

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, June 11, 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 6:31 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Commissioners Faison, Garrett, Nolen (6:33 pm), Williams, and Willis.

Absent: Commissioner Davis

Others in attendance: Adrianna Jordan, City Planner
Felicia Rutledge, City Clerk
Stephanie Murray Taylor
Brad Chenoweth
Steve Goldner
Josh Bloom
Vic Habersmith

Public in attendance: None

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF MAY 14, 2018

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

IV. PUBLIC HEARING

A. Case # 18-07 (SLU), # 18-08 (SLU), and # 18-09 (SP) – Medical Marijuana Multi-Use Facility

Public Hearing to review and consider special land uses and an associated site plan for a medical marijuana multi-use processing and cultivation facility in the M-1, Light Industrial District at 2642 Princess. Brad Chenoweth is the applicant. The subject property is located on the south side of Trowbridge, between Princess and Sylvia.

MOVED by Nolen, Seconded by Williams to open the public hearing for Case #18-07(SLU), #18-08(SLU), and #18-09(SP). **MOTION CARRIED unanimously.**

Adrianna Jordan gave an overview of the case and read from the letters sent to applicant dated June 4, 2018 She recommends approval of the Special Land Uses and Site Plan applications provided the applicant adheres to the conditions noted.

Commissioners Concerns:

1. Commissioners requested information on when the applicant decided to operate both cultivation and processing out of the building. The applicant replied that the choice was made around December 2017 when Mr. Goldner asked if they had space for him. The Commissioners also asked how the applicant planned to address the conditions of approval. And finally, the Commissioners asked if there was going to be on-site security and the applicants stated that after talking to Chief Riley they have decided to forgo on-site security for now.

Public Remarks:

NONE

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

MOVED by Nolen, Seconded by Willis to recommend approval of Cases #18-07(SLU) & #18-08(SLU) to City Council subject to the following recommended conditions:

1. **Screening.** The greenbelt and privacy fence must be installed per the specifications of the site plan.
2. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
3. **Licensing.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.

MOVED by Nolen, Seconded by Garrett to approve Case #18-09 (SP) & #17-24 (SP) subject to the following recommended conditions:

1. **Common Area Note.** There is a note in the common area that states it is an office area for BlueSol. BlueSol's office area should be closed and separate from the common area – please remove this note, or place it directly over the closed locked office.
2. **Service Wall Waiver.** Planning Commission approves a waiver of the service wall requirement along the eastern property line.
3. **Parking.** The parking calculations must be corrected on the site plan. Please also add ADA striping and sign information/details to the site plans.
4. **Loading.** Planning Commission approves a waiver of the loading area size from 10 feet by 70 feet to 10 feet by 35 feet. Applicant must provide more information to determine how logistics for the processing facility will be handled without direct access to the loading area.
5. **Parking Lot Landscaping.** Correct or explain the two different amounts for the total amount of paving on the site.
6. **Site Plan Accuracy.** Please remove errant text from Sheet C-1X.
7. **Other Department Comments.** Address all other department comments.

MOTION CARRIED unanimously.

V. OLD BUSINESS

NONE

VII. NEW BUSINESS

A. **Case # 18-09 (SP) – Consideration of a Loading Zone Length Waiver**

Planning Commission to review and consider approval of a reduction in the length of the required loading zoned from 70 feet to 35 feet for a medical marijuana multi-use cultivation and processing facility in the M-1, Light Industrial District. Brad Chenoweth is the applicant. The subject property is located on the south side of Trowbridge, between Princess and Sylvia.

Commissioners Concerns:

1. Commissioners asked what kind of vehicles would use the loading zone, and the applicant responded that only small box trucks will make deliveries to the site. Commissioners also asked how the processing facility will use the loading dock if it's on the other side of the cultivation facility. The applicant responded that they are waiting for a decision from LARA to allow the processing facility to carry its deliveries through the cultivation facility. The applicant also stated that the processing facility only receives deliveries once a week. The applicant was also asked when the privacy fence will be complete to screen the loading area from neighboring properties and responded that it will be constructed prior to obtaining the Certificate of Occupancy.

MOVED by Williams, Seconded by Cain to approve the Loading Zone Length Waiver for Case #18-09(SP)

MOTION CARRIED unanimously.

B. **Case # 18-09 (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. Brad Chenoweth is the applicant. The subject property is located on the south side of Trowbridge, between Princess and Sylvia.

MOVED by Nolen, Seconded by Williams to approve the Screening Wall Waiver for Case #18-09(SP).

MOTION CARRIED unanimously.

C. **Case # 16-25 (SP) – Consideration of Parking Waiver**

Planning Commission to review and consider approval of a reduction in an additional four required parking spaces for a retail center located in the B-2, Thoroughfare Mixed-Use District at 1080-1090 Inkster Road. Salwa Abdolkarim is the applicant. The subject property is located on the west side of Inkster, between Avondale and Glenwood.

MOVED by Nolen, Seconded by Williams to approve the Parking Waiver for Case #16-25(SP).

MOTION CARRIED unanimously.

D. **Case # 17-10 (SP) – Consideration of Parking Waiver**

Planning Commission to review and consider approval of a reduction in an additional seven required parking spaces 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 Williams to approve the Parking Waiver for Case #17-10(SP).

MOTION CARRIED unanimously.

E. **Case # 17-15 (SP) – Consideration of Development Table, Financial Resume, and Traffic Study Waiver**

Planning Commission to review and consider approval of a waiver from the development table, financial resume, and traffic study requirements for a real-estate office in the Town Center District at 28057 Michigan Avenue. Murray's Real Estate is the applicant. The subject property is located on the south side of Michigan, between Stratford and Hamlin.

Commissioners Concerns:

1. Commissioners asked City Planner for more information on the purpose of a development table and financial resume. City Planner provide more in depth descriptions of a development table and financial resume.

MOVED by Nolen, Seconded by Williams to approve the Development Table, Financial Resume, and Traffic Study Waiver for Case #17-15(SP).

MOTION CARRIED unanimously.

F. **Case # 17-15 (SP) – Consideration of Trash Enclosure Waiver**

Planning Commission to review and consider approval of a waiver from the dumpster enclosure and dumpster requirements for a real-estate office in the Town Center District at 28057 Michigan Avenue. Murray's Real Estate is the applicant. The subject property is located on the south side of Michigan, between Stratford and Hamlin.

MOVED by Williams, Seconded by Nolen to approve the Trash Enclosure Waiver for Case #17-15(SP).

MOTION CARRIED unanimously.

VIII. MISCELLANEOUS

Commissioners discussed an off-site retreat and combining it with the upcoming Planning Commission and Zoning Board of Appeals training. There are concerns that the training should take place in the City Council chambers since there is a professional trainer being hired and it will also be done in conjunction with the ZBA. Adrianna Jordan asks if any Commissioners will take vacations in July or August or if everyone will be around for training if she sets a date up. None of the Commissioners mention any upcoming vacations.

VIII. ADJOURNMENT – 7:16 pm

MOVED by Garrett, Seconded by Williams to adjourn the Planning Commission meeting held on June 11, 2018. **MOTION CARRIED unanimously**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner

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