

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

A special meeting was held on **Monday, September 29, 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, Vice Chairman Wooten and Commissioners Garrett, Hendricks, Walton and Wells

Absent: Secretary Thomas and Commissioners Davis and Hampton

Others in attendance: M. Jeannie Fields, Community Development Manager
Paul Lippens, McKenna & Associates, Planning Consultant
Abdallah Sheik, Captain Jay's
David Allen, Captain Jay's (Sketch Design Group)

Public in attendance: Jasan McGuire, Wayne State University
Timothy Williams, Councilman

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF SEPTEMBER 22, 2014

MOVED by Wells, Seconded by Garrett to table the Minutes of September 22, 2014, until the next meeting. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case #14-04 (SCU) and # 14-05 (SP) – 1121 Middlebelt Road
Public Hearing to receive input and review special conditions use (SCU) and site plan (SP) requirements to allow a Carry Out Restaurant in the B-2 District. Abdallah Sheik is the applicant.

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

Paul Lippens gave a report and overview of the planning letter including conditions.

A comment was received for the hearing via phone: A residential property owner wanted to know if a wall was going to be put up to separate the business from the residential properties. The answer was yes, a masonry wall is required by ordinance.

Questions were posed by the Commissioners. A recommendation was made to add a note to the site plan that the site is to be maintained and keep clean and free of debris.

David Allen, planner for Captain Jay's, addressed the Commission and answered questions. Abdallah Sheik addressed the Commission as well.

It was determined that the site plan conditions identified in the planning letter were met. A recommendation was made to still require the planning consultant to perform an administrative review of the site plan after council approval to ensure all Planning Commission and Council conditions are included in the site plan.

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

MOVED by Wooten, Seconded by Wells to approve the special conditions use and site plan subject to the following conditions:

Special Conditions Use:

1. The site plan is approved.
2. The landscaping requirements are met to the satisfaction of Planning Commission and the City Planner.
3. The parking is reconfigured to provide a maneuvering lane that meets the Ordinance standards.
4. Comment received by the public at the required public hearing is consistent with the findings noted in the planning letter.
5. Comments of other City Departments are consistent with the findings noted in the planning letter.
6. Add a note to the site plan that the site is to be maintained and keep clean and free of debris.

Site Plan

All conditions have been met.

MOTION CARRIED unanimously.

* An administrative review of the site plan will be performed by the planning consultant after approval by City Council.

V. OLD BUSINESS

A. Proposed Zoning Ordinance Amendment – Town Center District (TCD)

Changes were made to the draft document presented at the meeting September 22, 2014. The public hearing notice was sent to the paper to meet the required fifteen (15) day posting.

B. Proposed Zoning Ordinance Amendment – Medical Marijuana Facilities

Changes were made to the draft document presented at the meeting September 22, 2014. Commissioner Brown provided the Ordinance from Ypsilanti on Marijuana facilities for the Commission to review.

VII. NEW BUSINESS

Commissioner Wooten stated that he would no longer be able to serve on the Development Review Team due to a change in his job. The Commission may want to look at appointing another Commissioner to serve.

VII. MISCELLANEOUS

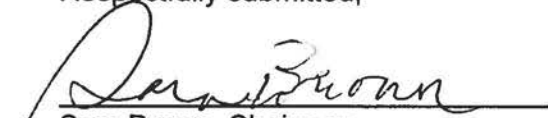
As a follow up to earlier discussion, comments were made regarding the process for the review of site plans. The process needs to be structured to ensure site plans are complete as possible

prior to getting to the Planning Commission. The Commission does not want to send cases to the City Council with several conditions attached.

VIII. ADJOURNMENT – 6:58 p.m.

MOVED by Wells, Seconded by Wooten to adjourn the Planning Commission meeting held on September 29, 2014. **MOTION CARRIED unanimously.**

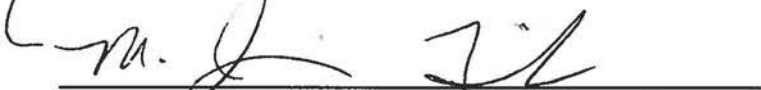
Respectfully submitted,



Sam Brown, Chairman



Robert Thomas, Secretary



M. Jeannie Fields, Community Development Manager