% growth. Rent increases vary by property type: 3.9% for neighborhood centers, 4.2% for power centers, 3.0% for strip centers, and 3.6% for general retail properties. The annual rent growth of 3.4% exceeds the submarket's five-year average of 3.0% and 10-year average of 2.8%.

image

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Dearborn Retail Submarket

- » The Dearborn retail submarket has a vacancy rate of 5.1% as of Q4 2024, slightly above its five-year average of 4.8% and its 10-year average of 4.5%.
- » Vacancy rates by retail subtype vary: neighborhood centers at 5.5%, power centers at 7.4%, strip centers at 3.8%, malls at 13.2%, and general retail at 2.2%. The submarket has approximately 710,000 SF of available space, equating to an availability rate of 5.8%.
- » Currently, there is 4,000 SF of retail space under construction in Dearborn, significantly below the submarket's 10-year average of 19,000 SF under construction annually.
- » The Dearborn retail submarket encompasses approximately 12.2 million SF of inventory, including 2.0 million SF of neighborhood centers, 1.8 million SF of power centers, 750,000 SF of strip centers, 1.6 million SF of malls, and 6.1 million SF of general retail.
- » Market rents in Dearborn average \$20.00/SF, reflecting a 3.5% year-over-year increase, outpacing the overall Detroit market's 3.3% growth. Rent growth varies by property type: 4.3% for neighborhood centers, 4.8% for power centers, 2.7% for strip centers, 1.0% for malls, and 3.7% for general retail.
- » The annual rent growth of 3.5% surpasses the submarket's five-year average of 3.1% and 10-year average of 2.9%, highlighting strong leasing performance.

Airport District Retail Submarket

- » The Airport District retail submarket has a vacancy rate of 4.7% as of Q4 2024, unchanged over the past year despite positive net absorption and newly delivered space.
- » The current vacancy rate of 4.7% is notably lower than the submarket's five-year average of 5.9% and 10-year average of 6.0%, reflecting strong market stability.
- » The submarket has approximately 610,000 SF of available space, resulting in an availability rate of 7.3%.
- » As of Q4 2024, there is no retail space under construction in the Airport District, a departure from the submarket's 10-year average of 10,000 SF under construction annually.
- » The Airport District retail submarket encompasses roughly 8.4 million SF of total inventory.
- » Market rents average \$16.10/SF, representing a 3.0% year-over-year increase. This is slightly below the wider Detroit market's growth of 3.3%. The submarket's annual rent growth of 3.0% is also below its five-year average of 3.5% and its 10-year average of 3.2%, indicating steady but modest rent performance.

Office Sub-Market Analysis

Office Market	Inventory SF	Vacancy Rate	Available SF	Availability Rate	Market Rent/\$P	Market Cap Rate
Inkster	242K	0.00%	0	0.00%	\$1.60	12.7%
Southern I-275 Corridor	12.8M	13.8%	2.2M	17.5%	\$20.07	11.4%
Dearborn	11.1M	5.9%	727K	6.2%	\$22.10	11.5%
Airport	3.1M	3.7%	633K	20.1%	\$19.25	12.3%

Southern I-275 Corridor Office Submarket

- The Southern I-275 Corridor office submarket has a vacancy rate of 13.8% as of the fourth quarter of 2024. Over the past year, the submarket's vacancy rate has changed by 2.4%, a result of 5,900 SF of net delivered space and -300,000 SF of net absorption.
- Southern I-275 Corridor's vacancy rate of 13.8% compares to the submarket's five-year average of 11.1% and the 10-year average of 9.4%.
- The Southern I-275 Corridor office submarket has roughly 2.2 million SF of space listed as available, for an availability rate of 17.5%. As of the fourth quarter of 2024, there is no office space under construction in Southern I-275 Corridor. In comparison, the submarket has averaged 100,000 SF of under construction inventory over the past 10 years.
- Southern I-275 Corridor contains 12.8 million SF of inventory, compared to 202 million SF of inventory metro wide.
- Average rents in Southern I-275 Corridor are roughly \$20.00/SF, compared to the Detroit average of \$22.00/SF.
- Rents have changed by 0.9% year over year in Southern I-275 Corridor, compared to a change of 0.8% metro wide. Annual rent growth of 0.9% in Southern I-275 Corridor compares to the submarket's five-year average of 2.4% and its 10-year average of 2.4%.

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Dearborn Office Submarket

- » The Dearborn office submarket has a vacancy rate of 5.9% as of the fourth quarter of 2024.
- » Dearborn's vacancy rate of 5.9% compares to the submarket's five-year average of 8.6% and the 10-year average of 9.5%.
- » The Dearborn office submarket has roughly 730,000 SF of space listed as available, for an availability rate of 6.2%. As of the fourth quarter of 2024, there is 600,000 SF of office space under construction in Dearborn. In comparison, the submarket has averaged 160,000 SF of under construction inventory over the past 10 years.
- » Dearborn contains 11.1 million SF of inventory, compared to 202 million SF of inventory metro wide.
- » Average rents in Dearborn are roughly \$22.00/SF, matching the wider Detroit average of \$22.00/SF.
- » Rents have changed by 0.8% year over year in Dearborn, compared to a change of 0.8% metro wide. Annual rent growth of 0.8% in Dearborn compares to the submarket's five-year average of 2.1% and its 10-year average of 2.6%.

Airport District Office Submarket

- » The Airport District office submarket has a vacancy rate of 3.7% as of the fourth quarter of 2024.
- » Airport District's vacancy rate of 3.7% compares to the submarket's five-year average of 5.7% and the 10-year average of 4.4%.
- » The Airport District office submarket has roughly 630,000 SF of space listed as available, for an availability rate of 20.1%. As of the fourth quarter of 2024, there is no office space under construction in Airport District. In comparison, the submarket has averaged 7,700 SF of under construction inventory over the past 10 years.
- » Airport District contains 3.1 million SF of inventory, compared to 202 million SF of inventory metro wide.
- » Average rents in Airport District are roughly \$19.30/SF, compared to the Detroit average of \$22.00/SF.
- » Rents have changed by 0.5% year over year in Airport District, compared to a change of 0.8% metro wide. Annual rent growth of 0.5% in Airport District compares to the submarket's five-year average of 3.5% and its 10-year average of 2.8%.

Industrial Sub-Market Analysis

Industrial Market	Inventory SF	Vacancy Rate	Available SF	Availability Rate	Market Rent/SF	Market Cap Rate
Inkster	1,100,000	8.7%	97,200 SF	102,000	91.3%	11.6%
Airport	59.2M SF	4.4%	4.2M SF	7.0%	\$8.73	11.0%
Southern I-275 Corridor	20M SF	3.1%	813K SF	4.1%	\$8.64	11.1%
Dearborn	19.1M SF	4.5%	1.6M SF	8.2%	\$7.99	11.2%

Image

Airport District Industrial Submarket

- » Detroit's Airport District has the second-largest inventory of industrial space among the area's submarkets, with net absorption averaging 920,000 SF annually over the past five years, representing approximately 22% of absorption marketwide over this period. Tenant demand has been negative by -530,000 SF over the past 12 months, causing vacancy to increase by 340 basis points to 4.6%, slightly above the Detroit area average of 4.3%. Meanwhile, 1.5 million SF was delivered, while 640,000 SF is underway.
- » Logistics properties, including distribution and warehouse space, account for 35.6 million SF of the submarket's inventory and, like in the broader Detroit area, are the prevalent subtype here. But there's a sizable chunk of specialized space within the Airport District. Specialized buildings, which include manufacturing space, account for 22.2 million SF of the local industrial inventory pool.
- » Small bay industrial space under 100,000 SF remains tightened, with availability at 3.8%, while the large bay category, or properties over 100,000 SF, currently has availability of 6.3%. The average availability in the Airport District is 5.3% or roughly 3.2 million SF.
- » Softened tenant demand has caused rent growth to decline by approximately 190 basis points over the past 12 months to 3.6%, slightly above the market wide average of 3.6%. Industrial rents are about \$8.60/SF, which is aligned with the broader Detroit area. A similar pattern holds for logistics rents, which, at \$8.40/SF, match the metro average for that subtype.
- » The 640,000 SF currently underway in the Airport District represents less than 1.1% of inventory. Although development has declined recently, over the past three years, 4 million SF of industrial space has been added to the area's inventory.

