CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, September 24, 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 6:32 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Faison, Garrett, Davis, Nolen, and Willis.
Absent: Williams- Excused.

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Planning Technician
Mark Drane, ROGVOY, Architect for Inkster Pine Park LLC
Daniel Victor, Inkster Pine Park LLC
Jason Manson, Inkster Pine Park LLC
Danny Kahn, Inkster Pine Park LLC

Public in attendance: Donna Nealy, Resident
Ballorie Shelby, Resident
Velma "Jean" Overman, Operation Refuge
Gary Young, Resident
Kent Hudson, Resident
Thom Dumond, Pea Inc.
Cynthia Adams, DDA
J. Davis, Community Member

II. ADOPTION OF AGENDA

MOVED by Nolen, Seconded by Garret to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF July 9, 2018

MOVED by Ratliff, Seconded by Cain to Adopt the Minutes. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARINGS

A. **Case # 17-16 (SLU), # 17-17 (SLU), and # 17-20 (SP) – Medical Marijuana Multi-Use Cultivation and Processing Facility**
Public Hearing to review and consider special land uses and a site plan for a medical marijuana multi-use cultivation and processing facility in the M-1, Light Industrial District at 2424 John Daly. Daniel Victor on behalf of Inkster Pine Park, LLC (previously Gulf Shore Holdings, LLC) is the applicant. The subject property is

located on the west side of John Daly Road, between Trowbridge Avenue and the railroad tracks.

MOVED by Nolen, Seconded Garrett by to open the public hearing for Case #17-16(SLU) Case #17-17(SLU) and #17-20(SP). **MOTION CARRIED unanimously.**

Adrianna Jordan gave an overview of the case and noted that the site plan has undergone many revisions to get where it currently is and that she is pleased with its current iteration. She has concerns on bathroom placement and whether there will be access to them from both the cultivation and processing areas. The planning commission must also approve or deny the applicants loading zone waiver for their Phase 2 processing facility.

Commissioners Concerns:

1. Secretary Cain asked about the need for a second processing center in the future? Daniel Victor said they were trying to capitalize on the demand for either a recreational processing plant, or another medical plant, depending on demand and regulations for either.
2. Commissioner Garret asked about what will be happening to contaminants from the operation? Victor replied that both above ground and below ground contaminants will be taken care of in the form of photo-catalytic oxidation filtration and charcoal filters for the air, and reclamation for the water. All of the water on site will be reclaimed with none of it going into the sewer or storm drain. Garret then asked about the monitoring of these systems, Victor then described an electronic monitoring system that notifies the user when the filters have reached capacity or there is another issue.
3. Commissioner Willis had questions regarding chemicals on site. Daniel Victor assured that everything is certified organic and mentioned that all outside vegetation will be chosen based on their ability to attract certain types of insects so there will be no need for pesticides.

Public Remarks:

1. Velma “Jean” Overman asked who will oversee that the organization is in compliance with laws. Victor replied with information on the State Licensing Board and how they can do unannounced spot checks on the facility, and that air quality will be better than the State of Michigan standards. He also mentioned wanting to make sure residents are happy.
2. Gary Young asked about marijuana retail sales on the site, as well as job opportunities. Victor replied that they were looking to hire Inkster residents and that there will be no sales on the site. Victor also mentioned that they are advocating for the passage of a clemency program for individuals with prior marijuana convictions, and looking into forming a job training and education program for local residents.

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

MOVED by Nolen, Seconded by Willis to approve a waiver for loading dock. **MOTION CARRIED** unanimously.

Commissioners Concerns:

Commissioners asked to require the applicant to come back before the commission if there is any need to widen the loading area in the future.

MOVED by Nolen, Seconded by Willis to recommend approval of Case #17-16(SLU) and #17-17(SLU) to City Council subject to the following recommended Special Land Use conditions:

1. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
2. **Public Hearing.** The results of a public hearing must be considered to assess impacts on the surrounding neighborhood.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.
4. **Site Plan.** All conditions of site plan approval must be met.

And to approve #17-20(SP) subject to the following Site Plan conditions:

1. **Architecture.** Sheet GH-1 must also show the location of the bathroom facilities to confirm they are accessible from both the cultivation and the processing areas of the building in Phase One.
2. **Loading.** A loading zone length waiver must be approved by the Planning Commission for the Phase Two 6,825 square foot processing facility.
3. **Other Department Comments.** Address all other department comments.

