

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, May 9, 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 6:02 p.m.

I. ROLL CALL

Present: Chairman Hendricks and Vice Chairman Garrett and Commissioners Chisholm, Davis, Jones, Nolen and Ratliff

Absent: Commissioners Thomas and Wells

Others in attendance: Mark Stuhldreher, Treasurer/Interim City Manager
M. Jeannie Fields, Community Development Manager
Paul Lippins – McKenna Associates
Timothy Williams – Mayor Pro Tem
John Hindo, Applicant Representative – 25907 Trowbridge
Frank Sesi, Applicant Representative – 2736 Edsel

Public in attendance: Ed Etchen, Dorothy Gardner, Raad Kello, Mike Kelly and Jean Searcy

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF April 25, 2016

MOVED by Garret, Seconded by Nolen to adopt the minutes of April 25, 2016 with the necessary corrections. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case #16-01 (SCU)/16-2 (SP) – 25907 Trowbridge**
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. M1M Group Inkster, LLC is the applicant.

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

Paul gave an overview of the case and recommended approval of the special conditions use and site plan.

Commissioner Question: Per the SCU letter, the use is not keeping with the Master Plan (#1 in the letter). Paul stated the future use for the area per the Master Plan is technology and research. However, the economic enhancement within the area mediates this fact.

Also, per the letter, it is not a pedestrian friendly use. Paul explained that there is a requirement to put in a sidewalk. Concerns were addressed regarding the security plan. The Police Chief reviewed the security plan and required 24-hr. surveillance.

Public:

- Property owner to the East: He recently renovated his property and he will be in that location for years to come. Concerns: What project consists of/security/property improvements/public profile – signage/will property values be affected.
- Resident: Clarification on sidewalk. Concern is that this company has made promises to the City and has not kept them. Also, consider House Bill 4902.

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

Commissioners:

- What is the security plan? 24-hr. surveillance and a person on site 24 hrs.
- Applicant: Addressed security plan; low advertisement.
- Who is allowed in the building? Caregivers and caregiver patients (by State law); 8 a.m. to 4 or 5 p.m., Monday through Sunday; 1 caregiver and 5 patients in the product room (per State law).
- Applicant is looking at long-term use of the building.
- This is not a wholesale or retail operation.
- Caregiver is growing product.
- The patient cultivates and helps grow the product, if desired.
- Only caregiver and patients are allowed in the locked room of the product.
- The product would be distributed to other businesses? No.
- Delivery is available. Patients will not pick it up but can assist with cultivation.
- What is the beneficial impact on the city? Improvements made to building. Another reputable business owner in the city.
- Will the business give back to the community? One client, Mr. Boji, is well established in the city. He has done developments to include city developments.
- The goal is to be a good neighbor. They have complied with the requests of the Police Chief. If security issues arise, they will address them. The goal is not to be a nuisance.
- Commissioner: A prior commitment was made by Mr. Boji to fund 1 Police Officer annually. Hindo has to confirm this with the applicant.
- Construction equipment in the back. Any business going on now? Property is owned by owner. They will purchase it if the request is approved and the equipment will be removed.
- Question to Paul: Does economic enhancement override the future of the Master Plan? Do we delay the future Master Plan? The city is in the process of updating the Master Plan. This is the time to look at the future by adding uses, re-looking at corridors identified. Medical Marijuana was not a use identified at that time. As a result, it is not consistent with the Master Plan. This can be migrated by the economic enhancements which is keeping in line with the Master Plan. Discussion ensued.
- Should the Planning Commission consider the economic impact of a business? Paul addressed this in his letter. 1) Taxes assessed, 2) Improvements to site, 3) Business fees (\$10,000) and 4) In the future, additional tax revenues. Business license fees should re-coop negative impacts.
- Commissioner reviewed special conditions use letter #8.

- Question to Mike Kelly of the type of his business? Environmental maintenance company. His concerns related to how that business affects his business (security – the safety of his people) and property values. Not concerned with how they do their business.

MOVED by Davis, Seconded by Nolen to recommend approval of special conditions use. **MOTION CARRIED.** (Nay – Garrett and Jones).

Site Plan:

Paul explained that all the ordinance requirements have been met on the site plan.

A question was raised regarding the sidewalk requirement due to there being no sidewalks on the other properties. Every business should be required to do sidewalks. This is required by the ordinance. It was decided that we should begin to enforce this requirement.

Wall Requirements: The Planning Commission has the authority to waive wall requirements or screening requirements in this case since it is an industrial-to-industrial business. Discussion ensued.

MOVED by Davis, Seconded by Nolen to recommend approval of the site plan with conditions noted. **MOTION CARRIED unanimously.**

What type of trees will be planted and will they be planted across the water line? Trees should not affect the water main and the tree roots will not affect it.

B. Case #16-05 (SCU)/16-06 (SP) – 2736 Edsel

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. 2736 Edsel, LLC is the applicant.

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

Paul gave an overview of the case. A variance was granted to reduce the front yard setback from 60 feet to 15 feet for the site located at 2736 Edsel Avenue. The site is currently designed so that it could be expanded. A revision was made to the site plan to build the site in two phases.

Public:

No public comments.

Applicant:

- Frank Sesi (representative of the applicant): The vacant property has been up for sale for some time. This property will be improved.

Commissioners:

- Special conditions use, Item 9H. The Police department will only approve the security cameras, not install or maintain them.
- Security Plan: Security cameras, patrols of interior and exterior of the facility.
- A caregiver will grow for patients.

- Can you commit to paying for one Police Officer as a commitment to the community? Representative has to check with the applicant.
- Relationship to the applicant – advisor and relative.

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

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

Site Plan:

Paul stated that the preservation of railroad spur is important and valuable. The site meets the landscaping requirements and meets the site plan requirements.

What is the waste disposal plan for cultivation sites? Paul stated the product will not be disposed of. Per the applicant, research is being done to determine if anything can be used as compost. Nothing will be placed in city trash.

MOVED by Davis, Seconded by Nolen to approve the site plan with conditions. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

- A. Master Plan/zoning Ordinance Update
Master Plan Workshop (Wednesday, June 8th or June 15th or Thursday, June 16th)
Introduction of Mike Dean to assist with the Master Plan update. He will perform an audit of the ordinances to make sure all ordinances are in line with State regulations. Mike has been with McKenna 3 months, but a planner for some time. June 8th and 15th were proposed.
- B. Follow-up – 710 Middlebelt Public Hearing Notice
The addresses noted are outside of the 300 ft. radius for Public Hearing Notices.

VI. NEW BUSINESS

No new business.

VII. MISCELLANEOUS – Mr. Wooten resigned from the Planning Commission to the Zoning Board of Appeals

- A. Vice Chairperson/Secretary Position

MOVED by Ratliff, Seconded by Nolen to recommend Chisholm to serve as Secretary. There were no other nominations. Commissioner Chisholm accepted. **MOTION CARRIED unanimously.**

- B. High Water Bills

1. A suggestion was made to check the seals in your household to reduce water waste.

VIII. ADJOURNMENT – 7:55 p.m.

MOVED by Nolen, Seconded by Davis to adjourn the Planning Commission meeting held on May 9, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,



Marcus Hendricks, Chairman



Steven Chisholm, Secretary



M. Jeannie Fields
Community Development Manager