image

Southern I-275 Industrial Submarket

- » The Southern I-275 industrial submarket has a vacancy rate of 3.1% as of the fourth quarter of 2024. Over the past year, the submarket's vacancy rate has changed by 2.0%, a result of 37,000 SF of net delivered space and -360,000 SF of net absorption.
- » Southern I-275's vacancy rate of 3.1% compares to the submarket's five-year average of 3.6% and the 10-year average of 3.8%.
- » The Southern I-275 industrial submarket has roughly 810,000 SF of space listed as available, for an availability rate of 4.1%. As of the fourth quarter of 2024, there is no industrial space under construction in Southern I-275. In comparison, the submarket has averaged 200,000 SF of under construction inventory over the past 10 years.
- » The Southern I-275 industrial submarket contains roughly 20.0 million SF of inventory. The submarket has approximately 11.5 million SF of logistics inventory, 1.6 million SF of flex inventory, and 6.9 million SF of specialized inventory.
- » Market rents in Southern I-275 are \$8.60/SF. Rents average around \$8.40/SF for logistics buildings, \$10.00/SF for flex properties, and \$8.70/SF for specialized assets.
- » Rents have changed by 3.5% year over year in Southern I-275, compared to a change of 3.7% market wide. Market rents have changed by 3.0% in logistics buildings year over year, 0.0% in flex buildings, and 5.5% in specialized buildings. Annual rent growth of 3.5% in Southern I-275 compares to the submarket's five-year average of 5.6% and its 10-year average of 5.6%.

»

Dearborn Industrial Submarket

- » The Dearborn industrial submarket has a vacancy rate of 4.5% as of the fourth quarter of 2024.
- » Dearborn's vacancy rate of 4.5% compares to the submarket's five-year average of 5.8% and the 10-year average of 5.2%.
- » The Dearborn industrial submarket has roughly 1.6 million SF of space listed as available, for an availability rate of 8.2%. As of the fourth quarter of 2024, there is no industrial space under construction in Dearborn. In comparison, the submarket has averaged 120,000 SF of under construction inventory over the past 10 years.
- » The Dearborn industrial submarket contains roughly 19.1 million SF of inventory. The submarket has approximately 9.5 million SF of logistics inventory, 4.0 million SF of flex inventory, and 5.6 million SF of specialized inventory.
- » Market rents in Dearborn are \$8.00/SF. Rents average around \$7.50/SF for logistics buildings, \$10.20/SF for flex properties, and \$7.30/SF for specialized assets.
- » Rents have changed by 2.8% year over year in Dearborn, compared to a change of 3.7% market wide. Market rents have changed by 2.8% in logistics buildings year over year, -0.3% in flex buildings, and 6.1% in specialized buildings. Annual rent growth of 2.8% in Dearborn compares to the submarket's five-year average of 4.6% and its 10-year average of 4.9%.

Multifamily Sub-Market Analysis

Multi-Family Market	Inventory SF	Vacancy Rate	1-Bedroom Rate	2-Bedroom Rate	3-Bedroom Rate	Market Cap Rate
Inkster	3,065 Units	6.8%	\$742	\$1,095	\$1,337	7.9%
Southwest Wayne County	22,574	6.4%	\$1,072	\$1,335	\$2,019	7.1%
Downriver	16,388	5.2%	\$940	\$1,174	\$1,408	7.3%
Dearborn	3,923	5.7%	\$1,204	\$1,488	\$2,128	7.7%

Southwest Wayne County Multi-Family Submarket

- » Nearing the final months of 2024, multifamily vacancies in Southwest Wayne County were nearly flat over the past 12 months, compressing by 40 basis points to 6.7%. Over the same period, 80 units, entirely at 1 & 2 Star communities, were absorbed. Nothing has been delivered over the past year, and nothing is currently underway, indicating no supply-side pressure on fundamentals through the near term. Although development here is paused, construction has occurred here somewhat sporadically, with 390 units delivered here over the past five years.
- » Apartment rents in Southwest Wayne County are averaging around \$1,260/month, having increased by approximately 4.7% over the past 12 months. Rent growth was strongest among 4 & 5 Star properties, where rents increased by 6.1% to \$1,990/month. For context, the five-year average rent growth is at 5.4%. Even after the recent rent growth increases, the area's average rents are still below the Detroit-area average rent of \$1,310/month.
- » Investing activity spiked during the tail-end of 2021, to \$389 million, but has since declined well below the historical averages for the area. Over the past 12 months, \$28.3 million worth of assets changed hands from three recorded sales transactions, while market pricing has increased slightly over the previous 12 months to \$99,000/unit.

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Downriver Multi-Family Sub-Market

- » The Downriver multifamily submarket has a vacancy rate of 5.2% as of the fourth quarter of 2024.
- » Downriver's vacancy rate of 5.2% compares to the submarket's five-year average of 4.5% and the 10-year average of 4.3%.
- » As of the fourth quarter of 2024, there are 201 multifamily units under construction in Downriver. In comparison, the submarket has averaged 70 units under construction annually over the past 10 years. The Downriver multifamily submarket contains roughly 16,000 units of inventory. The submarket has approximately 630 units rated 4 & 5 Star, 4,600 units rated 3 Star, and 11,000 units rated 1 & 2 Star.
- » Average rents in Downriver are \$1,100/month, compared to the Detroit average of \$1,320/month.
- » Rents have changed by 3.6% year over year in Downriver, compared to a change of 3.5% metro wide. Annual rent growth of 3.6% in Downriver compares to the submarket's five-year average of 5.4% and its 10-year average of 4.4%.

Dearborn Multi-Family Sub-Market

- » The Dearborn multifamily submarket has a vacancy rate of 5.7% as of the fourth quarter of 2024.
- » Dearborn's vacancy rate of 5.7% compares to the submarket's five-year average of 7.2% and the 10-year average of 7.0%.
- » As of the fourth quarter of 2024, there are 95 multifamily units under construction in Dearborn. In comparison, the submarket has averaged 19 units under construction annually over the past 10 years. The Dearborn multifamily submarket contains roughly 3,900 units of inventory. The submarket has approximately 370 units rated 4 & 5 Star, 1,900 units rated 3 Star, and 1,700 units rated 1 & 2 Star.
- » Average rents in Dearborn are \$1,330/month, compared to the Detroit average of \$1,320/month.
- » Rents have changed by 4.7% year over year in Dearborn, compared to a change of 3.5% metro wide. Annual rent growth of 4.7% in Dearborn compares to the submarket's five-year average of 3.3% and its 10-year average of 3.5%.

Hospitality Sub-Market Analysis

Multi-Family Market	Inventory (Rooms)	12 Month Delivered Rooms	Avg. Daily Rate	Rev Par	Occupancy Rate	Market Cap Rate
Inkster	346	0	\$67.94	\$41.27	60.7%	11.4%
Detroit/Dearborn	11,451	0	\$193.45	\$133.77	68.6%	8.8%
Romulus/Airport	7,320	215	\$118.01	\$80.92	66.7%	9.6%
Livonia/West	6,517	0	\$120.81	\$80.58	69.2%	9.8%

