

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, June 13, 2016**, in the Inkster Council Chambers, located at 26215 Trowbridge, Inkster, Michigan, 48141.

A quorum was reached. Chairman Hendricks called the meeting to order at 6:02 p.m.

I. ROLL CALL

Present: Chairman Hendricks, Vice Chairman Garrett, Secretary Chisholm (6:27 pm), Commissioners Cain, Davis, Nolen (6:04 pm), Ratliff and Thomas (depart 6:28 pm)

Absent: Chairman Wells

Others in attendance: Mark Stuhldreher, Interim City Manager/Treasurer
David Jones, Attorney
M. Jeannie Fields, Community Development Manager
Samantha Bevins, Applicant
Moe Khatib, Applicant
Timothy Williams, Mayor Pro Tem

Public in Attendance: Yvette Brock, Diane Copland, Latrica Smith, Quinella Smith and Eunela Williams

II. ADOPTION OF AGENDA

MOVED by Thomas, Seconded by Ratliff to adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES of May 9, 2016

MOVED by Garrett, Seconded by Davis to adopt the Minutes of May 9, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case# 16-19 (SCU)/16-20 (SP) – 29385 Cherry Hill

Public hearing to receive public input and review special conditions use requirements and associate review of site plan (SP) requirements to allow a Medical Marijuana Provisionary Center in the B-2 thoroughfare Mixed Use District. Samantha Bevins is the Applicant.

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

Paul Lippens gave an overview of the case and reviewed the planning letters. He asked for the engineer review letter comments to be made a condition of the any approvals.

Public:

- Resident: Against the facility in the neighborhood. Outsiders will go there and trickle into the neighborhood. May bring issues and crime. Safety concerns.
- New resident: Lived in Detroit near a facility. There were problems as a result - crime and people sold products in the neighborhood.
- Resident (lives near the facility): Concerns include increased traffic and the lack of security.
- Three letters were read into the record regarding the center (attached).
- Applicant: They are open to address any questions. The facility will provide 24 hour trained security on site. There will be 14 cameras installed around the building and 24 hour surveillance with a 30 day surveillance back up. Inkster police have been invited to review the security cameras. They believe that kids won't come near the center due to it being near a liquor store.
- Public: Children shop at the liquor store to buy soda pop.
- Applicant: People who come to the center are looking to improve their health while people not interested in such will get their product on the street. He plans to invest in a good camera system. He plans to install additional cameras on their building. People with a medical marijuana card are permitted in the store.
- Question: What will prevent people from selling products they just bought?
- Applicant: Their security prevents such. They are only interested in selling to cancer patients.
- Question: Why isn't the applicant opening a business in their neighborhood?
- Applicant: They are opening a business in Inkster and in their neighborhood.
- Paul: Security must be approved by the Inkster Police Department. Also, the facility must meet all guidelines. A suggestion was made to have the public address the Planning Commission and not the applicant.
- Commission: The center is near a church. Applicant: The center is closed on Sunday's in respect to church and special events. The church is open four hours on Sunday. A question was asked related to this being against state code. Paul responded that the Planning Commission may consider such. Security will travel the site and surrounding area on Sunday.
- Question: How will the site be advertised? Applicant: Professional signage similar to a medical office and a website. A patient can see a doctor without a card. Paul explained that this was not permitted per the zoning ordinance. Michigan State Ordinance states physician can't be in the same office
- Applicant: We will not have a physician in the office.

Commission:

- Is Boost Mobile still in the same location? No, moved.
- Is there a log? Applicant: Yes, they will use a tracking system and will comply with any state law changes.
- Does the applicant have a lock box to transport? It is mandated that such is in place. If someone is caught opening the lock box outside of the building, there are legal ramifications and the applicant will not be permitted back into the building.
- Security in place on Sunday: Applicant: Yes, even though the center is closed. Security will travel the site and surrounding area.

