

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, June 26, 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 6:30 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Secretary Cain and Commissioners Davis, Garrett, Williams and Willis, Jr.

Absent: Vice Chairman Ratliff, Commissioners Hendricks and Nolen

Others in attendance: M. Jeannie Fields, Director of Special Projects
Adrianna Jordan, City Planner
Hilliard Hampton III, Applicant
Lawrence Winokur, Siswin Partners, LLC

Public in attendance: Arryn Downs; Colin Seal, Grifols; Jasmine Wilson, Pentecostal Temple COGIC; Mark Segal, KJ Commercial; Scott Bowers, B+ Associates; Ken Fletcher, Rich Wall Custom Cabinetry; Jeffrey Smith, Rich Wall Custom Cabinetry

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF May 8, 2017

MOVED by Williams, Seconded by Garrett to Adopt the Minutes of May 8, 2017. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

- A. Case 16-29 (SCU)/16-30 (SP) – 2640 Princess**
Public hearing to receive public input and review special land use requirements and associated review of site plan (SP 16-30) requirements to allow the establishment of a Medical Marijuana Cultivation facility in the M-1, Light industrial District. Hilliard Hampton III is the applicant.

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

Adrianna Jordan, City Planner, gave an overview of the case. She reviewed the Special Conditions Use and Site Plan letters dated 6.22.17. A recommendation was made for approval of the Special Conditions Use and Site Plan with the noted conditions.

Commissioner Concerns:

- How many parking spaces are needed? There are 10 spaces that are required. It was originally thought that the cabinet company (Rich Walls Custom Cabinetry) would remain.
- Will there be 24 hour security at the building? Applicant replied that they have submitted a security plan to the City, there will be a 24 hour monitoring system, and they are considering a strong arm guard for business hours.
- Hours and days of operation? Will the company be hiring residents of Inkster? Applicant replied the store days and hours are: Monday – Friday, 8am – 6pm. There may also be times where it is open on the weekend as well. There is a plan to hire licensed caregivers only. All their employee are currently licensed caregivers
- Will there be filtration units in the building? Concerned about odor. Adrianna Jordan replied that the building will have air scrubbers.
- Is there a max number of marijuana facilities for the City of Inkster? Jeannie Fields replied there is no limit on the number of cultivation centers.

Public:

- Arryn Downs wondered if the building had actually been measured since the ordinance requires the building to not be within 300 feet of a residential district. She provided her own measurements and stated that there was a house located within 150 feet and her own house was within 250 feet. Adrianna Jordan stated that the MMC building was in compliance because it is not located within 300 feet of a residential district. The districts surrounding it are M-1, Light Industrial, and TCD, Town Center District.
- Wayne Mitchell owns the Greener Side, a business located next door to the MMC, and is concerned about safety. He doesn't want people to mistake his business for the MMC and have break-ins. He wants to make sure that the MMC has proper signage so people won't mistake his business for theirs. Applicant stated he will have a conversation with Mr. Mitchell and they will come to an agreement about the signage.

MOVED by Williams, Seconded by Willis to recommend approval of the Special Conditions Use (16-29) with following conditions:

1. **Security.** The Police Department must provide input on security information.
2. **State Licensing.** Approval shall be contingent on all state requirements being met. If the State of Michigan determines that building or site modifications are required a new site plan and SLU application may need to be filed with the City of Inkster. A state license must be obtained prior to issuing a local business license and certificate of occupancy.
3. **Site Plan.** The applicant satisfies all of the conditions for site plan approval listed in the June 22, 2017 site plan review letter.

MOTION CARRIED unanimously.

MOVED by Garrett, Seconded by Williams to approve the Site Plan (16-30) with the following conditions:

1. **Architectural Features.** The building must be painted to comply with the standards of §155.072(F).
2. **Landscaping.** No one species of tree or shrub shall comprise more than 20% of the total plantings. The applicant has asked the Planning Commission for guidance on what species to use for landscaping.

3. **Landscape Waiver.** We recommend that the Planning Commission waive additional landscape requirements per §155.073(D)(14), finding that the landscape will improve the character of the neighborhood and improve compatibility with nearby land uses.
4. **Screening Wall Waiver.** We recommend that the Planning Commission waive the screening wall requirement on the front of the property and accept a greenbelt as described above.
5. **Fences.** All fences must be clearly labeled and fencing must be provided around the entire subject property.
6. **Lighting.** A note must be included on the site plan stating that lighting will not exceed 0.3 foot-candles along any lot line.
7. **Parking.** The applicant must update the interior floor plans to reflect the change from Rich Wall's office space to the proposed business use and layout. In addition, the applicant must correct their parking calculations, revise the site plan so that parking does not extend across the property line, pave and curb all vehicle circulation areas, and add one van-accessible space per §155.078.
8. **Shared Access Easement.** The applicant and the owner of APN 44-021-99-0010-004 must record a shared access agreement for the curb cut and access drive.
9. **Access and Maintenance Easement.** The applicant must record an access and maintenance easement benefitting the adjacent property (APN 44-021-99-0010-005) to the south of the subject property. This forthcoming easement document must include provisions for paving and maintaining the access drive.
10. **Loading.** The City Planner recommends a reduction in length to 35' for the loading dock. During the City's site visit we also observed a possible ingress/egress fire door that would be blocked if a truck was parking in the loading space, and the City requires more information on how the loading space would function relative to the rest of the site's circulation.
11. **Site Plan Notes.** The site plan includes notes for §155.146, §155.021, and §155.073 that have been updated. These notes must be updated to reflect the current ordinance requirements.
12. **Other Department Comments.** Any issues identified by other plan reviewers, including the City Engineer and Public Works, must be addressed.

