

**CITY OF INKSTER
PLANNING COMMISSION (PC)
MINUTES**

An Annual Meeting was held on **Monday, February 9, 2015**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Brown called the meeting to order at 6:08 p.m.

I. ROLL CALL

Present: Chairman Brown, Vice Chairman Wooten, Secretary Thomas and Commissioners Davis, Walton, Hampton

Absent: Commissioners Garrett, Hendricks and Wells

Others in attendance: M. Jeannie Fields, Community Development Manager
Paul Lippens, McKenna & Associates, Planning Consultant
Hussein Mzannar, Applicant – 30000 Michigan
Z. Sater, Applicant – 3952 Beech Daly
M. Darwich, Applicant's Architect – 3952 Beech Daly
Ron French, Applicant's Attorney – 3952 Beech Daly

Public in attendance: Timothy Williams, Councilman, Rochelle Wells - Resident, Joe Manuel – My Realty Select, Akindele Akinyem - NABA

II. ADOPTION OF AGENDA

MOVED by Hampton, Seconded by Wooten to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF NOVEMBER 10, 2014

MOVED by Hampton, Seconded by Thomas to adopt the Minutes of November 10, 2014. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case# 14-06 (Z) – 26091 Trowbridge
Public Hearing to receive public input and review a rezoning request from a B-3 General Business District to M-1 Light Industrial for a parking lot for employees and clients. Najah Bazy is the applicant.

MOVED by Hampton, Seconded by Thomas to open the public hearing. **MOTION CARRIED unanimously.**

Overview was given by Paul Lippens and he recommended approval. Questions were posed by the Commissioners and they were addressed.

MOVED by Hampton, Seconded by Davis to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Wooten, Seconded by Thomas to talk to the applicant about other options for the site. **MOTION CARRIED unanimously.**

The applicant was not in attendance due to a conflict in her schedule. Staff will reach out to the applicant.

B. Case#14- 10 (Z) – 30000 Michigan Avenue
Public Hearing to receive public input and review a rezoning request from a B-3 General Business District to M-1 Light Industrial for a salvage yard. Hussein Mzanner is the Applicant.

MOVED by Wooten, Seconded by Hampton to open the public hearing. **MOTION CARRIED unanimously.**

Paul gave overview and permitted uses within the B-3 District. This use is not consistent with Master Plan for the site. Additionally, other areas are currently available in the M-1 District to accommodate this use. He does not recommend approval of the request.

Joseph Manuel (partner in property) disputed the comments of the planner. He owns other property in the city and feels the business would benefit the city. When asked, he stated nice fencing would conceal the activity at the site and the office will be located in the front. M. Darwich added that landscaping, trees and stones would enhance the site.

It was stated that there is currently no M-1 zoning on Michigan Avenue. There are M-1 uses on Michigan that are non-conforming uses. Discussion was held regarding concerns related to a salvage yard on the site, additional uses on the site and updating of the Master Plan.

Public comments were as follows:

- Questioned a salvage yard on Michigan Avenue. There is more interested in retail businesses and something to draw people.
- No support for a salvage yard on Michigan Avenue. Inkster needs more business friendly businesses that would attract people.

MOVED by Wooten, Seconded by Thomas to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Wooten, Seconded by Thomas to deny the rezoning request due to the request being inconsistent with the Master Plan and inconsistent with zoning.

Roll call vote requested.

Wooten – yes
Thomas – yes

Davis – yes
Hampton – yes

Walton – yes
Brown – yes

MOTION CARRIED unanimously.

C. Case# 15-01 (Z) 3952 Beech Daly

Public hearing to receive public input and review a rezoning request from a B-2 Thoroughfare Mixed Use to B-3 General Business District for Used Car Dealership and Minor Auto repair Facility. Zehrab Abdul Sater is Applicant.

MOVED by Hampton, Seconded by Wooten to open the public hearing. **MOTION CARRIED unanimously.**

An overview was given by Paul Lippens with a recommendation to deny the rezoning request.

