CITY OF INSKTER
PLANNING COMMISSION

MINUTES

A regular meeting of the Inkster Planning Commission was held on Monday, February 25, 2013 in the Inkster Council Chamber located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Wells called the meeting to order at 6:15 p.m.

I. ROLL CALL

Present: Commissioners Chastang and Davis, Secretary Garrett, Chairman Wells, Commissioner Thomas, and Vice Chairman Brown (7:15)
Absent: Commissioners Hendricks, Hampton and Manier

II. ADOPTION OF AGENDA

MOVED by Chastang, Seconded by Garrett to adopt the agenda. **MOTION CARRIED unanimously**.

III. ADOPTION OF MINUTES OF JANUARY 14, 2013

MOVED by Chastang, Seconded by Thomas to adopt the Minutes of January 14, 2013 with any necessary corrections. **MOTION CARRIED unanimously**.

IV. PUBLIC HEARINGS

There were no public hearing scheduled or conducted.

V. OLD BUSINESS

A. Land Use – Review of O-1, B-1, and B-2 Districts

Mr. Lloyd gave presentation. Highlights of presentation included: The only O-1 District's boundaries are incorrectly identified on the zoning map and whether that error would negatively impact redevelopment activities; previously, the District was designated as a P.U.D. subject to its development which did not happen; the B-1 District has most of the uses that are allowed in the District; and expanding the O-1 District's uses to eliminate existing hodgepodge of other districts and limiting certain uses as Special Conditions Uses. Discussions ensued regarding the size of the District and its ownership and what would be beneficial to correct the map at this time. The Commission agreed that the boundaries and uses of the O-1 District will be left intact as it exists.

Presentation continued: Highlights included: The locations of the only three (3) existing B-1 Districts, their locations and their density. Mr. Lloyd proposed questions for the

Commission's consideration which consisted of: what purpose does the B-1 District serve, is it unique to the B-2 uses, would it be conducive to change their zoning or expand their uses. Discussions ensued regarding whether their density could accommodate future business development. The Commission agreed to leave the B-1 District intact as it exists.

Presentation continued. Highlights included: Whether to expand their uses to include B-3 uses; the size of most properties in the districts would not adequately accommodate parking; or whether to change their zoning to a B-3 District. Discussions ensued regarding possibility of having a more broad approach to allow re-development; not providing a lot of opportunity for unwanted businesses; and the impact of current economic conditions on growth.

Mr. Lloyd led discussions regarding expanding single-family residential districts to accommodate multi-family development. After discussions, **MOVED** by Chastang, Seconded by Thomas to direct staff to research and report on allowing increased density in residential districts with restrictions. **MOTION CARRIED unanimously**.

Discussions ensued regarding the most cost effective way to change zonings.

VI. NEW BUSINESS

There was no new business scheduled or conducted.

VII. MISCELLANEOUS

A. Election of Officers

Ms. Johnson presided over elections. The seats of Chairman, Vice Chairman, and Secretary were vacated. The floor was opened for nominations:

<u>Chairman</u>

MOVED by Thomas, Seconded by Davis to nominate Sam Brown as Chairman. Discussion ensued regarding if it was permissible to elect a person who was not in attendance. Commissioner Brown arrived at approximately 7:15 p.m. Commissioner Brown accepted the nomination. **MOTION CARRIED unanimously. MOVED** by Chastang, Seconded by Garrett to close nominations. **MOTION CARRIED unanimously**. Chastang cast the sole vote of acclamation. Sam Brown acclimated as Chairman.

Chairman Brown presided over elections. The floor was opened for nominations:

Vice Chairman

MOVED by Thomas, Seconded by Chastang to nominate Daryl A. Davis as Vice Chairman. Commissioner Davis accepted. **MOTION CARRIED unanimously. MOVED** by Chastang, Seconded by Garrett to close nominations. **MOTION CARRIED unanimously**. Chastang cast the sole vote of acclamation. Daryl A. Davis acclimated as Vice Chairman.

Secretary

MOVED by Davis, Seconded by Garrett to nominate Robert Thomas as Secretary. Commissioner Thomas accepted. **MOTION CARRIED unanimously. MOVED** by Chastang, Seconded by Garrett to close nominations. **MOTION CARRIED unanimously**. Chastang cast to sole vote of acclamation. Robert Thomas acclimated as Secretary.

Garrett requested an update on activities of the Economic Development Committee. Mr. Lloyd responded he would send a report/summary to the Committee. The Commission requested that the Committee also receive their action that was taken tonight.

VIII. ADJOURNMENT – 7:30 p.m.

MOVED by Chastang, Seconded by Garrett to adjourn the Inkster Planning Commission meeting held on February 25, 2013. **MOTION CARRIED unanimously**.

Respectfully submitted,

Sam Brown

Sam Brown, Chairman

Daryl A. Davis, Vice Chairman

Robert Thomas

Robert Thomas, Secretary

Saidie D. Thomas

Saidia Johnson, Planning Division Secretary

:sj