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

Commission:

- Per Paul's letter, the wall does not need major repair on the site.
- Waste Receptacle on plan? Yes (applicant).
- How are parking spaces counted? Applicant has an agreement to use parking. Per the planning letter, the parking lot will be repaired and painted (church lot and parking store area).
- The applicant thought she had six months to make repairs. Paul: Applicant has one year to make improvements and can request a six month extension. Items requiring a permit will follow Building Dept guidelines.
- Commission: Ordinance states three provisional centers in the city. There are two business licenses issued. If special condition use/site plan is approved, the two sites would have two complete site plan revisions and then compete in the building dept? Paul: Once building approves the certificate of occupancy, the Clerk will issue the business license. When one of the two centers does not establish its use within six months (obtain a business license), the city can send a letter rejecting approval for the other center.
- Question: If a condition of the site plan requires a building permit, must this condition be met prior to obtaining a certificate of occupancy? Staff will check with the building department and get back with the Planning Commission.
- Discussion was held regarding the risk applicants took when applying for a limited number of medical marijuana provisional business licenses.
- It was noted that if a business does not meet the requirements of the code, code enforcement efforts will be initiated.

MOVED by Ratliff, Seconded by Nolen to approve the Special Conditions Use with the following conditions:

1. The results of the public hearing are consistent with the findings presented in the Special Conditions Use planning letter.
2. Other City Departments comments are adequately addressed, if any.
3. The Chief of Police approves the security plan and system.

MOTION CARRIED unanimously.

Paul recommended approval of the site plan with the conditions noted by the engineer. Discussion was held regarding repair of the parking lot to the approval.

Attorney Jones stated that the applicant had an attorney who is planning to file a lawsuit. Inkster Lodge, a separate applicant who was denied the opportunity to go thru the business license process, is also looking to go thru the medical marijuana business licensing process. The current applicant was to file a law suit prior to the meeting but it was not filed. It is planned to be filed on Tuesday, June 14, 2016.

MOVED by Ratliff, Seconded by Chisolm to approve the Site Plan with the following conditions:

1. Show the 12-inch diameter water main in Middlebelt Road.

2. The water leads is shown on the north side of the building and the water meter is located on the south side of the building. Please confirm the service is connected to the main in Cherry Hill Road and not Middlebelt Road.
3. Indicate how storm water runoff from the existing parking lot flows, i.e. sheet flow to existing catch basins located on adjacent property to the west and permission for the site to drain to this private system etc. Please provide written permission from the adjacent property owner for the use of their storm water system.
4. Provide a typical pavement cross section for pavement repair.

MOTION CARRIED unanimously.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS BUSINESS

Lynnette Cain is a new planning commissioner.

VIII. ADJOURNMENT – 7:01 pm

MOVED by Garrett, Seconded by Davis to adjourn the Planning Commission Meeting held on June 13, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,

Marcus Hendricks, Chairman



Stephen Chisholm, Secretary
STEVEN



M. Jeannie Fields
Community Development Manager



City of Inkster

26215 Trowbridge, Inkster, MI 48141
Phone: 313.563.9770 – Fax: 313.563.7378
Website: www.cityofinkster.com

Felicia Rutledge
City Clerk
frutledge@cityofinkster.com

Meeting Notice Cancellation

Zoning Board of Appeals
City of Inkster

26215 Trowbridge, Inkster, MI 48141
313.563.9770

Date of meeting: Thursday, August 4, 2016

Time of meeting: 6:00 p.m.

Place of meeting: Inkster Council Chamber

Felicia Rutledge, City Clerk
City of Inkster

Date and Time of Posting:

This notice is posted in compliance with PA 267 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2)(3) and the American with Disabilities Act (ADA)

Individuals with disabilities requiring auxiliary aids or services should contact the City of Inkster 2 days prior to the meeting by writing Felicia Rutledge, City Clerk, 26215 Trowbridge, Inkster, MI 48141 or by phoning 313.563.9770.
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A copy of this notice is on file with the Clerk



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Meeting Notice Cancellation

Planning Commission
City of Inkster

26215 Trowbridge, Inkster, MI 48141
313.563.9770

Date of meeting: Monday, August 8, 2016

Time of meeting: 6:00 p.m.

Place of meeting: Inkster Council Chamber

**Felicia Rutledge, City Clerk
City of Inkster**

Date and Time of Posting:

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Meeting Notice Cancellation

Brownfield Redevelopment Authority
City of Inkster

26215 Trowbridge, Inkster, MI 48141
313.563.9770

Date of meeting: Tuesday, August 9, 2016

Time of meeting: 5:30 p.m.

Place of meeting: Inkster City Hall TIFA Community Room

Felicia Rutledge, City Clerk
City of Inkster

Date and Time of Posting:

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