CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, April 25, 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 and Secretary Garrett and Commissioners Davis, Jones, Nolen (6:38 p.m.), Thomas, and Wells (6:12 pm)

Absent: None

Others in attendance: M. Jeannie Fields, Community Development Manager
Paul Lippins, McKenna Associates
Przemyslaw Bednarowicz, Applicant
Timothy Williams, Mayor Pro Tem
Clarence Oden, Councilman
Sandra Watley, Councilwoman

Public in attendance: Jennifer Alexander, Wilma Andres, Shirley Hankerson, Jessie Shelby and Ruth E. Williams

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF March 28, 2016

MOVED by Thomas, Seconded by Davis to adopt the minutes of March 28, 2016. **MOTION CARRIED unanimously**.

IV. PUBLIC HEARING

A. Case #16-07 (SP) – 710 Middlebelt Road
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements to allow a Second Hand Store in the B-2 Thoroughfare Mixed Use District. Przemyslaw Bednarowicz is the applicant.

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

Paul Lippens gave an overview of the case. He reviewed the special conditions use letter and recommended approval subject to public hearing comments and site plan changes.

Paul reviewed the site plan letter and added a recommendation: "Wall is required to be 6 ft. tall". The applicant had no comments.

Public:

- Should residents have received a letter? Answer: Yes.
- A lot of break-ins have been in the area. Don't need a second hand store in the community. Who is going to watch what is going on in the building? The Commission was asked not to approve it.
- Staff responded to the question related to the process for notifications of a Public Hearing.
- Why do we need a second hand store? Things are done undercover in the city. We don't need a second hand store.
- Applicant: He is an Inkster resident. Several people in the city can't afford new items. He is trying to help the residents of the city. He is trying to help people and the community. Items in the store would be appliances, furniture, household goods, and upscale goods. The applicant goes to auctions and liquidations to get items. It was suggested to him that a second hand store be opened. He is not looking to charge people a lot. 24-hr. surveillance will be at the building. No storage will be outside. No garbage items on site. Delivery will be available. He will not buy stolen items. He will buy at auctions and have documentation for his purchases.
- Discussion was held regarding St. Vincent DePaul that closed on Michigan Avenue.
- Concern: Employment of local people. Are taxes paid by applicant? Yes. Additionally, the applicant will hire two (2) people from the city.
- Concern: Don't want to see more blight in the area. Question of street caving in on Birchwood and once the business was proposed, the street was fixed. Per a Planning Commissioner, the street was recently repaired due to a water main break.

MOVED by Thomas, Seconded by Davis to close the public hearing. **MOTION CARRIED unanimously.**

Commission:

- Trees: Requested per the ordinance. There is a concern of it being in the right of way.
- Role of Paul Lippens: Planner for the city.
- Definition of Right of Way Design: Best practices for the sidewalk design from the sidewalk to the street.
- Text amendment to allow a second hand store – Why? Paul responded: Second hand stores are permitted in the B1, B2 and B3 as a special conditions use.
- If a person uses a business for other than what it has been approved, the city can get Code Enforcement involved. A concern was expressed from the audience of enforcement.
- Square footage for the building is small. Does not feel like it is enough room to do business.
- Reference was made to Future Land Use Plan.
- A concern was raised regarding a problem for 3 - 4 years that people ask to change zoning, and we permitted such, but no follow-up is being done on the site plan.
- A concern was expressed of mailings going to residents.

MOVED by Wells, Seconded by Davis to recommend approval of the special conditions use per the conditions noted. Roll call vote requested.

Hendricks – Yes	Jones – No	Wells – Yes
Davis – Yes	Nolen - Abstain	
Garrett – No	Thomas – No	

Due to Nolen being late to the meeting, he abstained from voting. A recap of the discussion was presented for him to render a vote.

Questions:

- Paul gave an overview of his recommendation which included an overview of the review letters, applicant comments, and compliance with Master Plan.
- Applicant provided information on what was being sold. He wants a neighborhood business, not a big business. Renovations have already began. Currently maintaining business.
- No weapons will be sold on site. He will buy from police liquidations and storage units.
- Commissioner: Not adverse to new business. Need to look at future use.
- Applicant: Will pay taxes, hire Inkster people and take care of the property. Currently, selling via an on-line business. Wants a building for sales.
- Commissioner: The business will be successful or if it does not do what it says it is going to do, then enforcement exists.
- Commissioner: Applicant has met requirements. Sales will be inside.
- Handicap requirement is one (1) space.
- How is disposal of materials handled? Disposed of off-site.

After consideration, Nolen voted Yes. **MOTION CARRIED**

Site Plan:

- Add requirement - Screening wall is required to be 6 ft. high.
- Remove condition of two additional trees provided on Birchwood.

MOVED by Davis, Seconded by Wells to approve the site plan with the following conditions:

1. Concerns and comments of all other City Departments, if any, have been addressed.
2. The wall mounted fixtures are replaced with a shielded fixture that meets City requirements.
3. Paint complies with City Color standards.
4. The screening wall is required to be 6 ft. high.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. Master Plan/zoning Ordinance Update

1. Goal Priority and Vision Worksheet
   a) No goal worksheets were submitted to Planning. Commissioners were asked to return the worksheets.
   b) Visioning Session: A suggestion was made for May/June for community input at the beginning of the process. It will be held outside of a scheduled Planning Commission meetings. All people do not have access to computers to get information. Look at last two weeks of May for the meeting. It was suggested that the information be posted on all buildings and mailed to churches. It should be held

at the Recreation Complex. May is preferred. A suggestion was made to notice the session as a Council and Planning Commission session.

c) Data on the power point presentation was updated and disseminated prior to the meeting.

VI. NEW BUSINESS

No new business.

VII. MISCELLANEOUS

Richard Wooten resigned from the Planning Commission and the Zoning Board of Appeals.

A. Vice Chairperson Position

MOVED by Nolen to nominate Wells as Vice Chairperson. Wells declined.

MOVED by Wells, Seconded by Nolen to nominate Garrett as Vice Chairperson. There were no other nominations. Garrett accepted. **MOTION CARRIED unanimously**.

VIII. ADJOURNMENT – 7:31 p.m.

MOVED by Davis, Seconded by Thomas to adjourn the Planning Commission meeting held on April 25, 2016. **MOTION CARRIED unanimously**.

Respectfully submitted,

Marcus Hendricks, Chairman

James Garrett, Vice Chairman

M. Jeannie Fields
Community Development Manager