Detroit/Dearborn Hospitality Submarket

- » Over the year's first seven months, Detroit/Dearborn's occupancy and ADR grew 3.3% and 3.1%, respectively, leading to a 6.5% uplift in RevPAR. The submarket's performance was particularly strong in April 2024, when the city hosted the NFL Draft. It is worth noting that occupancy remains 14% below the 2019 benchmark year, with supply growing faster than demand since that year.
- » From a segmentation perspective, transient and group demand improved year-over-year, with the group segment witnessing the most substantial growth. The NFL Draft supported this performance in April when group demand jumped 25%. The year-over-year uptick in group demand led to an increase in the segment's rates, which grew faster than the market average. However, it is positive to note that rates across all segments contributed to the uplift.
- » Like the national trend, deliveries from 2020 through 2022 were below the long-term average of 210 rooms per year. However, this trend is reversing quicker than other urban centers. In 2023, four hotels opened, adding 620 rooms to the market and contributing to the city's overall revitalization efforts. Deliveries are expected to outpace the average again this year and next with more branded supply from Marriott, Hilton and IHG due to open. The main reason for the faster return of inventory growth relative to other urban centers is the lower land costs in Detroit, which has allowed projected profits to absorb higher construction and financing costs, making developments feasible. Additionally, industry participants believe that more hotel room capacity is needed for the city to host larger events.
- » Looking ahead to the end of 2024, we expect year-end occupancy growth to pull back due to softer economic conditions. This will result in slightly lower demand while more hotels are added to inventory. Rate growth is forecast to align with year-to-date results.
- » Transaction activity is in line with the national trend, with a slowdown over the past 12 months compared to the past few years due to high interest rates and tight credit markets. More trades are expected in 2025 as investors accept that interest rates will remain higher than in the past 15 years. There is also a belief that to remain competitive, investment activity must continue despite the higher cost of capital. Like the trend across the country, property improvement plan requirements may continue to act as a tailwind to generate more sales in Detroit/Dearborn.

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Romulus/Airport Hospitality Submarket

- » The Romulus/Airport submarket contains around 7,300 hotel rooms, and houses 79 of the Detroit market's 489 hotel properties. The average hotel in Romulus/Airport has about 93 rooms, which does not substantially differ from the market-wide norm or the national norm.
- » In the past 12 months, monthly occupancy has averaged 60.6%, moderately above the market average of 58.9% for the same period.
- » Twelve-month RevPAR in the Romulus/Airport hotel submarket was essentially flat year-over-year as of September. The situation looks a bit better when zooming out to the broader market, where RevPAR is in the green, albeit modestly.
- » The 220 rooms currently underway in the Romulus/Airport submarket represent a 2.9% expansion to the existing inventory. This represents a continuation of new development in the submarket: A handful of projects containing around 220 total rooms delivered within the past three years.
- » Broadly speaking, Romulus/Airport is not among the more actively traded US hotel submarkets. But investment activity in the past year (5 trades) easily exceeded the submarket's three-year average.

Livonia/West Hospitality Submarket

- » The Livonia/West submarket contains around 6,500 hotel rooms, and houses 58 of the Detroit market's 489 hotel properties. Hotels are somewhat larger in Livonia/West than they are in the broader market. The average hotel has 112 rooms, compared to the 99 room-per-building market-wide average.
- » With trailing 12-month occupancies at 60.4%, Livonia/West is exceeding the market average of 58.9% for the same period.
- » Twelve-month RevPAR in the Livonia/West hotel submarket was essentially flat year-over-year as of September. That's a material contrast to the market-wide trend, where RevPAR is up moderately on a year-over-year basis.
- » Developers are highly active in other parts of the Detroit market. About 2,100 total rooms are underway, representing a market-wide inventory expansion of 4.3%. But Livonia/West might be less exposed to supply-side pressures, as nothing is under construction in the submarket itself. While nothing is currently underway, there has been a material amount of recent development in the submarket: About 330 rooms delivered within the past three years.
- » The submarket does see sales activity, but is not a particularly active grounds for hotel investment. On average, one or two deals per year have closed in recent years.

7.3 REDEVELOPMENT STRATEGY

The Redevelopment Strategy for the City of Inkster outlines a cohesive approach to addressing critical aspects of land use, economic development, and community revitalization. This strategy aims to integrate planning initiatives with actionable outcomes that support sustainable growth, attract investment, and enhance the quality of life for residents. By leveraging its strengths and addressing key challenges, Inkster can position itself as a dynamic, inclusive, and thriving community.

The Master Plan Redevelopment Strategies employed by the City of Inkster serve as a blueprint for achieving these goals. These strategies encompass a wide range of objectives, including:

- » **Implementing Middle Housing Strategies.** Middle housing strategies focus on diversifying housing options which range from duplex family homes and small-medium apartment complexes.
- » **Developing City Redevelopment Ready Sites.** Redevelopment Ready Sites are strategically identified properties that are primed for development.
- » **Implement the Redevelopment Future Land Use & Zoning Plan.** The Redevelopment Future Land Use Plan designates areas primed for redevelopment as Mixed Residential and Mixed Development future land uses, encouraging a mix of housing and uses which cater to a greater variety of local and regional consumer.
- » **Strategize for Park Land Conversion.** Park land conversion involves re-evaluating underutilized or obsolete park land for other uses, such as housing, mixed-use development, or new community amenities.
- » **Activate Sub-Area Plans.** Develop and integrate redevelopment initiatives in select corridors and neighborhood plan which focus on providing detailed approaches to attract development, evolve land uses, improve transportation and infrastructure, and encourage business development.
- » **Achieve Certification in Redevelopment Ready Program.** The City of Inkster is committed to engagement and implementation in best planning practices of the Michigan Economic Development Corporation Redevelopment Ready Communities Program.

Redevelopment Ready Sites

These sites are selected based on their potential to attract investment and support community revitalization goals. Strategies for support the redevelopment of these sites include:

- » Conducting market feasibility studies to identify viable development opportunities.
- » Pre-approving zoning or offering streamlined permitting processes to reduce development barriers.
- » Actively marketing sites to developers and investors with detailed property information and community benefits.



AREA:

15.88 Acres

CURRENT ZONING:

R-1A One Family Residential

2024 PLAN FUTURE LAND USE:

Mixed Development



AREA:
13.98 Acres

CURRENT ZONING:
M-1A Light Industrial

2024 PLAN FUTURE LAND USE:
Mixed Development



AREA:
15.88 Acres

CURRENT ZONING:
R-1A One Family Residential

2024 PLAN FUTURE LAND USE:
Mixed Residential

Residential Infill Program

A Residential Infill Program is a strategic initiative included in a community master plan to promote the redevelopment and revitalization of underutilized and vacant city-owned residential lots within existing neighborhoods. The program aims to enhance community character, increase housing diversity, and optimize the use of existing infrastructure and resources. Strategies for implementing the residential infill program include;

- » Utilize the MEDC Pattern Book for streamlined housing development.
- » Update Zoning Code to implement and encourage Middle Housing types.
- » Market and promote the sale and development of City-Owned property.
- » Collaborate with the State and County Land Bank to bundle and sell land for mixed residential development.

Middle Housing Types

Duplex. A building containing two separate dwelling units, either side-by-side or stacked. Each unit typically has its own entrance and may share some infrastructure, such as a yard or driveway.

Triplex. A residential structure with three independent dwelling units. These units can be side-by-side, stacked, or a combination of both. Triplexes are slightly denser than duplexes but maintain a smaller scale than larger apartment buildings.

Fourplex (Quadplex). A building with four distinct dwelling units, often arranged similarly to a triplex but with an additional unit. Fourplexes may be side-by-side or stacked and are common in urban or transitional areas.

Townhomes. A series of attached single-family homes, each with its own separate entrance, often sharing walls with adjacent units. Townhomes typically have multiple stories and private yards or patios.

