

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, March 28, 2016**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Hendricks called the meeting to order at 6:04 p.m.

I. ROLL CALL

Present: Chairman Hendricks, Vice Chairman Wooten, and Commissioners Davis, Garrett, Nolen, Walton, and Wells (6:06 p.m.)

Absent: Commissioner Thomas

Others in attendance: Mark Stuhldreher, Treasurer/Interim City Manager
M. Jeannie Fields, Community Development Manager
Phil McKenna, McKenna Associates
Paul Lippens, McKenna Associates
John Clark, Applicant
Timothy Williams, Mayor Pro Tem
Kim Howard, Councilwoman
Jewell Jones, Councilman
DeArtriss Richardson, Councilwoman
Sandra Watley, Councilwoman

Public in attendance: Lelia Chammout and others (did not sign in)

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF March 14, 2016

MOVED by Wooten, Seconded by Davis to adopt the minutes of March 14, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

There was no public hearing.

V. OLD BUSINESS

- A. Case #15-36 (SP) – 315 Inkster Road
Review of Site Plan (SP) requirements to allow a Medical Marijuana Provisionary Center in the B-2 Thoroughfare Mixed-Use District. SJ Ink, LLC is the applicant.

Paul Lippens, Planner, gave an overview of the special conditions use approval. Issues identified on the site plan are 1) Parking and 2) Wall. A revised site plan letter was reviewed.

Parking: CVS has a deficit of parking spaces on the site and cannot provide overflow. Per Section 155.077 (A)(5) "Two or more buildings or uses may collectively provide the required off-street parking in which case the required number of parking spaces shall not be less than the sum of the requirements for the several individual uses computed separately." Per Section 155.077(A)(6) - "In instances of dual function of off-street parking spaces where operating hours of the building do not overlap, the Board of Zoning Appeals may grant an exception to the required number." Paul recommended conditional approval based on the applicant seeking an approved variance from the Zoning Board of Appeals (ZBA) or seek another avenue of shared parking.

The planner recommended to cap the wall or add an additional foot verses a rebuilding of the wall.

Questions/Concerns:

- Does the parking analysis include West of CVS? Yes. The review is done with an aerial. If it was close, the Planner would recommend more analysis.
- If variances exist in the strip mall, how do you account for such in the analysis? More flexibility is needed in the zoning code to address these type of issues.
- It was suggested the parking situation is grandfathered in due to the building being in existence prior to the ordinance. The current code requirement is being utilized now.
- It was stated that 28861 Michigan does have to meet parking standard just like this site.
- It was suggested that we cannot assume something is grandfathered (non-conforming) just because it was not done previously. The code may not have been followed previously.
- It was suggested that if business uses don't meet the ordinance, we need to close the business down.
- Suggestion: Maybe we need to look at parking requirements across the board.
- Most parking issues are resolved by whether it should have parking or re-stripping. In extreme cases, it should go to ZBA.
- It was recognized that there is a parking deficiency on the site.
- Suggestion: Make a change to the ordinance language to accommodate what we have.
- By looking at the Master Plan and Zoning Ordinance, we can look at these things. We can look at bringing some flexibility to the code.
- A recommendation was made to look at the code at the time the building was constructed.
- Questions related to the revised planning letter:
 - Off street loading, why necessary? Building this size needs loading space.
 - Some businesses can use residential trash, why not this one? The other business in the Town Center District (TCD) uses residential trash per the Department of Public Safety (DPS). Refer to DPS for other areas in the city. That applicant still provided a letter to use a dumpster. The shared use of the dumpster was approved administratively.
 - Why does the applicant have to show an easement for someone else's property? It is related to the site circulation. A recommendation was made for a cross access agreement.
- It was suggested that all conditions should be met prior to coming to the Planning Commission. The Commission wants to approve notes on plans for the most part. They want to determine if the site plan meets the code or not. They do not want to be obstructionists. There should only be minor changes on the site plans.

- The applicant stated that a tobacco store was opened previously. He has had a Certificate of Occupancy for two years and has not had any problems. He believes the CVS square footage is off and complained of other applicants not having a problem.

MOVED by Wooten, Seconded by Wells to deny the site plan due to it not being consistent with the zoning code height requirement for the wall and parking requirements. **MOTION CARRIED** (nay – Nolen).

VI. NEW BUSINESS

- A. Ordinance Amendment – Discussion was held regarding adding the separation of distance for kids like cultivation facilities. A suggestion was made to include it with the overall ordinance amendment.

MOVED by Wooten, Seconded by Garrett to instruct the administration to initiate an ordinance amendment to make the criteria the same for provisioning centers as cultivation centers for the distance from schools, day care, child care, etc. **MOTION CARRIED unanimously.**

VII. MISCELLANEOUS

There were no miscellaneous items.

VIII. ADJOURNMENT – 6:57 p.m.

MOVED by Wooten, Seconded by Garrett to adjourn the Planning Commission meeting held on March 28, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,



Marcus Hendricks, Chairman

James Garrett, Secretary



M. Jeannie Fields
Community Development Manager