

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

A regular meeting was held on **Monday, November 10, 2014**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Brown called the meeting to order at 6:03 p.m.

I. ROLL CALL

Present: Chairman Brown, Secretary Thomas and Commissioners Davis, Garrett, Hampton (6:09 p.m.), Hendricks, Walton and Wells (6:04 p.m.)

Absent: Vice Chairman Wooten

Others in attendance: M. Jeannie Fields, Community Development Manager
Paul Lippens, McKenna & Associates, Planning Consultant
Sami Alfasi, Applicant

Public in attendance: None

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF OCTOBER 27, 2014

MOVED by Hendricks, Seconded by Thomas to adopt the Minutes of October 27, 2014. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case # 14-03 (SCU)/14-04 (SP) – 27005 Michigan Ave
Public Hearing to receive public input and review special conditions use (SCU) requirements and associated review of site plan (SP) requirements for a Used Car Dealership located at 27005 Michigan Ave. Sami Alfashi is the applicant.

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

Paul Lippens gave an overview and recommended approval of the special conditions use and site plan with conditions per his planning letters dated October 3, 2014.

Questions were addressed related to signage, landscaping, site maintenance, off street parking, minor repair on the site and door locations. It was noted that no vehicle repair will be performed on the site. The applicant owns another shop where the repairs will be performed.

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

MOVED by Hendricks, Seconded by Hampton to approve the Special Conditions Use subject to the following condition: A masonry screen wall is added to screen the residential uses to the east.
MOTION CARRIED unanimously.

MOVED by Hampton, Seconded by Thomas to approve the Site Plan subject to the following conditions:

1. The applicant replaces the cyclone fence around area C1a on the north, east, and south with a 4.5 to 6 ft. masonry obscuring wall to screen the parking and outdoor sales area from the residential uses that front on Kean Ave.
2. The applicant must add a note that no vehicle display is permitted in the pedestrian plaza or sidewalk entrance,
3. All comments by the City engineer, fire and all other departments are incorporated into the site plan.
4. Strike "None is determined at this time" # 9 from the site plan.

MOTION CARRIED
Nay: Wells

V. OLD BUSINESS

None.

VII. NEW BUSINESS

None.

VII. MISCELLANEOUS

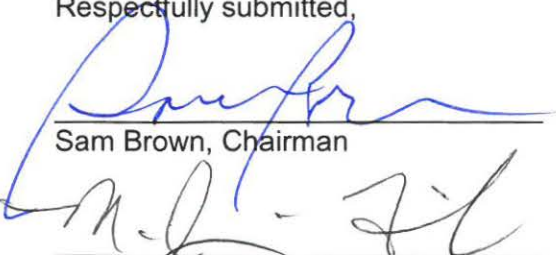
Discussion was held regarding the following:

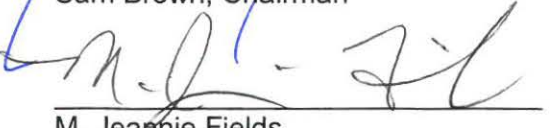
- A. Status of Inkster Greenway Project
- B. City outreach to new businesses
- C. Master Plan (adopted 2009) and overall City plan for economic development/planning
- D. Process to talk to new business owners prior to purchasing property
- E. Oil change business on Michigan Ave (across from the Justice Center)

VIII. ADJOURNMENT – 7:26 p.m.

MOVED by Hendricks, Seconded by Thomas to adjourn the Planning Commission meeting held on November 10, 2014. **MOTION CARRIED unanimously.**

Respectfully submitted,


Sam Brown, Chairman


M. Jeannie Fields
Community Development Manager


Robert Thomas, Secretary