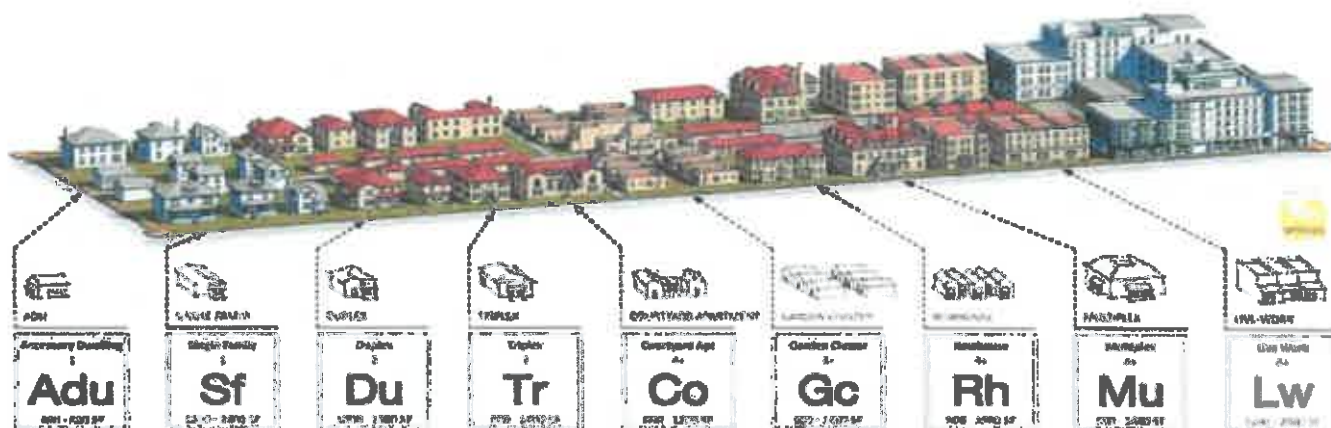
Cottage Court. A cluster of small, detached homes arranged around a shared central courtyard or green space. Cottage courts often prioritize community interaction while maintaining private living spaces.

Courtyard Apartments. Small-scale apartment buildings with units arranged around a shared courtyard. These buildings typically offer a mix of ground-level and upper-level units and emphasize communal spaces.

Carriage Houses (Accessory Dwelling Units - ADUs). Small, secondary housing units built on the same lot as a primary residence. Carriage houses are often located above garages, in backyards, or as standalone structures.

Duplex/Triplex/Townhome Hybrids. A combination of middle housing forms, such as a building that includes a duplex configuration alongside townhomes or triplexes, designed to blend seamlessly into diverse neighborhoods.

Figure 2. Missing Middle Housing Diagram: Opticos Design



Pattern Book Homes for 21st Century Michigan

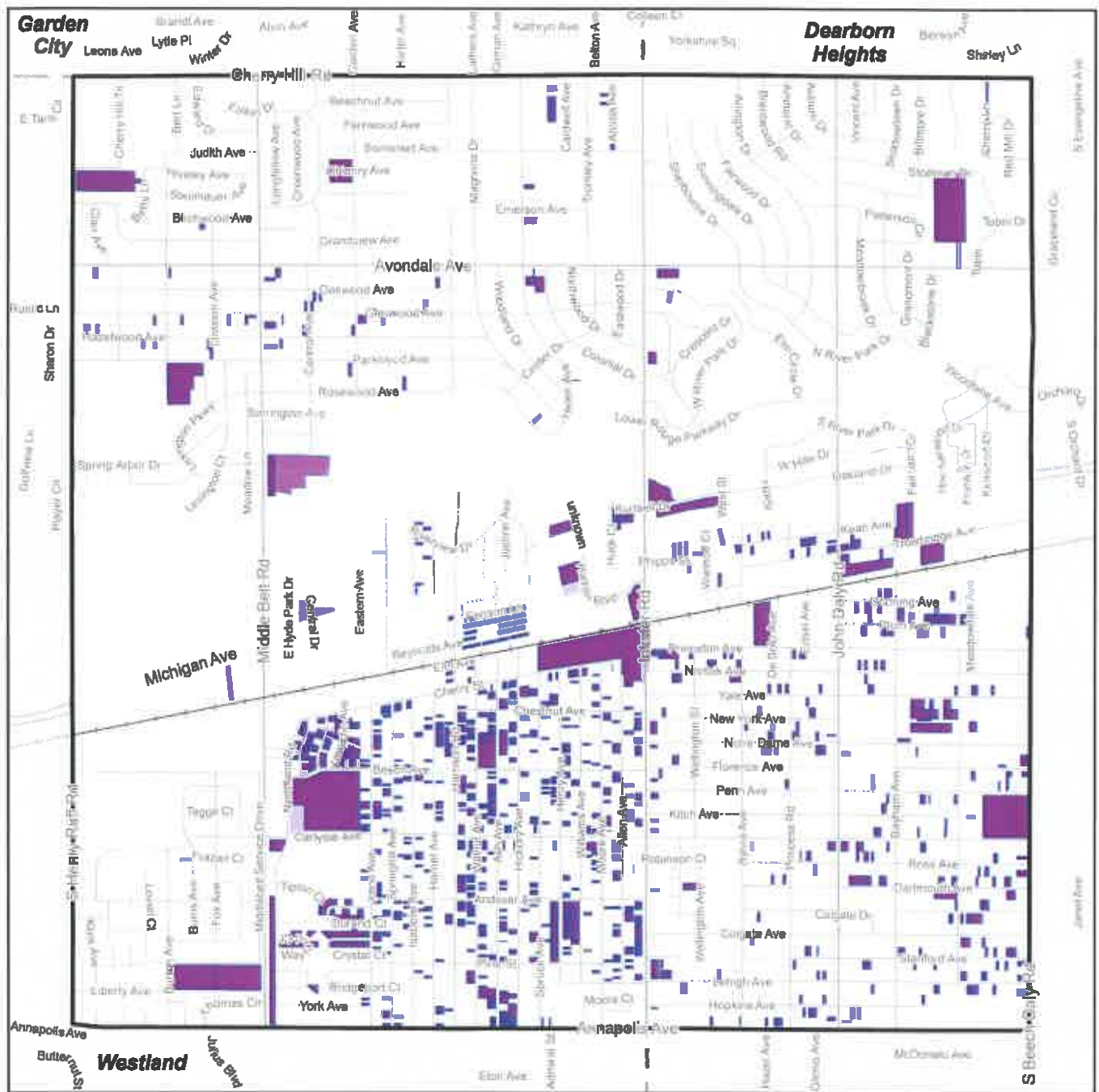
This guidebook offers home builders free construction plans for multi-family housing using designs modeled after popular kit homes built during the state's housing boom in the early part of the 20th century. In addition to, the pattern book includes a toolkit to modernize zoning codes for more multi-family construction which can fit seamlessly into the existing neighborhoods. The Pattern Book Homes will help streamline the development of more housing units while also reducing construction costs.



2
HOMES
1,990 ft²
TOTAL FLOOR AREA
1,064 ft²
TOTAL FOOTPRINT



Duplex Pattern



City-Owned Parcels

City of Inkster, Wayne County, Michigan

LEGEND

City Owned Parcels Nov. 13 Data

0 1,000 2,000
Feet

Basecamp Source: Michigan Center for Geographic Information, v. 17a. Data Source: City of Inkster, 2024. McKenna, 2024.

 **MCKENNA**

Future Land for Redevelopment

The Mixed Residential and Mixed-Use Development future land use designations are integral to fostering vibrant, dynamic development areas by promoting diverse and compatible land uses. Mixed Residential areas encourage a variety of housing types, from single-family homes to multifamily units, catering to residents of different income levels and household needs. Mixed-Use Development zones integrate residential, commercial, and recreational uses, creating walkable, interconnected development nodes that attract regional traffic and tourism. Together, these designations stimulate economic activity, attract investment, and enhance quality of life by creating a well-balanced, inclusive, and sustainable Inkster where residents can live, work, shop, and play in close proximity.

Mixed Residential District Objectives

The Mixed Residential District (MRD) aims to cultivate a neighborhood-focused atmosphere, offering residents easy access to daily conveniences while preserving the area's residential character. This district provides a variety of housing options to support different household needs and lifestyles, and it includes small-scale commercial spaces that enhance accessibility without introducing significant traffic, noise, or environmental impact.

Related Zoning Districts

- » R-1C - Medium Density Residential
- » RM-1 – Residential, Retail, & Multi-Family
- » B1 – Local Business District

Mixed Development District Objectives

The Mixed Development District (MDD) is designed to create a vibrant, multi-functional neighborhood that enhances quality of life for residents while attracting regional visitors. By offering unique retail, dining, and entertainment experiences, the MDD serves as both a community-oriented environment and a regional destination. The district stimulates the local economy through diverse job opportunities, supports local businesses, and promotes social interaction through public art and community events. Its pedestrian-friendly design prioritizes walkable spaces, green areas, and gathering spots, creating an accessible, welcoming atmosphere for locals and visitors alike.

