

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

An Annual Meeting was held on **Monday, January 11, 2016**, 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, and Commissioners Garrett, Hendricks, Nolen and Thomas

Absent: Secretary Walton and Commissioners Davis and Wells

Others in attendance: Timothy Williams, Mayor Pro Tem
Kim Howard, Councilwoman
Sandra Watley, Councilwoman
Mark Stuhldreher, Treasurer/Interim City Manager
M. Jeannie Fields, Community Development Manager
Aida Goldwind, Applicant
George Stamos, Architect

Public in attendance: Charles Dewhart, Jr., Lenardo Gambriel, Jesse King and Henry Wade.

II. ADOPTION OF AGENDA

MOVED by Hendricks, Seconded by Thomas to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF December 14, 2015

MOVED by Garrett, Seconded by Nolen to adopt the minutes of December 14, 2015. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

- A. Case #15-10 (SCU)/15-11 (SP) – 2830 Beech Daly
Public Hearing to receive public input and review Special Conditions Use (SCU) requirements and associated review of Site Plan (SP) requirements to add major vehicle repair to a truck terminal in an M-1 Light Industrial District/B-2 Thoroughfare Mixed Use District. Alexander Leckman is the applicant.

MOVED by Hendricks, Seconded by Nolen to open the public hearing. **MOTION CARRIED unanimously.**

Paul Lippens opened up comments related to Special Conditions Use and Site Plan. The Hearing is for Special Conditions for Land Use to add major vehicle repair to the existing facility. He also touched on the rezoning request.

Questions by the Commission were addressed as follows:

1. Noise for neighborhood with repair and times of operation. **See applicant comments.**
2. Will the site remain as it is even with rezoning? **Yes.**
3. Is there enough space for parking of trucks to be repaired? **Yes.**
4. How many trucks? **Outdoor storage is not permitted and permanent truck parking is not permitted. It is not presently on the Site Plan, so Paul would recommend the addition of such.**
5. The site was purchased in March 2015. Was there a problem with screening wall (area of site that is being rezoned). **There is currently not a problem with the wall in that area.**

Applicant comments:

1. Truck repair will be done inside the building, therefore, no outside noise will be encountered. There are no windows in the repair area. The operation is set up with lifts, etc., inside the building.
2. Previous hours of operation were 7:30 a.m. – 5:00 p.m. Previously customers were asked to drop off trailers in rear of building. Crushed concrete will also be dropped off in the rear (West side of property) for trailers, and a 60 ft. wall will conceal it.
3. Only outside storage is for trailers (maybe 7 trailers). This was understood to be satisfactory. It is currently a dirt area, and gravel will be added. All concrete will be repaired.

Paul recommend adding to the Site Plan "Outdoor storage of trailers is permitted on site".

Questions/Comments from the public:

1. Right now the area is not bad. What would be done with trailers that need a tire change? **All will be done inside (trailers fit inside). Nothing will be added to the site, nor built on the site, and nothing will be loaded or unloaded on the site.**
2. A question was raised regarding screening of property against the neighborhood. It was noted that there are inconsistencies with a wall on the site. Concrete panels were approved previously, affixed to a fence. Code requires a wall, and current Site Plan indicates it will maintain what was approved on the previous Site Plan.
3. The former Site Plan was brought up. There were a problem of noise issues with former business site, which is not an issue with the current Plan.
4. Are mechanisms in place currently for these situations (site plan compliance) not to occur in the future? **Administration enforces this, not the Planning Committee.**
5. Will the taxes be the same? **Unsure if it affects taxes.** How many jobs will be generated? **Over the road – driving, and 3 mechanics in the shop.** If business grows, more jobs will be available.
6. How many bays or how many trucks can be repaired inside? **7 – 10 (trailers take up more space). There are two doors on the building.**
7. Appreciate business coming to the City.
8. A letter from a resident was reviewed regarding noise and fumes issues in the past.

General Comments:

1. Applicant: Noise was an issue previously -- previous company cut metal, which was noisy. To abate noise issue, a fiberglass wall has already been purchased. Business wants to be a good neighbor.
2. Paul: Applicant has been very cooperative to address issues. Sect. 155.074 (Requirement for Wall), 6 ft. to 8 ft. Wall material can be approved by Building Official or other official (Planning Dept.).

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

MOVED by Wooten, Seconded by Nolen to approve the special conditions use with the addition of "no outside storage permitted on the site except trailers", and "wall material will be approved by the Planning Department consistent with the zoning code". **MOTION CARRIED unanimously.**

MOVED by Hendricks, Seconded by Nolen to approve Site Plan as recommended, per planner. **MOTION CARRIED unanimously.**

- B. Case #15-16 (Z) – 2830 Beech Daly
Public Hearing to receive public input and review a rezoning of the southeastern corner of the property for a truck terminal and major vehicle repair facility from B-2 Thoroughfare Mixed-Use District to M-1 Light Industrial. Alexander Leckman is the applicant.

MOVED by Hendricks, Seconded by Garrett to open the public hearing. **MOTION CARRIED unanimously.**

Paul Lippens opened with reference to the Planning letter. Recommendations were noted.

Public questions:

Was the property bought on West near Meadowdale? **No. The applicant stated that nothing will be built or changed. Open space will remain as such on the site.**

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

MOVED by Wooten, Seconded by Garrett to approve rezoning request per the recommendation of planner.

V. OLD BUSINESS

There was no old business.

VI. NEW BUSINESS

A request was made to bring a map of the Site Plan on an easel for the meetings.

VII. MISCELLANEOUS

- A. Adoption of 2015 Attendance and Activity Reports.

MOVED by Wooten, Seconded by Hendricks to adopt the 2015 Attendance and Activity Reports. **MOTION CARRIED unanimously.**

- B. Adoption of 2016 Annual Meeting Calendar.

MOVED by Wooten, Seconded by Hendricks to adopt the 2016 Annual Meeting Calendar. **MOTION CARRIED unanimously.**

C. Election of Officers.

All seats were vacated.

Chairman

MOVED by Brown, Seconded by Hendricks to nominate Wooten as Chairman. There were no other nominations. **MOTION CARRIED unanimously.**

A question was raised whether Wooten may officially Chair both Zoning Board of Appeals and Planning Commission. The City Attorney will be consulted.

Vice Chairman

MOVED by Hendricks, Seconded by Wooten to nominate Brown as Vice Chairman. There were no other nominations. **MOTION CARRIED unanimously.**

Secretary

MOVED by Hendricks, Seconded by Nolen to nominate Garrett as Secretary. There were no other nominations. **MOTION CARRIED unanimously.**

VIII. ADJOURNMENT – 7:40 p.m.

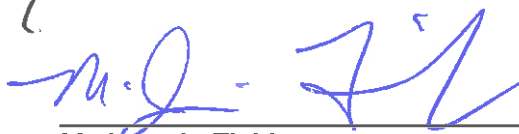
MOVED by Wooten, Seconded by Thomas to adjourn the Planning Commission meeting held on January 11, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,



Sam Brown, Vice Chairman

James Garrett, Secretary



M. Jeannie Fields
Community Development Manager