

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, March 12, 2018**, 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, Commissioners Davis, Faison, Garrett, Nolen (6:41pm), Williams and Willis.

Absent: NONE

Others in attendance: Adrianna Jordan, City Planner
Jeffrey Schroder
Harvey Wise
Ronald Shunia
Michael Boggio

Public in attendance: Lorenzo Kimbrough.

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF February 12, 2018

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

IV. PUBLIC HEARING

A. Case # 17-25 (SLU) – Medical Marijuana Processing Facility

Public Hearing to consider a special land use associated with site plan application SP17-27 to allow a medical marijuana processing facility in the M-1, Light Industrial District. Ronald Shunia on behalf of HWRSJT Inkster, LLC d/b/a CannWell is the applicant. The subject property is located on the south side of Trowbridge Avenue, between Bayhan and Beech Daly, and consists of Tax ID numbers 44-020-010-006-007, 44-020-030-008-002, and 44-020-007-002.

MOVED by Garrett, Seconded by Williams to open the public hearing for Case #17-25. **MOTION CARRIED unanimously.**

Adrianna Jordan gave an overview of the letters sent to applicant dated March 5, 2018. She noted that her comments applied to both Case #17-25 and Case #17-26. She does not recommend approval due to its low quality design aesthetic and incompatibility with the surrounding zoning and land uses.

Jeffrey Schroder presented a colorful rendering of the proposed building to the Commissioners. He stated that the client feels this building is a huge improvement to the current industrial buildings in the area, and will take note of the suggestions the Planner made about the obscuring greenbelt and tree species, and will revise the site plan. Mr. Schroder continued to give an overview of the business and stated the cultivation business will have 15 employees with high paying salaries, and the processing facility will also have employees with high paying salaries. Due to the nature of the business, the general public will not be allowed in the facility, and it will be monitored by security cameras 24 hours a day. There will not be any heavy industrial truck traffic.

Commissioners Concerns:

1. Commissioners questioned why the air scrubbers were not on the site plan. Mr. Schroder replied that they were following Michigan law and would add it to the final site plan.
2. Commissioner Nolen informed the applicant that other companies who were opening cultivation businesses in Inkster were sponsoring a police officer and asked if the applicant planned on sponsoring one as well. The applicant's attorney replied this was the first they had heard of that, and would need to speak to their client.
3. Commissioners also had questions about the rendering, and the size of the proposed building. Harvey Wise explained that in order to comply with the city ordinance, the client bought an adjacent property next to the proposed site and that raised their development costs. To offset these new costs they redesigned the building using cheaper materials, but still felt as though the new look was of higher quality than other industrial buildings in the area.
4. Commissioners also had questions about the buffer area around the proposed building, security fencing along the railroad track, and if the building had ample rear exits. Mr. Wise replied that the client would install fencing near the railroad tracks and adjust the landscaping in the buffer area. The applicant's architect Michael Boggio replied that there will be two rear exits, and each are covered by a security camera 24 hours a day.
5. Commissioner Faison asked if there had been ample time and opportunity to discuss the design between the Developer and the Planner. Mr. Wise replied there had been ample time. Mr. Schroder remarked that the State of Michigan had developed standards for all medical marijuana facilities, and that there were separate standards for each facility type (growing, cultivation, processing, etc). He stated that their design followed all of the SOM standards. Commissioners remarked that the building design and site layout would need to follow City ordinances as well.
6. Commissioner Williams asked if the employees at this facility would include caretakers. Harvey Wise replied no, there would be no caretakers at this facility because it will have a commercial license.
7. Commissioners also asked about a requirement for metal siding and if windows were a viable option for the design. A. Jordan replied that the city ordinance did not have a requirements for specific building materials in the M-1, Light Industrial District but this was an unusual case due to the proposed development being adjacent to City Hall on one side and a residentially zoned district on the other, and consideration of the design aesthetics and compatibility with the surrounding developments is required for the Special Land Use findings. Mr. Schroder replied that the addition of windows to the design may pose a security threat. Commissioner Ratliff agreed that windows would not be a good idea, but also suggested the use of spandrel (fake) windows. Mr. Schroder replied that the facility would have 24 hour/day camera footage and area recorded includes the outside of the building, up to 20 feet around and all indoor areas as well

with the exception of the restrooms. The footage itself would be kept for 14 days after the original recording.

8. Commissioner Faison asked A. Jordan if the rendering is presented at commission but not a part of the site plan, is it legally binding? A. Jordan replied that its legality was a question for the City Attorney; however, it was unusual and didn't follow protocol for new site plan application items to be introduced at a public hearing without submitting them to City Staff in advance.
9. Commissioners asked how the truck traffic would operate. Mr. Schroder replied that the only large truck would be the secure transport truck which would be transporting large mature plants to another location. He replied that the truck would be there only when needed.
10. Commissioners discussed whether the client would offer to sponsor the police officer as noted above. Mr. Wise asked for the total financial commitment and the amount of \$80,000 - \$100,000 was given. Commissioner Nolen explained that this condition would have nothing to do with approval, but the other applicants had offered it. Mr. Wise and Mr. Schroder said they would as well.

Public concerns:

NONE

MOVED by Willis, Seconded by Garrett to close the public hearing for case #17-25.
MOTION CARRIED unanimously.

MOVED by Garrett, Seconded by Williams to open the public hearing for case #17-26.
MOTION CARRIED unanimously.

