

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, December 14, 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 6:52 p.m.

I. ROLL CALL

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

Absent: Secretary Walton and Commissioners Davis and Wells

Others in attendance: Mark Stuhldreher, Treasurer/Interim City Manager
M. Jeannie Fields, Community Development Manager
Nabil Ismail, Applicant
Ziad El-Baba, Applicant's Engineer

Public in attendance: Mayor Pro Tem T. Williams, Councilwoman S. Watley, Joumana Baydoun, Larry Motley, Michael Green, Courtney Owens, Corrinthia Glenn, Bilal Hussein and Shirley Walker

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF November 23, 2015

MOVED by Wooten, Seconded by Thomas to adopt the minutes of November 23, 2015. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. Case #15-22 (SCU)/15-23 (SP) – 26266 Michigan Avenue
Public Hearing to receive input and review special conditions use for a Used Car Dealership in a B-3 (General Business District). Nabil Ismail is the applicant.

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

Paul Lippens gave an overview to include conditions for the Special Conditions Use and Site Plan approval.

Questions from the Commissioners were addressed as follows:

- Is the property in the Town Center District (TCD) – No.
- Performance Bond requirement: It is a good practice for any development. It is a "good faith" effort that they will make improvements on the site.

- It was suggested that a final inspection be done on the site before the issuance of a Certificate of Occupancy instead of a performance bond which may be penalizing people. The city needs businesses. A concern was raised related to holding up issuing a Certificate of Occupancy for someone to plant trees. The solution could be to issue a temporary Certificate of Occupancy until all improvements are made.
- Is this a for profit/non-profit – For profit.
- Four people will be hired and Inkster residents will be considered.

The applicant's engineer spoke of improvements on site and future plans for the site.

Questions from the public were addressed as follows:

- Why can't they open the business yet? It would need to go through the Certificate of Occupancy process.
- Is the performance bond for the entire project or just a portion? It is for all of the improvements on the site. It was suggested that the city needs to think about the burden it places on small business with a performance bond.
- It was suggested that the city needs to let people set up their business first and then we get funds from them. We need to make it easier for people to do business in the city. Feels there is no need to do performance bond if we have a final inspection.
- How many cars would there be on site? 30 spaces would be on site, so 15 spaces are for used cars.
- The site plan was shown to illustrate fencing on the front of the site.
- No auto repair will occur on the site. This was reiterated by the applicant's engineer.

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

MOVED by Wooten, Seconded by Garrett to approve Special Conditions Use with the conditions noted. **MOTION CARRIED unanimously.**

MOVED by Wooten, Seconded by Thomas to approve the site plan with conditions noted except the requirement for a performance bond. **MOTION CARRIED unanimously.**

Chairman Brown apologized for the delay in the meeting start.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

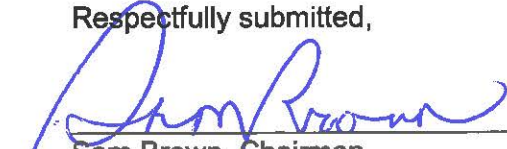
VII. MISCELLANEOUS

- Number of Planning Commissioners: There are nine positions and one seat is currently open.
- Demolition process: A question was raised regarding the demolition of a property which will be discussed after the meeting.

VIII. ADJOURNMENT – 7:38 p.m.

MOVED by Wooten, Seconded by Thomas to adjourn the Planning Commission meeting held on December 14, 2015. **MOTION CARRIED unanimously.**

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Sam Brown", written over a horizontal line.

Sam Brown, Chairman

A handwritten signature in blue ink, appearing to read "M. Jeannie Fields", written over a horizontal line.

M. Jeannie Fields
Community Development Manager

April Walton, Secretary