CITY OF INKSTER
PLANNING COMMISSION
December 12, 2016

MINUTES

A regular meeting was held on **Monday, December 12, 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 6:14 p.m.

I. ROLL CALL

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

Absent: Commissioner Davis

Others in attendance: M. Jeannie Fields, Deputy Director, Planning, Building & Econ Dev
Paul Lippens, McKenna Associates
Mike Deem, McKenna Associates

Public in attendance: None

II. ADOPTION OF AGENDA

MOVED by Williams, Seconded by Chisholm to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF November 14, 2016

MOVED by Williams, Seconded by Ratliff to adopt the Minutes of November 14, 2016 with the following change:

- Item IV. A.: Family Dollar merged with Dollar Express not the Dollar Tree.

MOTION CARRIED unanimously.

IV. PUBLIC HEARING - None.

V. OLD BUSINESS

A. Master Plan Review

Paul opened up the discussion with a review of the Adoption Schedule. A suggestion was made to require one (1) public hearing at Planning Commission and remove the requirement for a public hearing at City Council. There could still be two (2) readings at the Council meeting prior to the adoption of the ordinance. It was suggested that it may be a good idea to ask the City Attorney, David Jones, about the matter. It may be a better idea to notice public hearings for the Planning Commission and City Council so Council can hear comments from the public hearing during the Planning Commission meeting.

Paul made a power-point presentation (See handout). Highlights include the following:

- Future Land Use Map has an expanded B-1 District on Harrison.
- The former Inkster High School site was changed to Light Industrial (M-1) zoning.
- The Town Center District (TCD) is smaller on the Future Land Use Map than the current Zoning Map.

It was noted that one thousand (1,000) feet is considered the standard for Walkable Retail.

MOVED by Nolen, Seconded by William to recommend City Council authorize distribution of the Master Plan for a sixty-three (63) day review period with a condition to look at an overlay district for the entertainment district. **MOTION CARRIED unanimously**.

B. Zoning Ordinance Review

Mike led the discussion and gave an overview of changes (See memo dated November 28, 2016). Highlights included the following:

- Reviewed memo dated December 5, 2016 for Medical Marijuana facilities.
- Language was added regarding provisionary centers having buffer requirements similar to cultivation centers. It was suggested that it may be a good idea to structure buffers based on licenses given due to pending state licensing requirements. Buffering language will change to 500 ft. for schools.
- Cultivation facilities: Distance from schools, day care and churches is 500 ft. There will be no buffering requirements regarding distances from one another.

There was an extensive review of the Land Use Schedule and the overall Zoning Ordinance. A suggestion was made to add a requirement for security cameras. Paul will check to determine where the best place this requirement should be located in the city's ordinance.

A question was asked regarding the city having a Development packet. Marketing materials were done previously but no new documents have been developed.

.VI. NEW BUSINESS - None.

VII. MISCELLANEOUS - None

VIII. ADJOURNMENT – 10:35 p.m.

MOVED by Garrett, Seconded by Williams to adjourn the Planning Commission meeting held on December 12, 2016. **MOTION CARRIED unanimously**.

Respectfully submitted,

Marcus Hendricks, Chairman

Steven Chisholm, Secretary

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