Related Zoning Districts

- » RM-2 – Residential, Retail, & Multi-Family
- » B2 – Thoroughfare Mixed-use District
- » B3 – General Business District

Figure 4. Mixed Housing Development Concept –
OSPAarchitecture



Figure 3. The Future of Urban Development in Cyprus





Mixed Development and Mixed Residential Future Land Use Sites City of Inkster, Wayne County, Michigan

November 15, 2024

LEGEND

Future Land Use

- Mixed Development
- Mixed Residential
- City of Inkster

0 1,000 2,000
Feet

Basemap Source: Michigan Center for Geographic Information, v. 17. Data Source: City of Inkster, 2024. McKenna, 2024.

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Sub-Area Planning

Downtown Revitalization Plan

The Downtown neighborhood of the City of Inkster serves as its geological and economic core and plays a critical role in establishing Inkster as a regional destination for business and social interaction. The Downtown Revitalization Plan prioritizes the enhancement of Downtown and its physical spaces; encouraging residential and mixed-use development; incentivizing land uses that are compatible with the character and growth pattern of the area and establishing the long-term vision of the Michigan Ave Corridor.

The Downtown Revitalization Plan continues to identify opportunities for implementing strategies that support the economic growth of Inkster's Downtown neighborhood. Ongoing initiatives include:

- » **Ride-Share and Mobility Program:** Collaborate with ride-sharing service providers to establish designated pick-up and drop-off areas, identify opportunities for multimodal and mobility infrastructure improvements.
- » **Michigan Main Street Program:** Leverage resources from the Michigan Economic Development Corporation to access technical assistance for revitalizing and promoting Downtown redevelopment.
- » **Mixed-Use Development:** Encourage a diverse mix of retail, entertainment and commercial uses; middle housing and mixed housing developments, and public spaces to create a sense of place.
- » **Visual Communication:** Enhance and activate spaces through marketing and branding strategies, improved wayfinding, public art installations, community events, and public private partnerships.

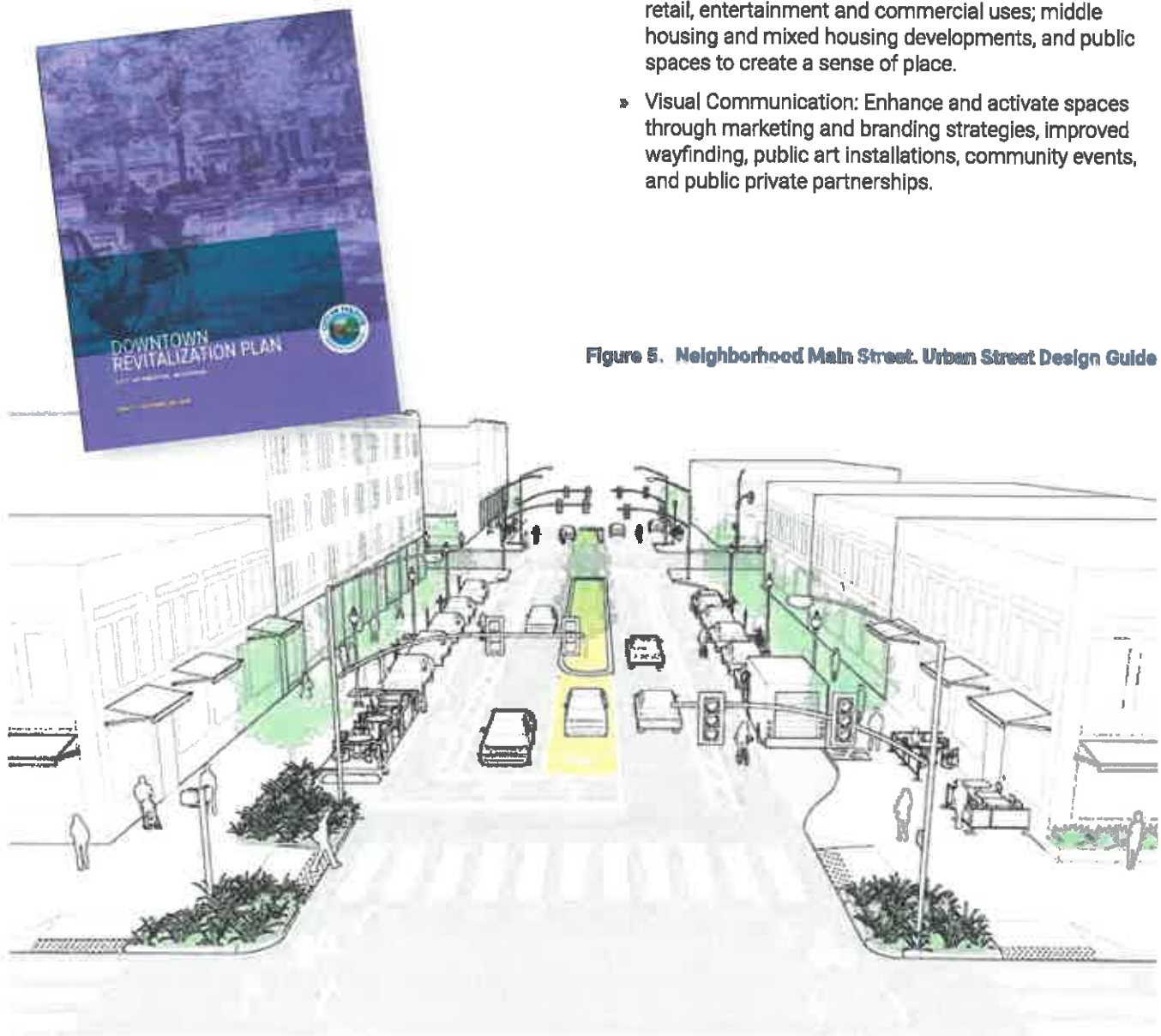


Figure 5. Neighborhood Main Street. Urban Street Design Guide

7.4 ECONOMIC DEVELOPMENT INCENTIVES

Economic Development Incentives play a critical role in supporting Inkster's efforts to enhance its local economy, create job opportunities, and improve the quality of life for residents. These resources encompass funding programs, technical assistance, planning tools, and partnerships to empower Inkster businesses, organizations, and the city to be successful.

Brownfield Redevelopment Act (PA 381). Any city, village, township, or county may create a Brownfield Redevelopment Authority. Brownfield incentives promote investment in eligible properties such as contaminated, blighted, functionally obsolete, or historic properties.

Tax Increment Financing (TIF). Allows for reimbursement of costs incurred from eligible activities on brownfield properties from the incremental revenue generated by new investment on the property.

Community Revitalization Program (CRP). CRP is designed to support real estate redevelopment, infill and historic preservation projects in downtowns and high-impact commercial corridors. CRP awards fill financial gaps with loans, grants or other economic assistance in projects that promote community revitalization by accelerating private investment, fostering redevelopment of functionally obsolete or historic properties, and reducing blight.

State Historic Preservation Tax Credits. Provide a credit of up to 25 percent of rehabilitation costs for both income producing and owner-occupied historic properties. A limited amount of credits are available each calendar year.

Transformational Brownfield Plan (TBP). TBP is defined as a brownfield plan that, among other requirements, will have a transformational impact on local economic development and community revitalization and meet certain investment thresholds. TBP projects may request sales and use tax exemption, property tax increment capture, construction period tax capture, withholding tax capture, and income tax capture revenues as determined necessary to fill a demonstrated financing gap.

Business Improvement District (BID) /Principal Shopping District (PSD). Cities, villages, and urban townships may create a BID or PSD to allow a municipality to collect revenues, levy special assessments, and issue bonds in order to address the maintenance, security, and operation of that district.

Business Improvement Zone (BIZ). BIZ can be created by private property owners of those parcels in a zone plan within a city or village to levy assessments and finance activities and projects outlined within a zone plan.

Commercial Redevelopment Act (PA 255). PA 255 encourages the replacement, restoration, and new construction of commercial property in a city or village. Property taxes generated from new investment are abated for a period up to 12 years.

