

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, October 24, 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, Secretary Chisholm and Commissioners Cain (6:05 p.m.), Davis (6:06 p.m.), Nolen, Ratliff and Williams

Absent: Commissioner Garrett

Others in attendance: M. Jeannie Fields, Deputy Director Planning, Building and Econ Dev.
Mike Deem, McKenna Associates
Jordan Liss, Applicant Representative

Public in attendance: George V. Williams, Cody Bitar, Brittini Abiolu, Martha Theis, Bitar Haidau, Akindele Akinyemi, Rehri Onomake and Dr. T Spann

II. ADOPTION OF AGENDA

MOVED by Williams, Seconded by Chisholm to adopt the agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF September 26, 2016

MOVED by Williams, Seconded by Chisholm to adopt the minutes of September 26, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case #16-15 (SCU)/16-16 (SP) – 27367 Michigan Ave
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements for the construction of a new Family Dollar store in the TCD (Town Center District). Amy Miles, on behalf of pb2 architecture + engineering, is the applicant.

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

Mike Deem gave an overview of Special Conditions Use to include the two conditions. He also provided an overview of the Site Plan review letter and its conditions. McKenna Associates recommends approval of the Special Conditions Use and Site Plan.

Public:

- The Downtown Development Authority (DDA) should be included in discussions regarding DDA Development in the Town Center District (TCD). The DDA is against the construction of another dollar store in the DDA area. We should attract businesses that belong in a DDA. The DDA is looking for businesses that create well-paying jobs.

The DDA and Tax Increment Finance Authority (TIFA) should be included in discussions regarding incentives to attract new businesses. The DDA, TIFA and Council should meet regularly to ensure everyone is on the same page.

The applicant stated a shared parking agreement and a permit had been submitted when asked.

Commissioners:

- How can you share parking when you don't have enough? Applicant: A typical Family Dollar Store has 20 – 25 spaces. The requirement in Inkster is 42.
- What do you think about all the dollar stores in the area? Applicant: Dollar Tree is different than a Family Dollar Store.
- Did you go to the DDA? Applicant: No, not to my knowledge.
- Are there cameras outside of the building? If so, how many? Applicant: Yes. He explained their location inside and outside of the building.
- How can the DDA be a part of this process? Mike: There are no specific requirements for the DDA to review site plans. This issue has never come up. This would require a policy change.

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

Discussion regarding the site plan ensued.

Commissioners:

- When is the completion date? Applicant: Construction will start in the spring of 2017. It will take approximately five months to complete the project so it should be done late summer or early fall.
- A concern was expressed related to parking. Mike: The Planning Commission can reduce the amount of parking by 50% in the TCD. The current parking requirement is based more on a Walmart parking standard between Thanksgiving and New Year. While we look at the Master Plan and Zoning Code update, we can move the standard more in-line with real world needs.
- Are we waving the requirement for a two story building? Mike: Yes.

MOVED by Williams, Seconded by Chisolm to recommend approval of the Special Conditions Use with the following conditions:

1. Easements to access shared parking areas to and from all access points be approved by the city attorney.
2. Proof of Wayne County and MDOT permits are provided to the City.

MOTION CARRIED (Nay – Nolen)

MOVED by Davis, Seconded by Cain to recommend approval of the Site Plan with the following conditions:

1. Copy of cross access and shared parking agreement for review by the City Attorney.
2. Comments and approval from the City Engineer and other reviewers. If Utilities and Storm water approvals result in changes to the site layout or features, the Planning Commission will review the revised plans.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. Master Plan/Zoning Ordinance Update

Mike reviewed the McKenna Associates memo dated 10.13.16.

1. Street trees: Overview and discussion. A waiver may be obtained for the requirement.
2. Wall requirement: Overview and discussion. Clarity will be obtained regarding the type of material for walls.
3. Sidewalks: Discussion requested on the philosophy on sidewalks. Deferment discussion was held. It was suggested that waivers not be given. It was decided that deferments are acceptable and will be placed on the site plan. We will use the current site plan requirements of one year to install the sidewalk upon notification with the opportunity for a six month extension.
4. Parking surfaces: Discussion ensued regarding gravel lots. It was determined that it would be acceptable in some instances.
5. TCD: Look at current uses and determine what will be a permitted use and others will be a special conditions use. A list will be provided prior to the November 14, 2016 meeting for a short discussion. This meeting already has an extensive agenda.
6. Medical Marijuana: Include all uses in the Zoning Ordinance that were identified in the recently passed state legislation. Hours of operation for dispensaries should be adjusted on Saturdays to close at 9:00 p.m.
7. Signs: Currently, signs painted on buildings is not allowed. Communities are now bringing this option back. The Planning Commission will have the ability to grant a waiver to existing business for this option. The standard will stay the same, but the opportunity for a waiver will be available. Mike will look at temporary signs in the ordinance.

When will the Master Plan Update be complete? Mike hopes to have the Master Plan to the Planning Commission for review 11.28.16.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:37 p.m.

MOVED by Williams, Seconded by Nolen to adjourn the Planning Commission meeting held on October 24, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,


Marcus Hendricks, Chairman


Steven Chisholm, Secretary


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