CITY OF INKSTER
PLANNING COMMISSION

MINUTES

A regular meeting was held on **Monday, November 14, 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 6:31 p.m.

I. ROLL CALL

Present: Chairman Hendricks, Secretary Chisholm and Commissioners Garrett, Ratliff and Williams

Absent: Commissioners Cain, Davis and Nolen

Others in attendance: M. Jeannie Fields, Deputy Director, Planning, Building & Econ Dev
Mike Deem, McKenna Associates
Dean Welch, Fabo Architects, Applicant Rep – 27425 Michigan
Larry Winokur, Siswin Partners, LLC (Owner – Inkster Town Center)
Michael Sisskind, Siswin Partners, LLC (Owner – Inkster Town Center)
Bob Baydoun, Applicant – 27104 & 27114 Michigan
Ali Dagher, Attorney & Applicant Rep – 27104 & 27114 Michigan

Public in attendance: Connie P. Blanks, Gary Davis, Brian Dickerson, Ron Dandy, K. Klein, Michael Kelly and George Williams

II. ADOPTION OF AGENDA

MOVED by Garret, Seconded by Williams to adopt the Agenda with the following changes:

- Remove Item IV.C from the agenda.*
- Add Overview of Master Plan Interviews and On-Line Survey to Item V.

MOTION CARRIED unanimously.

*The applicant requested that this item be removed from the agenda.

III. ADOPTION OF MINUTES OF October 24, 2016

MOVED by Chisholm, Seconded by Williams to adopt the minutes of October 24, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case # 16-13 (SCU)/16-14 (SP) – 27425 Michigan Ave
Public Hearing to receive public input and review Special Conditions Use requirements and associated review of Site Plan requirements for a retail store in a shopping center in the TCD, Town Center District. The applicant is Brian Fabo on behalf of Dollar Express.

MOVED by Williams, Seconded by Garrett to open the Public Hearing. **MOTION CARRIED unanimously.**

Mike Deem gave an overview of the case. He reviewed the Special Conditions Use and Site Plan letters. McKenna recommends approval of the Special Conditions Use and Site Plan with conditions.

- Commission: Is Family Dollar moving out since the Special Conditions Use was denied at the last council meeting?
- Applicant: Family Dollar merged with the Dollar Express. They are closing locations.
- Larry Winker (New owner of the Town Center): We are interested in changing signs and updating the Inkster town Center.

MOVED by Ratliff, Seconded by Chisolm to close the Public Hearing. **MOTION CARRIED unanimously.**

Site Plan:

- Commission: What are you going to paint? The owner is going to paint the full center.
- Mike: Changes to the site plan are minor and can be approved administratively.
- Commission: Do they have cameras? If so, where are they located? Applicant: Cameras are located outside the facility and inside the store.
- Commission: A concern was expressed regarding the number of trees/shrubs that are required. Mike: The amount of trees that are required are dictated by the ordinance.
- Applicant: Trees will be installed in the spring. He believes there is only a shortage of two or three trees on the site plan.
- Commissioner: The dumpsters on the Inkster Road side of the center are an eyesore. Mike: The dumpster is required to be in an enclosure.
- Commission: The dumpsters are full and trash is all over the place. Owner: This should be addressed by the renter.

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

1. Submission of an updated site plan that addresses all of the outstanding issues including but not limited to landscaping, lighting, dumpster enclosure, loading spaces and etc., enumerated in the Site Plan review letter. **MOTION CARRIED unanimously**.

MOVED by Chisholm, Seconded by Ratliff to recommend approval of the Site Plan with the following conditions:

1. Submission of an updated floor plan, sign details and paint color.
2. Minor revisions to the landscape plan and dumpster enclosure details.
3. Submission of a photometric plan and light fixture details demonstrating adequate shielding.
4. Designation of 4 additional handicap accessible spaces and labeling the loading space.
5. Compliance with all engineering and other department review requirements.

MOTION CARRIED unanimously.

