

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, December 27, 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 6:26 p.m.

I. ROLL CALL

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

Absent: Secretary Chisolm and Commissioners Davis and Nolen

Others in attendance: M. Jeannie Fields, Deputy Director, Planning, Building & Econ Dev
Vidya Krishnan, McKenna Associates
Jason Russell, Applicant
Mike McPherson, Applicant's Engineer

Public in attendance: Brandon Smith, Andrew L. Carter, Lottie Hightower, I. Pope, Evonne Moore, Gilda Wells, Bonnie J. Davis, Mr. and Mrs. Thiel Hudson, Delores Letbetter, Leonteen Montgomery and John Boyd

II. ADOPTION OF AGENDA

MOVED by Garrett, Seconded by Ratliff to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF December 12, 2016

MOVED by Williams, Seconded by Ratliff to adopt the Minutes of December 12, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Case #16-32 (ZC) – Vacant Lehigh: Parcel #44-025-02-1765-300
Review re-zoning request from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use for a parking lot for a retail building. Jason M. Russell on behalf of Zaremba Group is the applicant.

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

Jason Russell gave a power point presentation. Mike McPherson gave an overview of the project (7,500 sq. ft. building).

Vidya spoke on behalf of Paul Lippens. She gave an overview of the conditional rezoning request which included components of the letter dated 12.20.2016. The applicant will need to submit a Special Conditions Use and Site Plan application to the Planning Commission. McKenna recommends approval of the conditional rezoning request from R1-A to B-2.

Public Questions/Concerns:

- The location is across the street from the resident's property. Garbage and trucks would come on the rezoned parcel. She feels the housing values will decrease for property owners near the site. She vehemently opposes the rezoning.
- The location is next to the resident's property. There are development issues. There are prostitutes in the area today and this will increase the problem due to the truck traffic. Drug problems will also increase. Dollar General Stores draw this type of traffic. Property values will decrease. There are other areas for this type of development.
- (Three houses down) Development will deteriorate the neighborhood. Walking and automobile traffic will increase. They are concerned that it will be medical marijuana facility or other unwarranted facility. Unsure of retail use. Misc questions: Where is the main entrance? Was the property bought from the Land Bank by auction? Was this property purchased under false pretense?
- Should there be a canvassing survey of the neighborhood? Has it been done or will it be done? Is the entrance off Inkster and Lehigh? If originally rezoned for residential, how does it affect residents on that side?
- (Stanford) How would you like this development in your area? Hopefully, there will be a fence put up. The neighborhood is respected. Will all the neighbors be asked about the site location?
- (Moore Circle) There is a bad flood area near Inkster and Lehigh.
- (Stanford) Will the owner build a brick wall around property? The lights are going to blind the residents. There are traffic concerns at Pine, Lehigh and Stanford.

Applicant:

- Primary entrance = Inkster Road and Lehigh. No entrance on Stanford.
- Dumpster will be enclosed.
- Semi-trucks will deliver once a week.
- Development = Dollar General Store.
- There will be walking and auto traffic.
- A conditional rezoning is being requested to address city ordinances.
- This property is Land Bank property and it was not purchased under false pretense. They are aware of the rezoning request.
- Fence: The zoning ordinance requires such.
- Flooding: This must be addressed as part of the development.
- Lights: A photo study can be done to address lighting.
- Trucks will enter at Lehigh and exit at Inkster Road.

Public:

- What are my rights? Response: Speak at public hearing today and also at the City Council public hearing.
- This area is the best in the City. We do not want rodents in the neighborhood or undesirable people.
- Are other sites been considered? Why did you choose this site? There may be a better site location.

Applicant:

I don't want to make people's lives difficult. We can do a smaller store without the rezoning request. However, we are interested in a larger and better project. Other sites were considered which had issues. This site was chosen to put a nice store there to connect with the neighborhood.

A question was asked related to canvassing the neighborhood for rezoning requests but the local nor state ordinance require it. A suggestion was made that it should be required.