MOTION CARRIED unanimously.

Due to the need for waivers noted in the conditions #3, #4 and #10 of the Site Plan, each of the waivers must be approved separately.

MOVED by Davis, Seconded by Garrett to rescind approval of the Site Plan (16-30) with conditions. **MOTION CARRIED unanimously.**

- **Landscape Waiver.** To waive additional landscape requirements per §155.073(D)(14), finding that the landscape will improve the character of the neighborhood and improve compatibility with nearby land uses.

MOVED by Cain, Seconded by Williams to Approve Landscape Waiver of the Site Plan (16-30). **MOTION CARRIED unanimously.**

- **Screening Wall Waiver.** To waive the screening wall requirement on the front of the property and accept a greenbelt as described above.

MOVED by Williams, Seconded by Cain to Approve Screening Wall Waiver of the Site Plan (16-30). **MOTION CARRIED unanimously.**

- **Loading.** The City Planner recommends a reduction in length to 35' for the loading dock. During the City's site visit a possible ingress/egress fire door was observed that would be blocked if a truck was parking in the loading space, and the City requires more information on how the loading space would function relative to the rest of the site's circulation.

MOVED by Chisolm, Seconded by Williams to Approve Reduction of Loading Dock area from 70 feet to 35 feet. **MOTION CARRIED unanimously.**

MOVED by Williams, Seconded by Cain to approve the Site Plan (16-30) with noted conditions. **MOTION CARRIED unanimously.**

B. Case 16-37 (SCU) – 27445 Michigan

Public hearing to receive public input and review special land use requirements and associated review of site plan (SP 16-38) requirements to allow the establishment of a Plasma Collection Center in the TCD, Town Center District. Lawrence Winokur (owner Siswin Partners LLC) is the applicant.

Adrianna Jordan, City Planner, gave an overview of the case. She reviewed the Special Conditions Use and Site Plan letters dated 6.22.17. A recommendation was made for approval of the Special Conditions Use and Site Plan with the noted conditions.

Commissioner Concerns:

- Where are the trees going to be planted? Trees and shrubs will be planted along Hamlin Blvd at 1 tree every 40 feet. Tree requirements will be in conjunction with other new tenants as well. Applicant is happy to put in landscaping but doesn't want to add too much because it may encourage crime.
- Applicant wants the Commission to consider removing one sidewalk from the Site Plan because it would allow the building to build out to 75 feet instead of 72 feet. The tenant feels 72 feet will be too narrow for the business use.
- Planner is concerned that elimination of one sidewalk along with a one-way street may create the feeling of an alley and not a walkable area for pedestrians. Applicant suggested eliminating one way street and creating a walkable plaza.
- Site Plan would require a major revision and would need to come before the Planning Commission for approval again.

Public:

No comments from the public.

MOVED by Williams, Seconded by Davis to recommend approval of the Special Conditions Use (16-37) with following conditions:

1. **Flexible Floor Plan.** The building must be designed with a flexible floor plan so that it can be reused and repurposed as a restaurant, general office, or retail space in future uses.
2. **Architectural Design.** The building must be consistent with the architectural design requirements specified in the Master Plan for the TCD.
3. **City Services.** The applicant must clarify what city services would be required to support the proposed use.

MOTION CARRIED unanimously.

MOVED by Williams, Seconded by Davis to table Site Plan (16-38) for Major Revisions.
MOTION CARRIED unanimously.

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

V. OLD BUSINESS

NONE

VI. NEW BUSINESS

NONE

VII. MISCELLANEOUS

Jasmine Wilson, Pentecostal Temple, COGIC, inquired about the owner of the vacant lot on Michigan, west of Bogarts Gentleman's club (old driving range). The church would like to hold special events and tent meetings. Commission will inquire to the City about the owner and provide information to the church. The church will need to also contact the City Clerk's office for all special events.

VIII. ADJOURNMENT – 8:09p.m.

MOVED by Garret, Seconded by Williams to adjourn the Planning Commission meeting held on June 26, 2017. **MOTION CARRIED unanimously.**

Respectfully submitted,



Steven Chisholm, Chairman



Lynette O. Cain, Secretary



Adrianna Jordan
City Planner