B. Case # 16-23 (SCU)/16-24 (SP) – 27104 & 27114 Michigan Ave
Public Hearing to receive public input and review Special Conditions Use requirements and associated review of Site Plan (SP) requirements for a wholesale and retail appliance sale and liquidation store in the TCD, Town Center District. Bob Baydoun is the applicant.

MOVED by Garrett, Seconded by Williams to open the Public Hearing. **MOTION CARRIED unanimously.**

Mike Deem gave an overview of the case. He reviewed the Special Conditions Use letter that recommends approval with conditions. He reviewed the Site Plan letter that recommends approval with conditions.

- Ali Dagher (friend of Bob and an attorney): The applicant is a great person who is a hard worker. This is a family business. He has another location in Toledo, Ohio. The owner is hard of hearing so he is here to help him.
- Commission: The applicant moved into the building prior to going thru the planning process. Ali: He did not know. He is a worker who was anxious to move into the store.
- Commission: We sent Code Enforcement over a couple of times. Ali: He will comply with all ordinances and do everything to make the business work.
- Commission: Is it going to be hardware as well? Ali: He will sell appliance parts. He will sell mostly new appliances and some used.
- Commission: Are two buildings going to be merged into one? Ali: Yes.
- Commission: Will the awning cover on both businesses? Ali: Yes. There will be one awning so the buildings look like one building.
- Public: What does selling mostly new products mean? Are the appliances used? Ali: The appliances will be overstocks and liquidated goods. He does not buy used appliances. The products that have been sold will receive a warranty and may need repair. Warranty repairs will be done in the back room of the building. He will also have parts.
- Commission: Is this going to be a used appliance store? Ali: No. There is no money in used appliances.
- Commission: What is the problem with used goods? Used goods were sold before. Mike: The public hearing has not been noticed for used goods. It is not the intent for used goods to be sold. Applicant/Ali: Used goods will be there for repairs as part of the warranty. It is similar to a Sears' Outlet.
- Discussion was had regarding there being two addressees on the site plan. The applicant wants the business to look like one business through it has two addresses. Mike: This is not an issue for the site plan. He has seen this before.

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

Site Plan:

- Commission: Do they have cameras? If so, where are they located? Applicant/Ali: There are cameras inside the building. An alarm company is installing the system so they will put cameras outside the building as well.

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

1. Comments from all City departments are adequately addressed.

MOTION CARRIED (Williams - Nay).

MOVED by Ratliff, Seconded by Garrett to approve the Site Plan with conditions as follows:

1. Two flowering Dogwood trees are substituted for two Norway Maples.
2. The details of the waste removal service are printed on the site plan.

3. Requirements of other departments are met, if any.
4. All signs on the site comply with ordinance provisions.

MOTION CARRIED (Williams - Nay).

V. OLD BUSINESS

A. Master Plan Interviews and Online Survey Results Overview
- 78 responses were received from the on-line survey.
- 30-45 minutes were spent on stakeholder questions.
- Both sets of results will be included as an appendix in the Master Plan. Nothing new was revealed. The Planning Commission has discussed all the concepts.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

A. Easement Question
A citizen wants to put a fence on the City's easement (into the alleyway). Mike: This issue is bigger than the ordinance. The City would have to vacate the alley. Alleys allow emergency vehicles to go thru and utility companies to get access. Alleys do have a benefit. Vacating alleys may be okay in some areas but not all. An application may be created to do such with criteria established where it can be permitted. He needs to check into the matter.

B. Next Meeting
It was determined that the meeting scheduled on November 28, 2016 will be cancelled and the Master Plan and Zoning Ordinance updates will be covered at the meeting on December 12, 2016.

C. Changing the Meeting Time
Discussion was held regarding changing the meeting start time to 6:30 p.m. Further discussion will be held.

VIII. ADJOURNMENT – 7:36 p.m.

MOVED by Williams, Seconded by Garrett to adjourn the Planning Commission meeting held on November 14, 2016. **MOTION CARRIED unanimously**.

Respectfully submitted,

Marcus Hendricks, Chairman

Steven Chisholm, Secretary

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