

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, September 26, 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 6:06 p.m.

I. ROLL CALL

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

Absent: Commissioners Davis, Ratliff and Wells

Others in attendance: M. Jeannie Fields, Deputy Director Planning, Building & Econ Dev
Paul Lippens, McKenna Associates
Mike Deem, McKenna Associates
Arynn Downs, Applicant – Greater Cooper Memorial
Kenneth Crutcher, Applicant's Architect/Engineer – Crutcher Studio
John Clark, Applicant – SJ Ink
Councilwoman Kim Howard
Councilman Clarence Oden, Jr.
Councilwoman Sandra Watley

Public in attendance: Concerned Citizen; David Allen (Sketch Design Group); Charles Beaton; Yvette Brock; Joanne Donfried; Lisa Donfried; Kent Hudson; Angela Jackson; James Killian; Larry Motley; and George Williams

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF July 25, 2016

MOVED by Garret, Seconded by Chisholm to adopt the minutes of July 25, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case #15-05 (SCU)/15-6 (SP) – 4119 John Daly
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements to operate a church and add a modular building in the R1-B One Family Residential District. Arynn Downs, on behalf of Greater Cooper Memorial Church, is the applicant.

MOVED by Nolen, Seconded by Williams to open the public hearing. **MOTION CARRIED unanimously.**

Paul Lippens gave an overview of the case and recommended approval of the special conditions use and site plan with a few revisions.

- Public: There is no information on the agenda. Paul explained the case. More information was requested including hearing from the applicant. Paul elaborated on the special condition use.
- Commissioner: Why consider a Special Condition Use now? Paul: In order to expand the use, it must be a conforming use. Now the church is a legal non-conforming use because it does not have a special conditions use.
- Applicant Aryn Down: The church has been in the city 75 years. A modular home was purchased to place on the property to hold bible study.
- Commissioner: Are modular homes considered a vehicle? If so, Ms. Down should not go thru this process. We need to look into that.
- Commissioner: Is the modular home on the property? Yes.

MOVED by Nolen, Seconded by Chisholm to close the public hearing. **MOTION CARRIED unanimously.**

Paul gave an overview of the site plan with the conditions noted in the letter.

Commissioners:

- Per the Site Plan letter Item # 3, how do we know if the trees the applicant selected will affect gas lines, etc. Paul: The trees may be a problem, but usually they are not. Trees benefit the community.
- The history of various trees was provided. We need to ensure that new trees that are planted are consistent with the existing trees.
- How many parking spaces are required? Paul: The site plan meets the parking requirements.
- Per the Special Conditions Use letter, page 3, Item G, what does this mean? Paul: There are special land use standards for churches. It states that churches should be two acres and this site is not. It is a legal non-conforming use.
- Condition: Look at trees that are already approved and make sure these trees are consistent.

MOVED by Nolen, Seconded by Garrett to recommend approval of the special conditions use with the conditions noted in the letter. **MOTION CARRIED unanimously.**

MOVED by Nolen, Seconded by Williams to recommend approval of the site plan with the conditions noted in the letter to include the following:

Look at the trees that are already approved and make sure the proposed trees are consistent with what was approved previously.

MOTION CARRIED unanimously.

B. Case #16-03 (SCU)/16-04 (SP) – 2660 Sylvia

Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements to allow a Medical Marijuana Cultivation Center in the M-1 Light Industrial District. SJ Ink, LLC is the applicant.

MOVED by Nolen, Seconded by Williams to open the public hearing. **MOTION CARRIED unanimously.**

Paul gave an overview of the case. A new state law was passed that will go into effect in one year. The law was passed two weeks ago. One of the requirements is that businesses must get a state license The City will need to incorporate the state law into the City's

ordinance. He recommends approval of the Special Conditions Use as long as it is consistent with the findings of the Public Hearing.

PUBLIC:

- On moral and political grounds, the resident is against any type of drug sales in the city. Marijuana is a gateway drug. Crime/drug use is up in the city. His dentist on Middlebelt is moving away. Why not put drugs in the surrounding community? He spoke to the deterioration of the schools. He doesn't want to see drugs in the community. He doesn't believe the city will progress if drugs are in the city.
- People don't voice their opinion often times because those who vote don't listen anyway. Is the city making any money off medical marijuana? Commissioner: Property tax and now that the new state law has passed, the city will get 25% of the 3% tax on sales. She is against the use. A lot of other citizens don't want it either, but don't want to speak up.
- Agree with approval of the use. She currently uses it for health purposes. It is a benefit. Asked about the licensing process and how the state and city regulations it. Commissioner: The city does not address home growing licenses, only commercial.
- How is security regulated? Commission: The ordinance speaks to security. It is believed that state enforcement will also be developed. There is no cap on business licensing for growth facilities.
- Reminds him of the lottery. One thing will be promised and another will be provided.
- Is the business going to bring jobs? Limited individuals are permitted in the facility.
- The area looks bad where the building is located on Sylvia.
- Feels that the responsible thing to do is support business and just ensure we do a good job of regulating it. We should operate on logic and not emotion.
- Will this be the last site being reviewed? Commission: No, there is another currently in the process.
- Where are we with security requirements? Commission: It is identified in the ordinance.
- Who did the measurements to determine 300 feet? Paul: The site has to be 300 feet from a residential district not a residential property. The resident wanted to know if he would have to move. He does not care if they grow medical marijuana in the building. The resident does not have to move.
- Applicant, John Clark: He is a long time Inkster resident and owns other businesses in the city. He plans to invest a quarter million to ½ million into the building. He is going to clean up the area, light up the area and make it safe. He owns a dispensary and the growth facility will supply product for the dispensary. There will be 24 hour security on the site with high definition cameras.

MOVED by Nolen, Seconded by Williams to close the public hearing. **MOTION CARRIED unanimously.**

Paul gave an overview of the site plan. He recommended approval with the conditions noted in the letter.

Commission:

- There is a request for a letter from James Graham, the owner. He has passed away. Paul: This is not a condition of the site plan approval. It is noted in the site plan letter.
- Does the applicant need an easement since there is enough parking? Paul: We are looking for proof that three spaces don't encroach upon the alley.
- There is an error on the site plan. There is a dirt road that is not Sylvia. It looks like trucks or etc can go thru. The street name, Southern, is missing also. A picture was provide to the planner to review to ensure accuracy on the site plan.

MOVED by Nolen, Seconded by Chisolm to approve the special conditions use with the conditions noted in the letter. **MOTION CARRIED unanimously**

MOVED by Nolen, Seconded by Williams to approve the site plan with the conditions noted in the letter. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:29 p.m.

MOVED by Nolen, Seconded by Williams to adjourn the Planning Commission meeting held on September 26, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,



Marcus Hendricks, Chairman

Steven Chisholm, Secretary

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