Commercial Rehabilitation Act (PA 210). PA 210 encourages rehabilitation of commercial property in a city, village, or township. Property taxes generated from new investment are abated for a period up to 10 years.

Conditional Land Use Transfer (PA 425). PA 425 allows one municipality the option of conditionally transferring land to another. This public act was established to ease the legally difficult process of annexation, and to encourage cooperation. Cities, villages, and townships may enter into land transfer agreements.

Corridor Improvement Authority (CIA). (PA 57, Part 6) CIA is designed to assist cities, villages, and townships by allowing the use of tax increment financing or other funding tools to implement eligible improvements in designated commercial corridors.

Downtown Development Authority (DDA). (PA 57, Part 2) DDA is designed to be a catalyst in a community's downtown district. It provides a variety of funding options including a tax increment financing mechanism, which can be used to fund public improvements and to levy a limited millage to address administrative expenses.

Local Development Financing Authority (LDFA) (PA 57, Part 4). LDFA allows a city, village, or urban township to use tax increment financing to fund public infrastructure improvements for eligible properties. LDFAs can promote economic growth and job creation through supporting companies in manufacturing, agricultural processing, and high technology operations.

Neighborhood Enterprise Zone (NEZ) (PA 147). PA 147 provides a tax incentive to develop or rehabilitate residential housing units in qualified local units of government (i.e., Core Communities).

Neighborhood Improvement Authority (NIA) (PA 57, Part 8). NIA may use its funds, including tax increment financing, to fund residential and economic growth in residential neighborhoods. An authority may also issue bonds to finance these improvements.

Obsolete Property Rehabilitation Act (OPRA) (PA 146). Tax incentives are available to encourage redevelopment of contaminated, blighted, and functionally obsolete buildings in eligible core communities. OPRA helps spur private development in urban areas and centers of commerce, by temporarily freezing local taxes up to 12 years.

Redevelopment Liquor Licenses (PA 501). Through PA 501, the Liquor Control Commission may issue new public on-premises liquor licenses to local governments in addition to quota licenses allowed in cities under PA 58.

Water Resource Improvement Tax Increment Finance Authority Act. (PA 57, Part 7) Through PA 94, a city, village, or township can establish a Water Improvement Tax Increment Finance Authority to prevent deterioration in water resources, and to promote water resource improvement or access to inland lakes, or both.

Business Assistance and Resources. MEDC and its network of local and regional partners provide business assistance and business resources throughout Michigan.

SBA 504 Loans. These loans provide businesses with long-term fixed-rate financing for the acquisition or construction of fixed assets.

Small Business Development Center (SBDC). Michigan's SBDC has 10 regional offices that provide counseling, training, and many other valuable resources to support small businesses.

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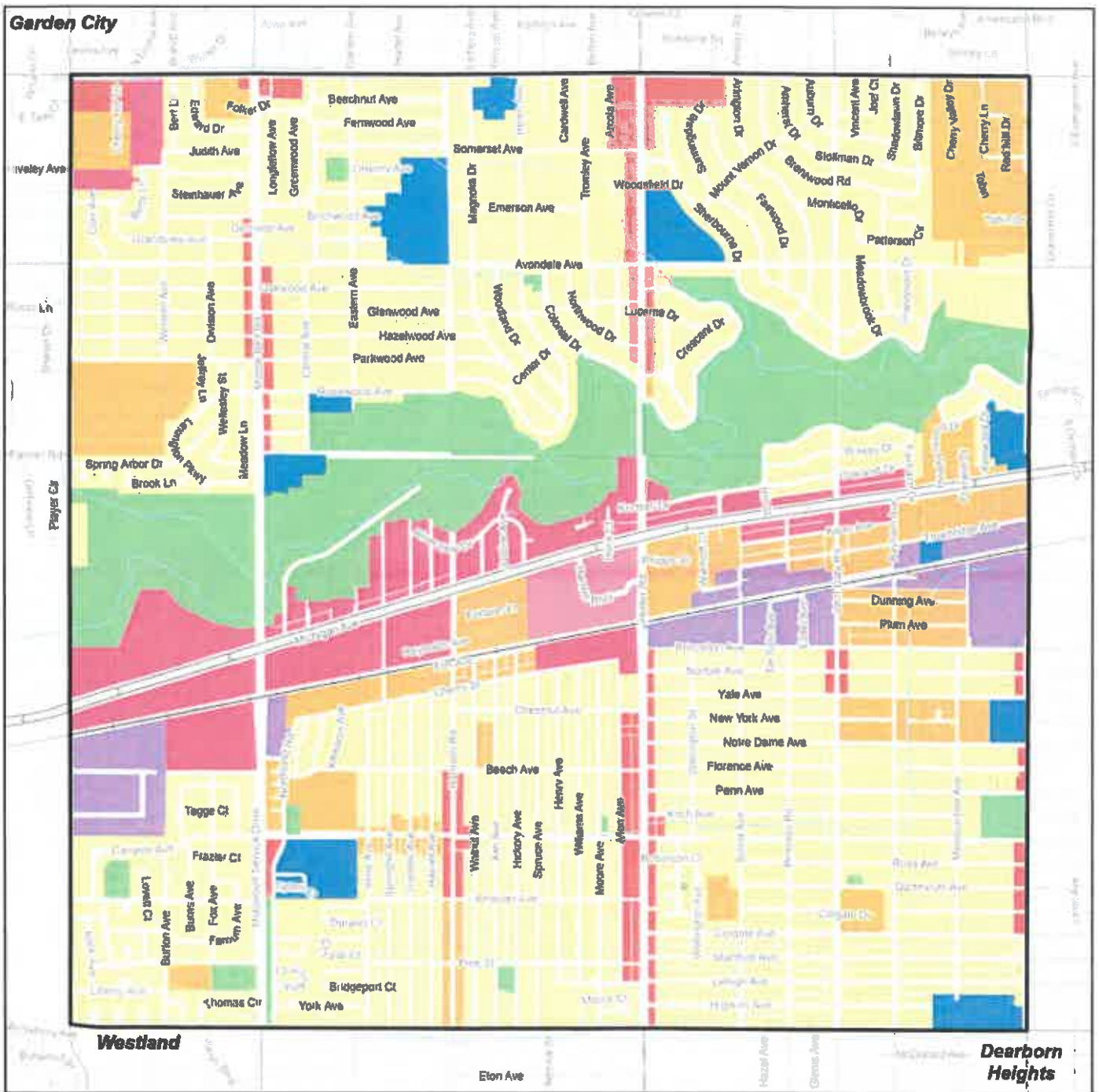
08. FUTURE LAND USE PLAN

The Future Land Use Plan chapter outlines the vision for how land throughout the city will be used and developed in the coming decades. This chapter provides a blueprint for promoting strategic growth, preserving community assets, and ensuring that future development aligns with Inkster's long-term goals of sustainability, equity, and economic vitality. Through review of current land use patterns, population trends, and community needs, the Future Land Use Plan establishes a framework to guide development decisions that foster strong neighborhoods, vibrant business districts, and sustainable open spaces.

8.1 FUTURE LAND USE PLAN

The Future Land Use Plan for the City of Inkster represents a proactive approach to long-term land use and redevelopment, with a focus on supporting both economic growth and community development. This plan provides a strategic framework to guide future zoning and land use decisions. It has been shaped by a thorough analysis of data, goals, policies, and strategies, as well as extensive public input gathered through community meetings throughout the planning process.

Through developed Future Land Use Designations, this plan further provides the policy foundation for the City's Zoning Ordinance. While the Future Land Use Plan outlines the desired vision for land use and development, the Zoning Ordinance translates that vision into enforceable regulations. The Zoning Ordinance defines specific land use categories, development standards, and zoning districts to implement the goals of the Future Land Use Plan.



