

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, November 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 6:02 p.m.

I. ROLL CALL

Present: Chairman Brown, Vice Chairman Wooten and Commissioners Davis, Nolen (6:04 p.m.), Thomas and Wells

Absent: Secretary Walton and Commissioner Garrett

Others in attendance: M. Jeannie Fields, Community Development Manager
Paul Lippens, McKenna & Associates, Planning Consultant
Leila Chammout, Applicant
Nawal Alsaeed, Paradise Preschool
Sina El Moussa, Architect

Public in attendance: Mayor Pro Tem T. Williams and William Miller

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF AUGUST 10, 2015

MOVED by Wooten, Seconded by Wells to adopt the Minutes of August 10, 2015 with the necessary corrections. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case # 15-02 (SCU)/15-07 (SP) – 314 Inkster Road
Public Hearing to receive input and review special conditions use for a proposed Day Care Expansion/Addition in a B-2 (Thoroughfare Mixed Use District). Leila Chammout is the applicant.

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

Paul Lippens gave an overview to include the ZBA dimensional variance approvals for the play area and parking requirements. He recommended approval of the special conditions use and site plan with conditions as noted in the planning and engineering letters.

Questions were addressed as follows:

- Storm water retention: The site is not big enough to accommodate a traditional storm water retention system. There were three options on the site: 1) Reduce the size of the expansion; 2) Put in an underground system under the parking lot (this would be expensive); or 3) Consider a rain garden. A rain garden was developed.

- **Parking requirements:** The parking meets the state requirements which are less for an outside play area than the city's requirements.

Comments from the applicant's architect (Ms. El Moussa): This is the 1st rain garden in the City and it will be environmentally friendly. The state did not require the facility to have an indoor play area but the applicant wanted to provide such for the children. She thanked the staff for their assistance.

Commissioner Garrett provided comments in his absence: He looked through the materials and he believes the expansion is a good idea.

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

MOVED by Wooten, Seconded by Wells to approve the Special Conditions Use per McKenna Associates recommendation subject to the following conditions:

- The applicant is required to obtain a State license and maintain the site to State requirements per Act 116 of 1973.

MOTION CARRIED unanimously.

MOVED by Wooten, Seconded by Wells to approve the Site Plan per McKenna Associates recommendation subject to the following conditions:

- All comments by the City engineer, fire and all other departments are incorporated into the site plan.

MOTION CARRIED unanimously.

V. OLD BUSINESS

None.

VII. NEW BUSINESS

Chairman Brown welcomed Mayor Nolen to the Planning Commission.

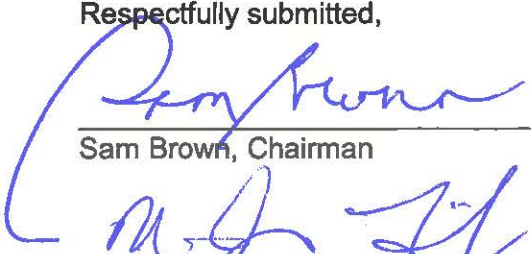
VII. MISCELLANEOUS

- Paul Lippens went over the Plan Review Procedures and Development Process flow chart. It was commented that the process issue was not with the city but with individuals understanding the process and it could have been frustrating. The flow chart makes it easy to understand.
- A question was asked about the 314 Inkster project delay due to it beginning in March. The project went to the ZBA in June for variance approvals and it took some time for the rain garden design to be approved. There are several state requirements that must be adhered to and the City had to ensure that it was in compliance because if the applicant walks away from the site, it becomes the City's responsibility.

VIII. ADJOURNMENT – 6:46 p.m.

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

Respectfully submitted,



Sam Brown, Chairman



M. Jeannie Fields
Community Development Manager

April Walton, Secretary