McKenna:

State law does require that addresses within 300ft of the identified parcel are noticed. The City may require canvassing. Commercial property must have a brick wall at six or eight feet. Dumpster locations are reviewed by planner and Planning Commission. The applicant must address flooding issues on the site and lighting will be addressed (photometric plan must be provided). The Planning Commission approves the lighting type. A rezoning request does not address site design elements.

Applicant:

In response to a question – Parking will be on Inkster Road. The parcel identified in the rezoning request will be for site circulation purposes.

Per the planner, the size of building (square footage) will dictate the amount of the parking.

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

Commissioners:

- This is one of the few times this number of individuals have attended a meeting. Previously someone wanted a gas station on this site. It was not approved. Traffic will come from all areas. I will abstain from voting because I live on Stanford and do not want a Dollar General on this site.
- If the rezoning is not approved, what happens to your project? If council denies the request, they will drop the request or try to build a smaller store.
- Where will the entrances be located? The site plan is not final. The primary entrance will be at Inkster Road and the secondary at Lehigh. There will be none at Stanford.
- Has there been a traffic study done? No. Jason believes the traffic can increase.
- Has the planner reviewed traffic patterns? No. The Commission would like to see a site plan before a decision is made. If the rezoning is not allowed, no site plan will be needed. Parking will be closer to Stanford. The dumpster is required to be enclosed.
- The Planning Commission represents all citizens in the City including those in public housing. We need to be concerned about people and their access to retail. There is a need in the area. If the dumpster is enclosed and the lighting reviewed, the development would be beneficial. There are also other areas to consider.
- Applicant: Three sites were considered. Some property is troubled and we can't find the owner. The other site would have the same issue as this property due to depth.
- Concerns expressed of automobile and walking traffic. We also need to look at a way to provide access to businesses. We don't want to run business out of community, but this may not be the perfect place.

Public:

We feel there are enough Dollar Stores in the City already. People in public housing aren't all poor and they don't want another dollar store.

Commission:

- What are the dimension of the wall size? Six to eight feet and not a fence.
- Duties of Planning Commission includes allowing businesses to operate.
- Comments from Commissioner Chisholm were read in his absence as follows:
In regards to all that was sent, I am satisfied a compromise was met and the applicant has made these requests under the pretense "conditional." That plot of land has been vacant for some time. I'm glad the potential of some type of positive development

exists. As I have friends and church members who live in the Demby Housing community, this would serve as being convenient for them and others who live in the surrounding neighborhoods. I know it will not meet 100% of their needs, but some of the goods sold would be in a much closer proximity. Aside from the liquor store at Carlyle and Inkster Road, the nearest store is roughly a 1.2 mile walk (steady 25 minutes) in one direction, where there's hardly any sidewalks in existence. God forbid inclement weather. A lot of our residents in that area don't possess or have access to a vehicle, and public transportation is SLIM!

- It was suggested that Commissioner Garrett vote instead of abstaining from voting.

MOVED by Williams, Seconded by Cain to recommend Council approve the rezoning request from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use for a parking lot for a retail building.

Question – If Council does not approve the rezoning request, will the Land Bank terminate the agreement for the land sale? No, the developer can choose to terminate the agreement or not.

MOTION CARRIED. (Nays - Cain and Garrett)

Next steps: Public Hearing at City Council. Residents will receive a notice as they did for today's meeting. It will also be on the website, cable and in the newspaper (Telegram). The meeting must be noticed at least 15 days prior to the Public Hearing.

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

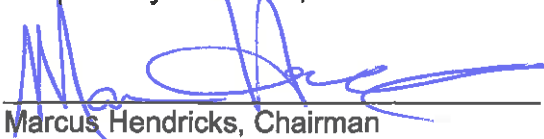
VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:40 p.m.

MOVED by Garrett, Seconded by Williams to adjourn the Planning Commission meeting held on December 27, 2016. **MOTION CARRIED unanimously.**

Respectfully submitted,



Marcus Hendricks, Chairman



Steven Chisholm, Secretary



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