

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, May 8, 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 and Secretary Cain and Commissioners Cain, Garrett, Hendricks, Williams and Willis

Absent: Commissioner Nolen

Others in attendance: M. Jeannie Fields, Director of Special Projects
Mike Deem, McKenna Associates
Salwa & Adib Abdolkarim, Applicant, Yazan LLC
Aida Leckman, Applicant, Gold Wind LLC

Public in attendance: Rebecca Daniels

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF April 24, 2017

MOVED by Williams, Seconded by Cain to Adopt the Minutes of April 24, 2017. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

None.

V. OLD BUSINESS

- A. (Tabled) 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 the 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.

MOVED by Williams, Seconded by Ratliff to review tabled Case #15-11 (SP). **MOTION CARRIED unanimously.**

Commissioner Garrett presented information related to the noise analysis he performed at 2380 Beech Daly. He concluded there is no noise coming from the building and therefore no sound problem.

MOVED by Williams, Seconded by Ratliff to allow the applicant to amend the site plan to install a vinyl fence instead of a masonry one. **MOTION CARRIED unanimously.**

The fence is expected to be installed right away.

- B. Case # 16-25 (SP) – 1080 - 1090 Inkster Road
Review of the site plan (SP) requirement for the number of parking spaces required on the Retail Commercial Strip located in the B-2 Thoroughfare Mixed Use District. Salwa Abdolkarim is the applicant.

Mike Deem, McKenna Associates, gave an overview of the case for a parking waiver. The site is deficient nine (9) spaces. Twenty seven (27) spaces are required, however, there are only eighteen (18) spaces in existence.

Commissioner Question: How many units are currently in operation? The applicant replied there are two (2) and planning approval is holding back the rentals. They will need planning approval and a Certificate of Occupancy prior to renting additional units.

MOVED by Davis, Seconded by Williams to waive the number of parking spaces and install a bike rack. **MOTION CARRIED unanimously.**

VI. NEW BUSINESS

None.

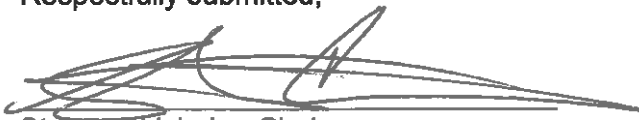
VII. MISCELLANEOUS

- A. McKenna Associates Invitation - Neighborhood: Placemaking's Building Blocks
It is being held on June 6, 2017 @ 2 pm. This is a free event and the Planning Commission is invited. Please RSVP with Jeannie Fields.
- B. Noise issues: Commissioner Garret has volunteered to provide noise analysis as needed in the future for the Planning Commission.

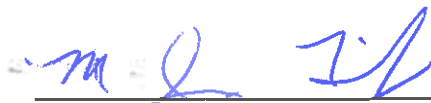
VIII. ADJOURNMENT – 6:52 p.m.

MOVED by Ratliff, Seconded by Williams to adjourn the Planning Commission meeting held on May 8, 2017. **MOTION CARRIED unanimously.**

Respectfully submitted,


Steven Chisholm, Chairman


Lynette O. Cain, Secretary


M. Jeannie Fields
Director of Special Projects