Future Land Use

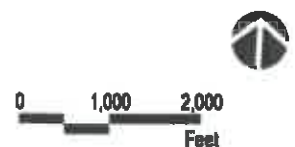
City of Inkster, Wayne County, Michigan

November 11, 2024

LEGEND

Future Land Use

- Neighborhood Residential
- Mixed Residential
- Neighborhood Mixed Use
- Mixed Development
- Town Center
- Research, Technology, and Manufacturing
- Education and Semi Public
- Park and Open Space
- City of Inkster



Baseemap Source: Michigan Center for Geographic Information, v. 17a. Data Source: City of Inkster, 2024, McKenna, 2024.

8.2 FUTURE LAND USE DESIGNATIONS

The vision for the long-term use of land in the City of Inkster is defined with the outlines of the Future Land Use Designations. Intended to outline the use, character, and development patterns of specific areas as envisioned in a master plan. These designations serve as a guide for growth, investment, and land-use decisions over time, ensuring that development aligns with the community's goals and vision for the future.

Neighborhood Residential

Residential uses in the district primarily consist of detached single-family homes located within subdivisions or established neighborhoods. These established neighborhoods can be complemented by a variety of housing options, including duplexes, townhomes, and garden apartments, accessory dwelling units, as well as senior housing. Buildings in this category typically range up to three stories in height.

Neighborhood Mixed Use

The Neighborhood Mixed-Use designation integrates residential and commercial uses, designed to serve local corridors by providing essential day-to-day services and employment opportunities to nearby neighborhoods and the broader community. This designation supports the development of vibrant corridors by promoting mixed-use developments, with active ground-floor spaces for retail, small-scale manufacturing, or maker spaces, while incorporating residential housing on upper floors.

Mixed Residential District

The Mixed-Residential District is designed to create a balanced, community-oriented environment that combines low- to medium-density residential housing with small-scale retail and business uses tailored to the needs of residents. The MRD encourages a blend of housing types, such as townhomes, small apartments, cottage homes, and quadplexes, supporting a diverse residential population. Retail and business activities are carefully integrated to minimize impact on the neighborhood, creating a seamless blend of living and essential services.

Mixed Development District

The Mixed Development District is designed to support medium-to-high-density residential development while serving as a multifunctional destination that seamlessly integrates retail, residential, and entertainment uses. This district aims to create a vibrant environment that offers high-quality regional commercial amenities, enhancing the local community's lifestyle, and attracting visitors with diverse dining, shopping, and entertainment options.

image

image

Town Center

The intent of the Town Center District is to provide a "city identity", indicating to residents and visitors that they are in Inkster. This can be accomplished through visual cues such as prominent public buildings, lively street venues, and changes in scale. This district builds upon recent commercial and residential development, as well as its proximity to civic buildings and the Lower Rouge Parkway. A cohesive mix of low-, medium- and high-density residential, convenience retail, office and public uses will add a visual richness.

Special design features include a pedestrian friendly environment with sidewalks and pathways, public gathering spaces, large street trees, abundant hardy landscaping, well-designed off -street parking areas, and compatible land uses should be implemented. Walking and biking should be balanced with motorized traffic to create a lively interactive feeling. Public facilities, convenience retail, offices and low-, medium- and high-density housing interrelated in a cohesive setting can be found in the Town Center district. Special design standards and requirements to improved architectural appearance, enhance and encourage pedestrian activity, landscaping, and lessen motor vehicle dominance is encouraged.

image

Research, Manufacturing, And Technology

The Research, Light Manufacturing, and Technology designation represents larger office developments and research facilities. Other typical uses include light manufacturing, assembly, warehousing, and uses that do not negatively impact neighboring communities or residents. Emphasis on developments that include high quality landscaping and design, traffic and pedestrian controls, and environmental sustainability are prioritized.

Park and Open Space

This designation represents large open spaces, public and private parks, passive areas, greenways and golf courses. Private parks and open spaces include neighborhood parks and recreation facilities, greenbelts, and retention areas maintained by homeowners' associations. The River Rouge Greenway Corridor should be further developed to construct the proposed non-motorized pathway and to connect to public facilities, open spaces, residential areas, and business centers.

Education and Semi-Public

This includes public facilities, educational institutions and agencies, public and private schools, and hospitals.

Table 31. Future Land Use and Zoning Map Correlation

Future Land Use	Zoning Correlation
Neighborhood Residential	R-1A, R-1B, and R-1C One Family Residential Districts
Mixed Residential District	R-1A, R-1B, and R-1C One Family Residential Districts, RM & RM-1, Multiple-Family Residential District, B-1, Local Business District
Neighborhood Mixed Use	R-1A, R-1B, and R-1C One Family Residential Districts , B-1, Local Business District, B-2, Thoroughfare Mixed-Use District, RM, Restricted Multiple-Family Dwelling District
Mixed Development District	RM, Restricted Multiple-Family Dwelling District, RM-1, Multiple-Family Residential District, B-2, Thoroughfare Mixed-Use District, B-3, General Business District
Town Center	TCD, Town Center District, B-2, Thoroughfare Mixed-Use District, District, B-3, General Business District
Research, Manufacturing, And Technology	M-1, Light Industrial District, B-3, General Business District
Park And Open Space	Parks and Open Space, Rouge River Parkway
Education And Semi-Public	R-1A, R-1B, and R-1C One Family Residential Districts

image

8.3 ZONING PLAN

The Zoning Plan for the City of Inkster serves as a critical tool for aligning the city's land use policies with its long-term vision for growth, development, and community character. The primary objective being to bridge the gap between the Master Plan's future goals and implementing enforceable standards and regulations in the zoning ordinance.

1. Consolidate the R1-A & B districts into a single low-density zoning classification which permits single-family homes, duplexes, and accessory dwelling units.
2. Add Design Standards for Middle Housing development types, detailing architectural design, facades, and materials.
3. Develop a table of Building Typologies, regulations, and the districts where they are permitted.
4. Remove unused Zoning Districts from Zoning Map and Zoning Ordinance.
5. Coordinate local land-use plans with regional transportation investments.
6. Amend the Zoning Ordinance for buildable lots of definitions and regulations, to permit the utilization of small lots for new residential development.
7. Implement sustainability within the zoning ordinance by encouraging mixed use development, incentivizing transit-oriented development, and green infrastructure in new construction developments.
8. Remove references to "Family" in the context of Zoning Districts and designations, utilize alternative language such as low, medium, and high residential density, and building typologies.
9. Incentivize Low-Medium Residential Density Development by-right in the RM District, by implementing improved design standards for Townhomes, Multiple Family Structures, and Mixed-Use Residential-Business Lofts along corridors and thoroughfares.
10. Rezone R-1C Parcels to RM, to allow for Low-Medium Density Residential Development.
11. Incentivize permitting Medium-High Residential Density Development by-right in the RM-1 District, by implementing improved design standards for residential developments greater than three stories and involved a mixed of commercial and retail uses.
12. Consider the use of Specific Use Standards, rather than Special Land Use Standards to regulate the standards of development, permitting uses by-right which meet the Specific Use Standards.
13. Collaborate with the Planning Commission to rezone parcels designated for Redevelopment, to higher density or mixed-use zoning classifications, such as the M-1 Light Manufacturing parcels designated as Mixed Residential and Mixed Development per the Future Land Use Plan.
14. Incentivize permitting Senior and Child Care Facilities by-right where specific design, spacing, and site regulations comply with improved Zoning Ordinance use standards.

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09. STRATEGIC ACTION PLAN

The Action Plan Goals of the Inkster 25 Strategic Action Plan outlines the key objectives that will guide the city's efforts to achieve its long-term vision. These goals are rooted in the community's priorities and provide a clear direction for decision-making and resource allocation. Each goal is designed to address critical areas such as housing, economic development, transportation, sustainability, and community engagement. By setting ambitious yet achievable targets, the goals establish a roadmap for fostering a more vibrant, inclusive, and resilient Inkster. This section serves as the foundation for the strategic actions that will turn the community's vision into reality, ensuring that all residents benefit from the city's growth and progress.

Summary of Goals

1

HOUSING

Support high-quality housing stock that offers a diversity of housing types with policies that center affordability, protect existing residents from displacement, and ensure equitable access to housing.

