

**CITY OF INKSTER  
PLANNING COMMISSION  
MINUTES**

A regular meeting was held on **Monday, May 14, 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, Commissioners Davis (6:52), Faison, Garrett, Nolen Williams and Willis.

Absent: Vice Chairman Ratliff, Secretary Cain

Others in attendance: Adrianna Jordan, City Planner  
Harvey Weiss  
Nabil Ismail

Public in attendance: Noel Carter.

**II. ADOPTION OF AGENDA**

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

**III. ADOPTION OF MINUTES OF MARCH 12, 2018**

**MOVED** by Williams, Seconded by Faison to Adopt the Minutes. **MOTION CARRIED unanimously.**

**IV. PUBLIC HEARING**

**A. Case # 17-23 (SLU) and # 17-24 (SP) – Used Car Lot**

Public Hearing to review and consider a special land use and site plan for a used car lot in the B-3, General Business District at 26266 Michigan Avenue. Nabil Ismail is the applicant. The subject property is located on the north side of Michigan, between John Daly and Fairbairn.

**MOVED** by Williams, Seconded Garrett by to open the public hearing for Case #17-23(SLU) and #17-24 (SP). **MOTION CARRIED unanimously.**

Adrianna Jordan gave an overview of the case and read from the letters sent to applicant dated April 25, 2018 She recommends approval of the Special Land Use and Site Plan application provided the applicant adheres to the conditions noted.

Commissioners Concerns:

1. Commissioners asked the applicant, Nabil Ismail, if he understood the conditions listed in the letter and if he would adhere to them. Mr. Ismail replied that he did understand and would follow the recommendations of the Planner. Commissioners also asked if he had been the owner since 2010? Mr. Ismail replied he had only been the owner since 2015. A. Jordan stated that both the previous (2010 and 2015) site plan applications had expired.

Public Remarks:

NONE

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

**MOVED** by Nolen, Seconded by Williams to recommend approval of Case #17-23 (SLU) & #17-24 (SP) to City Council subject to the following recommended Special Land Use conditions:

1. **Engineering.** The lot shall be provided with a permanent, durable, and dustless surface approved by the City's Consulting Engineer, and shall be graded and drained so as to dispose of all surface water accumulated within the area.
2. **Landscaping.** Due to an existing non-conformity, the site was previously approved with a 3.5 foot wide greenbelt along Michigan Avenue with brick pillars and decorative fencing. The greenbelt as modified was never installed and must be complied with at this time.

And subject to the following Site Plan conditions:

1. **Bumper blocks.** Delete the note on the site plans regarding painting the bumper blocks black along Michigan Avenue. The bumper blocks are removed.
2. **ADA Parking.** ADA parking spaces must clearly marked and remain open and available for customers to use when the business is operating.
3. **Other Departments.** Applicant must comply with all other review comments from Engineering, Police, and Fire.

**MOTION CARRIED unanimously.**

V. OLD BUSINESS

1. **Case # 17-25 (SLU), # 17-26 (SLU), and # 17-27 – Medical Marijuana Multi-Use Cultivation and Processing Facility**  
Review and reconsider the special land uses and associated site plan application to allow a medical marijuana multi-use cultivation and 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.

Commissioners Concerns:

1. Commissioners asked if A. Jordan was pleased with the revisions the applicant had made to the site plans. A. Jordan replied that she was indeed satisfied.
2. Commissioner Faison asked A. Jordan if she had any perspective on the air scrubbers and filtration system that the applicant will install and how we will deal with a potential smell in the future. A. Jordan replied that she doesn't have the specialized knowledge to recommend one filtration system over another, but that the applicant is proposing an activated carbon filtration system. Commissioner Nolen replied that he believes the applicant understood that the City of Inkster does not expect to smell any fumes from the facility in the future.
3. Commissioner Garrett asked about whether the Zoning Ordinance stated a specific minimum resolution for the HD security system. A. Jordan replied that the ordinance specified a minimum resolution of 1080p.