Ron French, Attorney, spoke on behalf of the applicant. He stated that B-3 uses are near the facility and the site was a former auto and hi-lo repair facility. A proposed site plan was provided. The building has been vacant for quite some time. It was originally purchased for auto repair.

Plans for the site include:

- Clean and detail cars
- Auto car sales
- Store classic cars on the inside of building
- The house next door to the site would be removed
- No auto repair is proposed for the site

Concerns arose regarding spot zoning. It was noted that everything north and south of the site is B-2. If documentation is provided for the last use of the site and it was marketed as such for sale, the previous use may qualify as a non-conforming use.

Public Comment: The new owners of 4402 Beech Daly (residential property) are interested in a clean site. They have beautified their property and expect the same from any business.

A request was made to table further discussion so that the applicant may do research to determine if the site may be considered a non-conforming use. Paul Lippens stated that if the applicant wants to table the request for more research verses there being a denial of the request, it would be appropriate. Length of vacancy and marketing efforts research would be acceptable. He will work with the applicant to come back to the planning commission.

MOVED by Hampton, Seconded by Davis to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Hampton, Seconded by Davis to table Case #15-01 (Z) to the Planning Commission Meeting scheduled on March 23, 2015. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

A. Adoption of 2014 Attendance and Activity Reports

MOVED by Davis, Seconded by Wooten to adopt the 2014 Attendance and Activity Reports. **MOTION CARRIED unanimously.**

B. Adoption of 2015 Annual Meeting Calendar

MOVED by Wooten, Seconded by Thomas to adopt the 2015 Annual Meeting Calendar. **MOTION CARRIED unanimously.**

C. Election of Officers – Chair/Vice/Secretary

MOVED by Wooten, Seconded by Thomas to nominate Sam Brown for Chairperson. Nomination accepted. **MOTION CARRIED unanimously.**

MOVED by Davis, Seconded by Brown to nominate Richard Wooten for Vice Chairperson. Nomination accepted. **MOTION CARRIED unanimously.**

MOVED by Thomas, Seconded by Davis to nominate April Walton for Secretary. Nomination accepted. **MOTION CARRIED unanimously.**

D. Other

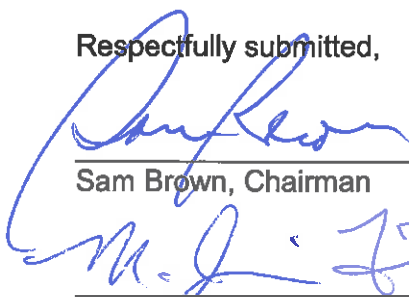
1) Hampton raised the question as to what role can the Planning Commission have on Economic Development beyond site plans and special conditions use approval to advocate change in the community. Suggestions were made as follows:

- Discussion on topics at meetings which result in resolutions that could direct council.
- Review and update of the Master Plan. Site specific suggestions for the Master Plan included:
 - Look at an alternative to the DDA for the tax capture
 - Look at Carlyle/Middlebelt development
 - Look at the potential for more residential on Inkster Road
 - Look at the four (4) schools being demolished and incorporate them into the Master Plan.
- Recommendations on rezoning of districts by looking at the Master Plan and Zoning Code.
- Look at economic development in the current economic climate. This is a great opportunity to address policy issues within the city.
- Look at development strategies to give to council for redevelopment in the city for business and residential. The planning commission should be more of an advocate.

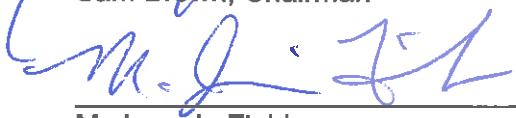
VIII. ADJOURNMENT – 8:27 p.m.

MOVED by Thomas, Seconded by Wooten to adjourn the Planning Commission meeting held on Monday, February 9, 2015. **MOTION CARRIED unanimously.**

Respectfully submitted,



Sam Brown, Chairman



M. Jeannie Fields
Community Development Manager

April Walton, Secretary