2

WORKFORCE & ECONOMIC DEVELOPMENT

Encourage a diverse commercial and industrial sector that offers a variety of job opportunities for all skillsets, promotes family-supporting employment, and ensures the City is an active participant in the elimination of the racial income gap.

3

REDEVELOPMENT

Promote redevelopment that fills gaps in the housing and business needs of Inkster residents, provides essential community resources, and enables a robust and vibrant downtown.

4

TRANSPORTATION

Develop an effective transportation network that offers safe and efficient non-motorized and motorized transportation options for people to travel to destinations in Inkster.

5

PARKS AND RECREATION

Offer well-maintained parks that improve health and well-being through recreational activities that are accessible for all Inkster residents, culturally inclusive, and designed to meet the specific needs of the community.

6

SUSTAINABILITY & RESILIENCY

Foster resilience by enhancing the city's ability to mitigate the impacts of climate change.

9.1 HOUSING

GOAL: Support high-quality housing stock that offers a diversity of housing types with policies that center affordability, protect existing residents from displacement, and ensure equitable access to housing.

Objective	Timeframe	Responsibility	Cost	Priority
Amend the zoning ordinance to allow for the utilization of small lots for new residential development.	Short Term	CA PC	\$	1
Market and promote the availability of housing development opportunities utilizing city-owned infill properties.	Short Term	CA PC	\$	1
Coordinate with the MEDC to utilize residential housing playbooks to support residential housing development.	Short Term	MEDC CA PC	\$	1
Explore opportunities to enable the development of more duplexes, triplexes, quadplexes, and townhomes	Short Term	CA PC	\$	1
Coordinate the implementation of housing goals and strategies with local and regional agencies	Mid Term	CA PC SM MEDC	\$	2
Implement the housing strategies which encourage improvements to workforce housing and transportation infrastructure.	Short Term	CA PC MDOT	\$\$	2
Facilitate collaboration between regional agencies to develop and implement programs that enhance access to affordable housing for at-risk populations.	Short Term	CA PC MEDC	\$	2
Form an Equity Advisory Committee with individuals who have lived experience to review housing equity issues and recommend solutions.	Short Term	CA PC SOM	\$	2
Coordinate with agencies like the MIHI (Michigan High-Speed Internet) Office, in working to improve internet access and affordability.	Short Term	CA PC SOM	\$	2
Utilize Economic Development Incentives to increase the number of affordable housing projects.	Mid Term	CA PC WC	\$	1
Develop improved housing design standards, including accessibility, and universal design principals.	Short Term	CA PC	\$\$	1

Entity Abbreviation	
CA	City Administration
DNR	Department of Natural Resources
MDOT	Michigan Department of Transportation
MEDC	Michigan Economic Development Commission
NP	Non-Profit Organization
PC	Planning Commission & City Council
SM	State of Michigan
WC	Wayne County

Priority	
1	Most Important
2	Very Important
3	Important

Timeline	
Long Term	5+ Years
Mid Term	3-5 Years
Short Term	1-3 Years

9.2 WORKFORCE & ECONOMIC DEVELOPMENT

GOAL: Encourage a diverse commercial and industrial sector that offers a variety of job opportunities for all skillsets, promotes family-supporting employment, and ensures the City is an active participant in the elimination of the racial income gap.

Objective	Timeframe	Responsibility	Cost	Priority
Plan for and expand workforce development and programming for at risk populations.	S	CA MEDC NP	\$	1
Market and underutilized vacant City-owned property for appropriate mixed development and residential uses.	S	C PC	\$	1
Coordinate implementation of workforce and economic development strategies with local and regional agencies.	M	CA PC MEDC NP SM	\$	2
Develop a Local Capital Improvement Plan with encourages consistency between local capital improvement programs and regional infrastructure priorities.	M	CA PC MDOT	\$\$	2
Promote green businesses and jobs environmentally based industries.	M	CA PC MEDC	\$	2

9.3 REDEVELOPMENT

GOAL: Promote redevelopment that fills gaps in the housing and business needs of Inkster residents, provides essential community resources, and enables a robust and vibrant downtown.

Objective	Timeframe	Responsibility	Cost	Priority
Utilize vacant City property for development and redevelopment of priority sites to uses which support corridor and neighborhood development.	M	CA PC	\$	2
Coordinate the redevelopment and marketability for priority sites with regional agencies.	M	CA PC MEDC	\$	1
Incentivize the redevelopment of priority sites by utilizing economic and zoning incentives to attract developers.	S	CA PC MEDC	\$\$	1
Examine processes for the pre-occupancy of vacant commercial buildings to encourage local small business and compatible land use.	S	CA PC	\$	2
Continue to improve code enforcement efforts for residential and commercial buildings, providing owners with resources on how to improve their property	M	CA PC	\$	2
Implement green stormwater management and other strategies that reduce the flooding and heat island impacts of impervious surface.	M	PC CA DNR	\$\$	2
Implement strategies for regional tourism as a mechanism for attracting and conceptualizing the redevelopment of priority sites	M	PC CA SM MEDC	\$\$	3

9.4 TRANSPORTATION

GOAL: Develop an effective transportation network that offers safe and efficient non-motorized and motorized transportation options for people to travel to destinations in Inkster.

Objective	Timeframe	Responsibility	Cost	Priority
Work with SMART to improve connectivity between bus routes in Inkster.	M	PC CA MDOT	\$	1
Improve pedestrian crosswalks throughout Inkster, especially on major roads, like Middlebelt, Inkster, John Daly, and Beech Daly Roads.	M	PC CA	\$\$	2
Improve the sidewalk network by eliminating gaps and ensuring ADA accessibility	M	PC CA	\$\$\$	2
Eliminate street designs and barriers that prevent connectivity between neighborhoods	M	PC CA	\$\$	2
Consider extending the shared use path along the Lower Rouge Parkway and look for opportunities to add wayfinding signage, lighting, path markings, and other enhancements.	M	PC CA MDOT	\$\$\$	2
Remove street barriers, such as bollards, that restrict access for emergency services.	S	PC CA	\$\$	1
Implement a Main Street Corridor of Michigan Ave, designating the area as a regional destination. Encourage design standards that support walkable commercial areas.	M	PC CA MEDC	\$	1
Upgrade infrastructure and facilities in older and substandard areas.	L	PC CA	\$\$\$	1
Coordinate regional transportation investments with job clusters and workforce development.	M	PC CA MDOT	\$\$	1

9.5 PARKS & SUSTAINABILITY

GOAL - Parks & Recreation: Offer well-maintained parks that improve health and well-being through recreational activities that are accessible for all Inkster residents, culturally inclusive, and designed to meet the specific needs of the community.

GOAL - Sustainability: Foster resilience by enhancing the city's ability to mitigate the impacts of climate change.

Objective	Timeframe	Responsibility	Cost	Priority
Collaborate with Wayne County to improve the activation of Inkster's portion of the Lower Rouge County Parkway through extension of the shared use path, wayfinding signage throughout the Parkway, and street furniture and lighting in appropriate areas.	M	PC CA WC MEDC	\$\$\$	2
Continue efforts to activate Inkster's neighborhood parks by adding play equipment, picnic tables, programming and events, and other strategies.	M	PC CA DNR	\$\$	2
Increase native plantings in Inkster parks.	L	PC CA	\$\$	3
Improve accessibility to parks, recreation facilities, greenways, and open space near all neighborhoods.	M	PC CA	\$\$	1
Promote environmental justice and sustainability practices	S	PC CA	\$	2
Adopt a community wide sustainability plan	M	PC CA	\$	1
Educate and encourage Inkster Department to implement sustainability in their long-range planning efforts	L	PC CA	\$	1
Plan for the provision and protection of green infrastructure.	M	PC CA	\$	2
Continue to Engage youth in experiences that foster an appreciation for the importance of natural, cultural and recreational resources	S	PC CA	\$\$	1
Protect and manage streams, watersheds, and floodplain Implement park improvements by utilizing the Department of Natural Resources for Grant and funding opportunities,	M	PC CA DNR	\$\$	2
Seek additional funding sources for improvements to the Parks System and sustainable infrastructure systems.	L	PC CA	\$	2

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