

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, July 25, 2016**, in the Inkster Council Chambers, located at 26215 Trowbridge, Inkster, Michigan, 48141.

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

I. ROLL CALL

Present: Vice Chairman Garrett, Secretary Chisholm, Commissioners Cain, Davis, Nolen and Williams

Absent: Chairman Hendricks and Commissioners Ratliff and Wells

Others in attendance: Darin Carrington, City Manager
M. Jeannie Fields, Planning, Bldg & Economic Dev. Deputy Director
Mike Deem, McKenna Associates
LaShawn Todd, Applicant

Public in Attendance: Yvette Brock, New Step CAC

II. ADOPTION OF AGENDA

MOVED by Nolen, Seconded by Chisholm to adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES of June 13, 2016

MOVED by Williams, Seconded by Nolen to adopt the Minutes of June 13, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case #16-17 (SCU)/16-18 (SP) 27214 Michigan Avenue**
Public hearing to receive public input and review Special Conditions Use (SCU) requirements and associated review of Site Plan (SP) requirements for a mixed use retail and office graphic design business in the Town Center District (TCD). LaShawn Todd is the applicant.

MOVED by Chisholm, Seconded by Nolen to open the Public Hearing. **MOTION CARRIED unanimously.**

Mike Deem gave an overview of the case to include recommendation of the special conditions use and site plan with conditions.

Commission:

- Where is parking? Parking is located behind the building.
- A recommendation was made to remove the requirement for planting a tree on Michigan.
- Why wave the submittal of a development time table. This is a requirement for new construction.
- Is the reduction of spaces typical in the TCD? Yes.

Public

No comments were made.

The applicant introduced herself to the Commission. She is expanding her home based business. It will basically be a showroom. Two employees (applicant and son) will be on site. She will train two additional employees in the future. The applicant will hold a grand opening.

MOVED by Nolen, Seconded by Williams to close the Public Hearing. **MOTION CARRIED unanimously.**

MOVED by Nolen, Seconded by Williams to recommend approval of the Special Conditions Use to City Council. **MOTION CARRIED unanimously.**

MOVED by Nolen, Seconded by Davis to recommend approval of the Site Plan to include the following:

- Remove the requirement to plant the tree on Michigan.
- Reduce the parking requirement by 50% to six spots.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. Master Plan/Zoning Ordinance Update

Mike Deem presented information from the packet provided to the Planning Commission.

A question was posed related to Planning Commission input into the document. A public hearing will be held and the document will be sent to other communities. There will be at least two more chances for the Commission to weigh in. McKenna will be conducting interviews in the next two weeks with stakeholders. The zoning ordinance will be the second part of process. A computer based survey is available for community input. The link will be disseminated.

The following was discussed (see memo dated 7.14.16 for a full listing):

- Pop-up retail.
- Planning Commission will be allowed to grant waivers for walls.
- Planning Commission will be able to waive tree requirements. (A tree list will be provided).
- Parking requirements reduction is being proposed. Additional methods to grant waivers are being proposed.

- Add a preferred class of non-conforming uses section that will allow the City to treat certain properties as conforming sites.
- The planner is looking at flexibility in the code for the Planning Commission while still maintaining control.

This was a first pass thru of ordinance. The commissioners were asked to reach out with new suggestions.

Suggestions:

- Look at how to protect development on Inkster Road and Middlebelt without making it part of the TCD.
- Look at extending the TCD on Michigan.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS BUSINESS

- Include Manning, Ludington and Kewadin on the provided map in the yellow area as an identified neighborhood.
- Community Garden – Did Sister Stella Mohammad get back in touch with the planning department? No, but it was stated that she will not do the garden this year but she will next year.
- Code Enforcement is responsible for enforcing the clothing drop-off containers clean-up in the Business District. A complaint was made regarding their appearance and the number. A question was raised as to how we reduce the number of them as well. A suggestion was made to get them off of Michigan.
- The former Funeral Home at Inkster Road and Andover Corner has an auto repair sign. Pictures will be provided.

VIII. ADJOURNMENT – 6:49 p.m.

MOVED by Nolen, Seconded by Chisholm to adjourn the Planning Commission Meeting held on July 25, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,



James Garrett, Vice Chairman



Steven Chisholm, Secretary



M. Jeannie Fields, Deputy Director
Planning, Building & Economic Development