

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, March 27, 2017**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Chisolm called the meeting to order at 6:32 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff (6:50 pm), Secretary Cain and Commissioners Davis, Garrett, Hendricks (6:35 pm), Nolen, Williams and Willis

Others in attendance: Nate Ford, Economic Development Director
M. Jeannie Fields, Director of Special Projects
Mike DiBernardo, Eastern Market Corp
Andrew Donato, Donato Group
Matt Page, Donato Group

Public in attendance: Jameka Lilly, Ekanem Obong and O. Rehri Onomake

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF February 27, 2017

MOVED by Garrett, Seconded by Williams to Adopt the Minutes of February 27, 2017 with the necessary corrections. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case # 16-35 (SCU)/16-36 (SP) – 26762 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 food processing facility in the Town Center District (TCD). Andrew Donato is the applicant on behalf of Eastern Market Corporation.

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

Mike Deem, McKenna Associates, gave an overview of the case. He reviewed the Special Conditions Use and Site Plan letters dated 3.8.17. A recommendation was made for approval of the Special Conditions Use and Site Plan with the noted conditions.

Commissioner Concerns:

- Water connections in the event of a fire: The fire dept. would connect to the fire hydrant.

- Disposal process: A dumpster will be used in addition to the compactor on site. Nothing additional is necessary. Only raw materials will be used for processing.
- Discussion was had on the wall requirement. The applicant would like to use landscaping instead of a wall. The applicant removed the existing chain link fence. Concern was expressed regarding its removal due to safety concerns. It was suggested that the new ordinance may have permitted the use of such. The applicant felt placement of the fence back on the property would be an issue and the fence wouldn't provide full security.
- Security cameras: They are currently in place.
- Façade: The building will be painted earth tone. The city is interested in a textured façade that may be approved administratively. The applicant received the building as a donation and there is a small budget for the project. As a result, there are no funds for façade improvements but there may be in the 2nd year. A concept plan was requested. Estimated cost for façade improvement is \$22,000. The street view of the building will be painted as well as the cleaners next door.
- Goal of the business: This business will mentor small businesses and assist them to grow. The goal is essentially co-manufacturing for more than one company at a time. There will be no dairy or meat products made at the facility. Foods will include such items as salsa and salad dressing.
- The applicant explained the process for raw and finished goods circulation. Small and large trucks will make deliveries. Truck traffic will come off Michigan.

There were no comments from the public.

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

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

1. Landscaping, instead of a wall, is placed on the site to serve as a natural barrier between the business and the residential district.
2. The hedgerow is extended on Michigan Ave to the west of the site.
3. Public hearing and City department comments are addressed to the satisfaction of the Planning Commission.

MOTION CARRIED unanimously.

MOVED by Hendricks, Seconded by Williams to approve the Site Plan with the following conditions:

1. The applicant is required to document all existing easements and show them on the site plan prior to the approval of the final site plan.
2. A revised floor plan is provided showing the proposed retail area dedicated in the front of the building in the glass storefront.
3. Existing utility leads are shown for water and sanitary as well as the location of the water meter.
4. A new exterior façade is proposed to replace the exposed metal, or the metal is painted to comply with the exterior color standards of section 155.072(F).
5. A dense row of arbor vitae, or a similar shrub, that will grow to approximately 4 feet in height, is planted along the front of the property extending to Hill Street to screen the public right-of-way from the loading area.
6. Minimum caliper dimensions for all proposed landscaping is shown on the site plan.

7. Landscaping replaces the 5-foot screening wall which is to be extended across the northern edge of the parking area.
8. Note 6 is revised to include the following additional statement: "and the site shall comply with City requirements subject to imperfection."
9. Note 5 is removed from the site plan and an additional accessible space is added to conform to the City's requirement and parking calculations are updated to reflect this change.
10. Revisions noted by other departments are addressed, if any.

MOTION CARRIED unanimously.

- B. Case # 17-02 (Z) – Cherry Street Rezoning
Public Hearing to receive public input and review a proposed amendment to the City's Zoning Map to rezone the area on the north side of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial District (approximately 57 parcels).

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

Public:

- A question was asked related to an intended use for the area. The city is interested in selling the land to increase the tax base. The land will be marketed with city relators for development. The use could include Medical Marijuana.
- Has any studies been done to see how the rezoning of the property would affect the community? No studies were performed by the city. Staff was asked to see if there were any studies related to the question, especially related to Medical Marijuana.

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

MOVED by Nolen, Seconded by Davis to recommend approval of rezoning the area on the north side of Cherry Street between Inkster Road and Middlebelt Road from RM-1 Multiple Family Residential District to M-1 Light Industrial District to City Council. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

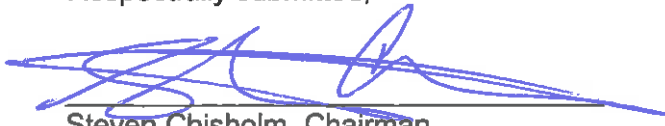
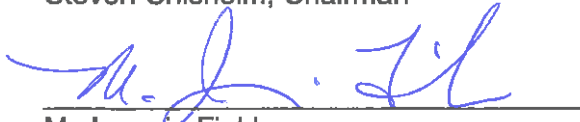
VII. MISCELLANEOUS

Jameka Lilly, Assistant Director for Wayne County Head Start, spoke to the Commission about providing home-based Early Head Start services in the City. The Home-Based Early Head Start program would serve pregnant women and families with children under 3 years of age at no cost. A flyer was provided with contact information.

VIII. ADJOURNMENT – 7:30 p.m.

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

Respectfully submitted,


Steven Chisholm, Chairman
Lynette O. Cain, Secretary
M. Jeannie Fields
Director of Special Projects