

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

A regular meeting was held on **Monday, March 23, 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 6:07 p.m.

I. ROLL CALL

Present: Chairman Brown, Vice Chairman Wooten, and Commissioners Garrett, Hendricks and Thomas

Absent: Secretary Walton and Commissioners Davis, Hampton and Wells

Others in attendance: M. Jeannie Fields, Community Development Manager
Patrick Sloan, McKenna & Associates, Planning Consultant
Zehrab Sater, Applicant – 3952 Beech Daly
M. Darwich, Applicant's Architect – 3952 Beech Daly
Ron French, Applicant's Attorney – 3952 Beech Daly

Public in attendance: Councilman Timothy Williams and Pastor T. Hudson (Citizen)

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF FEBRUARY 9, 2015 and MARCH 9, 2015

MOVED by Wooten, Seconded by Hendricks to adopt the minutes of February 9, 2015 and March 9, 2015 with the necessary corrections. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

None.

V. OLD BUSINESS

A. Case # 15-01 (Z) – 3952 Beech Daly
Rezoning request from a B-2 Thoroughfare Mixed Use to B-3 General Business District for Used Car Dealership. Zehrab Abdul Sater is the applicant.

Overview of case was presented by Patrick Sloan in the absence of Paul Lippens. As stated in the original planning review letter, the rezoning is inconsistent with the Master Plan. There are other areas of the city that can accommodate the proposed use. McKenna Associates recommended denial of the request.

Per the request of the Commissioners at the meeting held February 23, 2015, the applicant provided information that the site had been used previously as a auto repair facility. As a result, the district was believed to be a B-3 district in the past. The applicant has plans to clean up the building and make it a small used car dealership. The attorney brought a copy of the letter that was sent to the

applicant previously which stated that the car dealership was permitted as a special conditions use. The case was directed to the ZBA where it was denied. The applicant filed in circuit court but missed the court date due to him not receiving notice. The building has not been vacant (high/low repair facility) but recently became vacant last month. The building was being rented. A request was made for the Commission to table the vote while the applicant went back to the court to revisit the case.

Patrick Sloan gave an overview of the letter received by the applicant in Sept 2013 regarding the special conditions use and a second letter February 2014 stating the activity was not permitted as a special conditions use.

The information submitted by the applicant does not support the continuance of a non-conforming use for auto sales.

MOVED by Thomas, Seconded by Hendricks to deny the request for the rezoning in accordance with the recommendation provided by McKenna Associates. **MOTION CARRIED unanimously.**

- B. Case # 14-10 (Z) – 30000 Michigan Ave
Rezoning request from a B-3 General Business District to M-1 Light Industrial for a salvage yard. Hussein Mzannar is the applicant.

The applicant withdrew his request and the case will not go to City Council for review.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 6:50 p.m.

MOVED by Wooten, Seconded by Garrett to adjourn the Planning Commission meeting held on Monday, March 23, 2015. **MOTION CARRIED unanimously.**

Respectfully submitted,



Sam Brown, Chairman

April Walton, Secretary



M. Jeannie Fields
Community Development Manager