

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

A regular meeting was held on **Monday, March 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 6:21 p.m.

I. ROLL CALL

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

Absent: Commissioners Garrett, Hampton, Hendricks and Wells

Others in attendance: M. Jeannie Fields, Community Development Manager
Paul Lippens, McKenna & Associates, Planning Consultant
Abe Hachem, Applicant – 26051 Michigan
Moe Kanaan – 26051 Michigan
Ali K. Hammoud – 26051 Michigan

Public in attendance: Ken Chambers, Chamber Realty and Sunil Patel, White House Inn – 26125 Michigan

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF FEBRUARY 9, 2015

MOVED by Wooten, Seconded by Thomas to table the Minutes of February 9, 2015. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case# 14-09 (SP)/ 14-09 (ZC) – 26051 Michigan
Public Hearing to receive public input and review a request and site plan for conditional rezoning of the rear portion of the property from B-3 General Business District to M-1 Light Industrial District to permit use of the site for a warehouse. Abe Hachem is the applicant.

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

Overview was given by Paul Lippens who recommended tabling the conditional rezoning request and site plan. The current site plan does not meet the requirements for submittal.

The applicant's attorney gave an overview of the business. The future plan is for an all retail business to include some storage.

A question was posed regarding submitting a text amendment request verses a conditional rezoning request. The applicant stated they would withdraw their conditional

rezoning request and submit a text amendment request. If the request was denied, the applicant may sell the building. The applicant does want to remain in the city.

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

V. OLD BUSINESS

- A. Case # 14-06 (ZC) – 26091 Trowbridge
Review 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.

Paul Lippens gave an update. Commissioner Wooten suggested that the commission do a letter stating that parking is allowed on the parcel and no rezoning is necessary. The commissioners agreed.

MOVED by Wooten, Seconded by Thomas to provide a letter to the applicant that the parcel can continue to be used for parking as it is now. This is the interpretation of the code by the planning commission. **MOTION CARRIED unanimously.**

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

- A. M-1 use on Michigan – It was suggested that the planning commission take a hard look at requests for M-1 uses on Michigan.
B. Master Plan Review – City staff has requested a cost proposal for McKenna to review the Master Plan. It was suggested that during this review, the commission look at Beech Daly's zoning. The process was discussed.
C. 3952 Beech Daly – A text amendment may be the solution to this request as well.
D. Oil Change Facility on Michigan – They are allowed to park up to 10 cars on the site. There was noting in the file regarding the cars not being able to face Michigan.

VIII. ADJOURNMENT – 7:17 p.m.

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

Respectfully submitted,



Sam Brown, Chairman



M. Jeannie Fields
Community Development Manager

April Walton, Secretary