

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, April 24, 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 6:34 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain and Commissioners Garrett, Hendricks, Nolen (6:38 pm), Williams and Willis

Absent: Commissioner Davis

Others in attendance: Nate Ford, Economic Development Director
M. Jeannie Fields, Director of Special Projects
Przemyslaw Bednarowicz, Applicant
Aida Leckman, Gold Wind LLC, Applicant
George Stamos, Gold Wind, LLC, Applicant
Erik Lord, Atwell Engineering on behalf of the Zaremba Group

Public in attendance: Councilwoman Sandra Watley

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF March 27, 2017

MOVED by Williams, Seconded by Garrett to Adopt the Minutes of March 27, 2017. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

None.

V. OLD BUSINESS

- A. Case #15-11 (SP) – 2830 Beech Daly
Review of the site plan (SP) requirement for a 4.5ft to 6ft high wall on the west and south lots lines of the parking lots that abut a residential district (R-1B). The approved site plan was to add major vehicle repair on the side of the site which is located in the M-1 Light Industrial District. Alexander Leckman is the applicant on behalf of Gold Wind Logistics.

Mike Deem, McKenna Associates, gave an overview of the case. Three conditions existed from the previous review and all were addressed except for the wall requirement. The applicant would like to put in a vinyl fence verses a wall. The current zoning will permit such. To McKenna's knowledge, there have been no complaints related to the existing wall though the business has been in operation for over one year.

Commissioner Concerns:

- Sound Barrier: Citizens were concerned regarding a noise issue in the future. Applicant: Ida Leckman spoke about the previous noise issue and the concern was metal cutting. The cost to build an 8ft concrete wall could be \$70,000 - \$80,000. The maintenance of vehicles will be performed inside the building. The proposed wall material will be easier to maintain. The hours will be from 6am – 6pm during the week and they will close at 4 pm on Saturdays.
- When the issue of noise was brought up previously, the applicant talked to a few neighbors and no concerns had been expressed.
- Commissioners expressed concern that if the applicants told residents that a wall was going to be built, then they should follow through with the plans. There still may be noise concerns presently or in the future. The wall that is currently in place is in bad shape.
- The applicant stated that the repairs are being contained in a 30,000 sq. ft. building. Previously there had been trucks unloading and loading parts. The scope of their work would be completely different than the previous business.
- A suggestion was made to hold an additional public hearing for the residents to weigh in on the proposed wall. This would prolong the process and encourage other applicants to request additional public hearings as well if they are not happy with the results of their first one.
- Commissioners asked if the applicant had looked into insulated walls. The applicant had, however, they could not find anything workable. Applicant is looking into a 6ft – 8ft wall and asked questions about the type of concrete wall that would be required. Commissioner Garrett volunteered to perform an analysis of the site to determine noise levels with the vinyl fence.

MOVED by Hendricks, Seconded by Williams to table Case #15-11 until the next regularly scheduled meeting. **MOTION CARRIED unanimously.**

- B. Case # 16-08 (SP) – 710 Middlebelt
Consider a six (6) extension request to the approved site plan requirements for the wall and dumpster enclosure.

Mike Deem gave an overview of the request.

Commissioner Concerns:

- How does the weather keep the applicant from building the wall and dumpster enclosure?
- Applicant stated the reasons for not initially finishing the wall and dumpster enclosure included the weather, cost (\$20,000) and a health issue. The 6ft vinyl wall material does not exist and he would like to use vinyl fence material instead. The fence would be used as a separation of the business from the residential areas and not because of a noise issue. Homeowners didn't want a masonry wall and a vinyl fence is ¼ the cost of a masonry wall. The 6 month extension will give the applicant more time to finish

the wall and dumpster enclosure as well as make additional improvements such as paint the building, fix the parking lot and etc. The wall and dumpster enclosure will be done at the same time and made of the same materials.

MOVED by Nolen, Seconded by Willis to grant the six (6) month extension request to install a vinyl fence and dumpster enclosure. **MOTION CARRIED unanimously.**

VI. NEW BUSINESS

- A. Case #17-01 (SP) – Vacant Inkster Road (Parcel #44 025 02 1414 000)
Review of the site plan (SP) requirements for the development of a Dollar General Retail Store in the B-2 Thoroughfare Mixed use District. Jason Russell is the applicant on behalf of the Zaremba Group, LLC.

Mike Deem gave an overview of the case and the Site Plan letter. Discussion items included the wall and parking. He felt it was a good Site Plan.

Commissioner Concerns:

- Is there not enough space available for the 45 required parking spaces? Planner: More spaces could be put on site near the residential area but that would affect the storm water drainage and 30 spaces are adequate for an in/out business like a dollar store.
- The applicant felt the company knows the needs of their target audience and they are comfortable with 30 parking spaces. It also gives them the opportunity for additional screening. Storm water management is located underground and the plan also includes landscaping from Lehigh to Stanford.
- How do you address cleanliness of the parking lot? Applicant: Staff has a schedule to follow.
- The applicant gave a short PowerPoint presentation to address some questions.
- Discussion was held regarding light in the parking lot. No trees are proposed on the easement.

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

1. A note is placed on the site plan stating that the building will be functional for any similar retail use and no lease limitations shall be placed on the site limiting its future use.
2. The proposed Eco wall may be constructed.
3. The parapet does not have to be extended across the south facing façade to screen the rooftop equipment and the three windows along Inkster Road do not have to be functional.
4. All documentation relating to the alley vacation is submitted is provided and approved and conditions of the City engineer and other departments are satisfactorily addressed.
5. Planning Commission waives the 45-space requirement and accepts the proposed 30 vehicle parking spaces and 12 bicycle spaces.

MOTION CARRIED unanimously.

VII. MISCELLANEOUS

None.

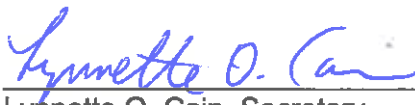
VIII. ADJOURNMENT – 7:50 p.m.

MOVED by Nolan, Seconded by Cain to adjourn the Planning Commission meeting held on April 24, 2017. **MOTION CARRIED unanimously.**

Respectfully submitted,



Steven Chisholm, Chairman



Lynnette O. Cain, Secretary



M. Jeannie Fields
Director of Special Projects