**MOVED** by Nolen, Seconded by Williams to recommend approval of cases #17-25(SLU) & #17-26(SLU) to City Council subject to the following conditions

1. **Energy Use.** The applicant must provide the City with information on whether marijuana processing requires higher than average levels of water or energy use.
2. **Security Plan.** A security plan must be reviewed and approved by the Police Department.
3. **State License.** The applicant must provide documents and information related to the procurement of their State License.
4. **Operations.** A state license, local business license, and Certificate of Occupancy must be obtained prior to operations.

**MOTION CARRIED unanimously.**

**MOVED** by Nolan, Seconded by Garrett to recommend approval of case #17-27(SP) to City Council subject to the following conditions

1. **Paving Material.** Engineering must determine whether the bituminous paving meets the durability requirements of the zoning ordinance.
2. **Other Departments.** Applicant must comply with all other review comments from Engineering, Police, and Fire.

**MOTION CARRIED unanimously.**

VII. NEW BUSINESS

- A. **Case # 17-24 (SP) – Consideration of Trash Enclosure Waiver**  
Planning Commission to review and consider approval of a waiver from the dumpster and trash enclosure requirements for a used car lot in the B-3, General Business District at 26266 Michigan Avenue. Nabil Ismail is the applicant. The subject property is located on the north side of Michigan, between John Daly and Fairbairn.

Commissioners Concerns:

1. Commissioners were concerned with how the applicant would dispose of trash if the commission were to grant the trash enclosure waiver. Mr. Ismail replied that they have been just using a standard trash container provided by the city and placing it on the side street along with residential trash containers.

**MOVED** by Nolan, Seconded by Williams to recommend approval of Trash Enclosure Waiver for Case #17-24(SP)

**MOTION CARRIED unanimously.**

**B. Case # 17-27 (SP) – Consideration of a Shared Parking Reduction**

Planning Commission to review and consider approval of a shared parking arrangement to allow a reduction in the parking requirements for a medical marijuana multi-use cultivation and 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.

Commissioners Concerns:

1. Commissioners wanted to know the parking requirements for the facility. A. Jordan stated, per the zoning ordinance, the requirements are 31 parking spaces. Per the zoning ordinance, a larger facility can share up to 50% with a smaller facility. However in this case, only three spaces were in question.

**MOVED** by Williams, Seconded by Nolen to recommend approval of Shared Parking Reduction for Case #17-27(SP).

**MOTION CARRIED unanimously.**

**C. Case # 17-27 (SP) – Consideration of a Screening Wall Waiver**

Planning Commission to review and consider approval of a screening wall waiver in a service area for a medical marijuana multi-use cultivation and 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 Williams, Seconded by Nolen to recommend approval of Screening Wall Waiver for Case #17-27(SP).

**MOTION CARRIED unanimously.**

**D. City of Westland Master Plan Update**

Jordan gave a brief overview of the proposed changes of the Westland Master Plan Update. After the Planning Dept researched the plan, they found no substantial changes to any of the districts that are on the border with the City of Inkster.

**E. City of Inkster RRC Program Update**

Jordan read from the letter the City of Inkster received from the MEDC and was hoping to get commissioner feedback about the results. MEDC pointed out that the COI didn't collaborate between departments when reviewing site plans however, A. Jordan informed them of the DRT team in which multiple departments collaborate. MEDC said they would correct the finding in their letter. The only RRC evaluation area where the City was completely deficit is in regards to a Capital Improvement Plan (CIP), and the City is currently reviewing proposals from firms for the preparation of that plan.

VIII. MISCELLANEOUS

NONE

VIII. ADJOURNMENT – 7:19 pm

**MOVED** by Williams, Seconded by Davis to adjourn the Planning Commission meeting held on May 14, 2018. **MOTION CARRIED unanimously**

Respectfully submitted,

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Steven Chisholm, Chairman

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Lynnette O. Cain, Secretary

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Adrianna Jordan, City Planner