CITY OF INKSTER
PLANNING COMMISSION
MINUTES

An annual meeting was held on **Monday, February 27, 2017**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Vice Chairman Garrett called the meeting to order at 6:35 p.m.

I. ROLL CALL

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

Absent: Chairman Hendricks

Others in attendance: Nate Ford, Economic Development Director
M. Jeannie Fields, Director of Special Projects
Hussein Khatib, Applicant
John Bingham, Applicant's Engineer

Public in attendance: Shirley Hankerson

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF January 9, 2017

MOVED by Williams, Seconded by Davis to Adopt the Minutes of January 9, 2017. **MOTION CARRIED unanimously**.

IV. PUBLIC HEARING

A. Case # 16-33 (SCU)/16-34 (SP) – 29118 Michigan Avenue
Public Hearing to receive public input and review special conditions use requirements and associated review of site plan (SP) requirements to allow a Used Car Dealership in the B-3 General Business District. Hussein Khatib is the applicant.

MOVED by Nolen, Seconded by Chisolm to open the Public Hearing. **MOTION CARRIED unanimously**.

Mike Deem, McKenna Associates, gave an overview of the case. A recommendation for approval of the Special Conditions Use and Site Plan was made with conditions.

Commissioners:

- Concern was expressed regarding the need for a road behind the business in the future.
- Concern was expressed regarding the appearance of the site to compliment Michigan Ave.

- Are there a certain amount of cars that can be on the lot? Mike Deem: It is limited by the amount of paved area.

Applicant: I will have a better quality of cars than the previous owner.

Public:

- A citizen commented that she had been in the used car business for over 25 years and was not interested in another used car lot. Metro Auto Brokers is not neat and they park their cars on the grass. There are too many car lots on Michigan Ave in Inkster and Wayne.

Commissioners:

- Does the applicant have any lots in Detroit? Applicant: No other lots except Metro Auto Brokers. We have been in business for over 5 years and have cars from 2009-2013. Financing is available through a third-party.
- What type of security do you have? Applicant: I have a security system after hours and an alarm. There are high resolution security cameras all around the business (both addresses). There was an issue with theft at 29118 Michigan prior to the system going in.
- What percentage of the titled cars are salvage titles? Applicant: None.
- The applicant has an excellent camera system.

It was noted that the applicant is interested in puting up the wall when development occurs behind the business.

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

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

1. Addressing issues pertaining to repair/fix-up of parking lot, curb installation and drainage in compliance with City's standards and to the satisfaction of the City's Engineer.
2. Compliance with outstanding site plan items.

MOTION CARRIED. (Nay – Williams)

Commissioners:

- Are there plans to paint the building? John Bingham: No. It is currently beige. It was painted.
- Are the windows on the west side of the building going to be blocked? Bingham: No.
- Will there be any improvements aside from the doors? Bingham: Landscaping and painting. The applicant can look at making the windows and doors more attractive.

MOVED by Williams, Seconded by Davis to approve the site plan with an added condition as follows:

1. City Engineer approval of utility and drainage requirements and all other department review requirements, if any.
2. (Added) Make exterior windows and doors more attractive.

MOTION CARRIED unanimously.

B. City of Inkster 2017 Master Plan
Public Hearing to receive public input and review the City's Master Plan and Future Land Use map as part of the required five-year review and update of the Plan.

MOVED by Davis, Seconded by Chisholm to open the Public Hearing. **MOTION CARRIED unanimously.**

Mike Deem stated that one main change had been made to the Master Plan since the last meeting. On page 74, an Entertainment District Sub Area plan was added. The other changes were minor.

Commissioners:

- Is there anything in the plan that would prevent someone from opening a strip club? Mike: This use can be restricted from areas that are undesirable. The Master Plan discourages it. The Zoning Ordinances limits the use to where they are currently. All uses have to be allowed somewhere.

Public:

- Is there anything in the Master Plan regarding donation boxes? Commissioner: No. The city is looking at getting one company to provide the boxes which is done in other communities.

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

MOVED by Nolen, Seconded by Ratliff to recommend approval of the Master Plan to City Council. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

A. Adoption of 2016 Attendance and Activity Reports

Mike Deem gave overview of the activity report provided by McKenna Associates.

MOVED by Nolen, Seconded by Williams to approve the reports. **MOTION CARRIED unanimously.**

B. Adoption of 2017 Annual Meeting Calendar

MOVED by Williams, Seconded by Chisholm to adopt the 2017 Meeting Calendar. **MOTION CARRIED unanimously.**

C. Election of Officers

Chairperson:
MOVED by Nolen, Seconded by Williams to nominate Chisolm for Chairperson. **MOTION CARRIED unanimously.**

Vice Chairperson:
MOVED by Chisolm, Seconded by Williams to nominate Ratliff for Vice Chairperson. **MOTION CARRIED unanimously.**

Secretary:
MOVED by Nolen, Seconded by Chisolm to nominate Cain for Secretary. **MOTION CARRIED unanimously.**

VIII. ADJOURNMENT – 7:27 p.m.

MOVED by Garrett, Seconded by Williams to adjourn the Planning Commission meeting held on February 27, 2017. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynette O. Cain, Secretary

M. Jeannie Fields
Director of Special Projects