MOTION CARRIED unanimously.

B. **Case # 18-18 (TA) – Food Trucks and Mobile Food Courts**
Consideration of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for food trucks and mobile food courts. Proposed modifications include changes to §155.029 "Definitions", §155.036 "Schedule of Land Uses", §155.046 "B-2, Thoroughfare Mixed-Use District", §155.048 "M-1, Light Industrial District", §155.049 "TCD Town Center District", the establishment of §155.149A, "Mobile Food Vending", and the establishment of §155.149B, "Mobile Food Court or Park".

MOVED by Nolen, Seconded Garrett by to open the public hearing for Case #18-18(TA) Food Trucks **MOTION CARRIED** unanimously.

Adrianna Jordan outlined the new Food Truck and Mobile Food Courts text amendments to the zoning ordinance.

Commissioners Concerns:

1. Commissioners were concerned with the limited hours set for the operation of food trucks. The Planner explained that most of the districts are relatively close to single family homes so later hours could turn into a nuisance. It was then discussed how the hours could be extended for operation of special events.

Public Remarks:

NONE.

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

MOVED by Ratliff, Seconded by Faison to recommend approval of Case #18-18(TA) to City Council subject to the following recommended conditions:

1. The Chief of Police may grant waivers for extended hours of operation.

MOTION CARRIED unanimously.

V. OLD BUSINESS

A. **Case # 17-10 (SP) – Consideration of Trash Enclosure Gate Waiver**
Planning Commission to review and consider approval of a waiver of the opaque gate trash enclosure requirement for a blood plasma collection center located in the TCD, Town Center District at 27445 Michigan Avenue. Laurence Winokur is the applicant. The subject property is located on the south side of Michigan, between Hamlin and Inkster.

MOVED by Nolen, Seconded by Ratliff to recommend approval of Trash Enclosure Gate Waiver for Case #17-10(SP)

Commissioners Concerns:

Commissioners asked what would keep people from dumping in the dumpster. Commissioner Ratliff mentioned the dumpster itself could be locked, and that there haven't been issues with it in that area of the city.

MOTION CARRIED unanimously.

VII. NEW BUSINESS

A. **Case # 17-14 (SP) – U-Haul Moving and Storage Facility (POSTPONED)**
Planning Commission to review and consider approval of the site plan for an existing U-Haul Moving and Storage facility located in the B-3, General Business District at 29500 and 29600 Michigan Avenue. David Laundry on behalf of U-Haul of Central Michigan/Amerco Real Estate is the applicant. The subject property is located on the north side of Michigan Avenue, between Henry Ruff Road and Middlebelt Road.

B. **Downtown Strategic Plan**
Planning Commission to review and consider recommendation of approval of the public draft of the Downtown Strategic Plan prepared by McKenna Associates.

Adrianna Jordan explained that a formal public hearing will be held in October, and that only a discussion on the draft plan was planned for this meeting. Jordan asked if there were any concerns over the content of the plan.

Commissioners Concerns:

Commissioner Faison asked when the Public Hearing would take place regarding the Downtown Plan and how we will reach out to make sure the public attend. The Planner answered that it would be sometime in mid to late October and that it could be advertised on the City's website and public access television station.

Public Remarks:

Cynthia Adams is concerned about the DDA strategic plan and the Downtown Plan overlapping. Mayor Nolen proposed a joint meeting with the DDA to make sure everyone is on the same page.

VIII. MISCELLANEOUS

A. **2019 Planning Commission Calendar**
Planning Commission to review and consider approval of the 2019 Planning Commission meeting dates.

MOVED by Garret, Seconded by Davis to approve the 2019 Planning Commission meeting dates. **MOTION CARRIED** unanimously.

VIII. ADJOURNMENT – 7:47 pm

MOVED by Ratliff, Seconded by Willis to adjourn the Planning Commission meeting held on September 24, 2018. **MOTION CARRIED unanimously**

Respectfully submitted,

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Steven Chisholm, Chairman Lynnette O. Cain, Secretary

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Adrianna Jordan, City Planner