B. Case # 17-26 (SLU) – Medical Marijuana Cultivation Facility

Public Hearing to consider a special land use associated with site plan application SP17-27 to allow a medical marijuana cultivation facility in the M-1, Light Industrial District. Ronald Shunia on behalf of HWRSJT Inkster, LLC d/b/a CannWell is the applicant. The subject property is located on the south side of Trowbridge Avenue, between Bayhan and Beech Daly, and consists of Tax ID numbers 44-020-010-006-007, 44-020-030-008-002, and 44-020-007-002.

Commissioners Concerns:

1. Commissioner Garret asked about groundbreaking estimates after final site plan approval. Mr. Wise replied that they are hoping to start between May and June and that it would take about six months.
2. Commissioner Faison asked if the client had already acquired the property at 26307 Trowbridge. Mr. Wise replied that they had signed the purchase agreement for the property.

MOVED by Willis, Seconded by Nolen to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Davis, Seconded by Williams to recommend approval of case #17-25 to City Council subject to the following conditions:

1. **Greenbelt Screening.** Greenbelts must be approved by the City Planner and installed between the proposed development and City Hall, between the

- proposed development and the residentially zoned neighborhood, and in the service areas.
2. **Wall.** A wall or fence must be reviewed and approved by the City Planner to block access to the development from the railroad right-of-way.
 3. **Energy Use.** The applicant must provide the City with information on whether marijuana processing requires higher than average levels of water or energy use.
 4. **Odor.** The applicant must add information regarding the proposed ventilation system and air scrubbers to the site plan to mitigate marijuana odor.
 5. **Site Plan.** The site plan must be revised to comply with the regulations of the Zoning Ordinance, and all specific standards for Medical Marijuana Multi-Use and Processing Facilities. Final approval of the site plan by the City Planner is required.
 6. **Photometric Plan.** A photometric plan must be submitted as part of the Final Site Plan submittal.
 7. **Licensing.** A state license must be obtained prior to issuing a local business license and certificate of occupancy.
 8. **Property Ownership.** If ownership changes hands from the City to “HWR SJT Inkster” during this review process, updated ownership documents must be submitted to City Staff.
 9. **Other Departments.** Review and approval is required by Police, Fire, Engineering, and Public Works.

MOTION CARRIED unanimously.

MOVED by Davis, Seconded by Nolen to recommend approval of case #17-26 to City Council subject to the following conditions:

1. **Greenbelt Screening.** Greenbelts must be approved by the City Planner and installed between the proposed development and City Hall, between the proposed development and the residentially zoned neighborhood, and in the service areas.
2. **Wall.** A wall or fence must be reviewed and approved by the City Planner to block access to the development from the railroad right-of-way.
3. **Energy Use.** The applicant must provide the City with information on whether marijuana processing requires higher than average levels of water or energy use.
4. **Odor.** The applicant must add information regarding the proposed ventilation system and air scrubbers to the site plan to mitigate marijuana odor.
5. **Site Plan.** The site plan must be revised to comply with the regulations of the Zoning Ordinance, and all specific standards for Medical Marijuana Multi-Use and Processing Facilities. Final approval of the site plan by the City Planner is required.
6. **Photometric Plan.** A photometric plan must be submitted as part of the Final Site Plan submittal.
7. **Licensing.** A state license must be obtained prior to issuing a local business license and certificate of occupancy.
8. **Property Ownership.** If ownership changes hands from the City to “HWR SJT Inkster” during this review process, updated ownership documents must be submitted to City Staff.

9. **Other Departments.** Review and approval is required by Police, Fire, Engineering, and Public Works.

MOTION CARRIED unanimously.

V. OLD BUSINESS

NONE

VII. NEW BUSINESS

A. **Case # 17-27 (SP) – Medical Marijuana Multi-Use Facility**

Planning Commission to review and consider approval of the site plan for a multi-use (cultivation and processing) medical marijuana facility in the M-1, Light Industrial District. Ronald Shunia on behalf of HWRSJT Inkster, LLC d/b/a CannWell is the applicant. The subject property is located on the south side of Trowbridge Avenue, between Bayhan and Beech Daly, and consists of Tax ID numbers 44-020-010-006-007, 44-020-030-008-002, and 44-020-007-002

Commissioners Concerns:

1. Commissioners asked if the primary power system on the air scrubbers failed, was there a back-up system. Mr. Schroder replied there was a back-up system.
2. A. Jordan noted several items that were included to the letter to the clients that had not been addressed in the site plan. The applicant had not addressed lighting issues, pavement materials, service area screening, the shortage of four required parking spaces, and other items. Ms. Jordan said that these items had not been addressed from the initial December 17, 2017 letter that was sent to the client. The items were readdressed in the March 5, 2018 letter as well. Commissioners asked what the response has been from the client and there hadn't been a response.
3. Harvey Wise replied that the initial letter hadn't been addressed due to the 300 foot residential zoning buffer radius issue that affected the initial site design. He wanted to go through the letter item by item. Commissioner Nolan replied that the Planning Commission does not do that at the meeting, and that it should be addressed prior to attending the meeting.

MOVED by Nolen, Seconded by Garrett to approve Site plan #17-27 subject to all listed City Planner site plan conditions noted on letters, as well as the addition of a greenbelt between City Hall and the subject development. A waiver to allow the use of a greenbelt along the western property line in place of the required wall between the R-1C zoned property and the subject development was approved as part of the site plan approval subject to final approval of the greenbelt design by the City Planner. Finally, a second waiver was approved for a "shared parking reduction request" for the cultivation portion of the facility to share four parking spaces with the processing facility. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

NONE

VIII. ADJOURNMENT – 7:42 pm

MOVED by Ratliff, Seconded by Nolen to adjourn the Planning Commission meeting held on March 12, 2018. **MOTION CARRIED unanimously**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner

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