CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, August 13, 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, and Williams.
Absent: Davis, Nolen, and Willis (all excused)

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Planning Technician
Regina Momgaudas, Applicant
Dave Ganezer, Applicant's Architect
John Hindo, Applicant's Lawyer

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 July 9, 2018

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

IV. PUBLIC HEARING

A. **Case # 18-13 (SLU) and # 18-14 (SP) – Medical Marijuana Cultivation**
Public Hearing to review and consider a special land use and site plan for a medical marijuana cultivation facility in the M-1, Light Industrial District at 25907 Trowbridge. Regina Momgaudas on behalf of Unloc Gardens is the applicant. The subject property is located on the south side of Trowbridge, between S. Beech Daly and Bayhan.

MOVED by Williams, Seconded Garrett by to open the public hearing for Case #18-13(SLU) and #18-14 (SP). **MOTION CARRIED unanimously.**

Adrianna Jordan gave an overview of the case and noted that when she made a site visit the HVAC equipment was not properly screened, both at ground level on the east façade, and on the front (north) façade parapet. She also noted that there are still stockpiles in the site's rear that need to be removed. 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, Regina Momgaudas, if she is sure that the size of the trucks would remain small in the long term. Momgaudas said that they cannot be sure of the future, but their needs right now only require small box trucks.
2. Commissioners asked about the long term irrigation of the trees furthest from the building, what if they die after two years? Momgaudas said that they would be replaced.
3. Commissioner Garret asked about the security in place for outside the facility. Momgaudas said they will be in compliance with the state and zoning ordinance resolution requirements (1080p), and use the same camera system as hospitals and schools.
4. Commissioners had questions regarding the type and placement of the HVAC screening. The City Planner recommended replacing the existing chain link fence going across the driveway with the combination of an obscuring fence plus a greenbelt. More specifically, the City Planner required Thuja Green Giants, no less than 8ft tall at planting, be planted to screen the ground-level HVAC equipment on the east façade, and these would be located in front of an obscuring fence which must be one of the following materials: Symtec, Hardie Fence, or wood. Architect Dave Ganezer mentions they are waiting on measurements for screening the HVAC equipment on the roof parapet. The screening material for the parapet equipment must match the other building materials and will be approved administratively by the City Planner.
5. Commissioners were concerned about the stockpiles on the property. Planner said their removal is addressed as a condition of approval.
6. There was concern over the HVAC system and whether it was capable of handling the heat loads. Mr. Ganezer assured that it would be sufficient.

Public Remarks:

NONE

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

MOVED by Ratliff, Seconded by Williams to recommend approval of Case #18-13 (SLU) to City Council subject to the following recommended Special Land Use conditions:

1. **Public Services.** The applicant must provide the City with information on whether marijuana cultivation requires higher than average levels of water or energy use. To mitigate the burden on utilities, the applicant should consider on-site sustainable sources of water and electricity such as solar panels, wind turbines, and rain barrels.
2. **Security.** A security plan must be reviewed and approved by the Police Department, and inspected for approval by the Police upon installation.
3. **Licenses.** A state license, local business license, and certificate of occupancy must be obtained prior to operations.

MOTION CARRIED unanimously.

MOVED by Ratliff, Seconded by Williams to approve Case #18-14 (SP) subject to the following recommended site plan conditions:

1. **Architecture.** The rooftop HVAC equipment on the front façade must be properly screened. In addition, the HVAC equipment and metal ducting on the east façade of the building must be properly screened. The applicant must use a combination of an eight foot high privacy fence, strategically placed Thuja Green Giants, and potentially a solid entrance gate to screen the HVAC equipment on the east façade.
2. **Irrigation.** A waiver must be approved by the Planning Commission, and additional details must be provided on how areas outside the 100 foot reach of the bib hose will be irrigated.
3. **Screening.** A screening wall waiver must be approved by the Planning Commission.
4. **Loading.** A loading zone length waiver must be approved by the Planning Commission.
5. **Existing Conditions.** Provide a location outline and note regarding the existing stockpiles that indicates that they will be removed.

MOTION CARRIED unanimously.

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

A. **Case # 18-14 (SP) – Consideration of an Irrigation Waiver**
Planning Commission to review and consider approval of a waiver from the irrigation requirements for a medical marijuana cultivation facility in the M-1, Light Industrial District at 25907 Trowbridge. Regina Momgaudas on behalf of Unloc Gardens is the applicant. The subject property is located on the south side of Trowbridge, between S. Beech Daly and Bayhan.

MOVED by Williams, Seconded by Faison to recommend approval of Irrigation Waiver for Case #18-14(SP)

MOTION CARRIED unanimously.

B. **Case # 18-14 (SP) – Consideration of a Screening Wall Waiver**
Planning Commission to review and consider approval of a waiver from the screening wall requirements for the loading and service areas for a medical marijuana cultivation facility in the M-1, Light Industrial District at 25907 Trowbridge. Regina Momgaudas on behalf of Unloc Gardens is the applicant. The subject property is located on the south side of Trowbridge, between S. Beech Daly and Bayhan.

MOVED by Williams, Seconded by Ratliff to recommend approval of Screening Wall Waiver for Case #18-14(SP).

MOTION CARRIED unanimously.

C. **Case # 18-14 (SP) – Consideration of a Waiver to Reduce the Length of the Loading Zone**

Planning Commission to review and consider approval of a waiver to reduce the length of the required loading zone from 70 feet to 35 feet for a medical marijuana cultivation facility in the M-1, Light Industrial District at 25907 Trowbridge. Regina Momgaudas on behalf of Unloc Gardens is the applicant. The subject property is located on the south side of Trowbridge, between S. Beech Daly and Bayhan.

MOVED by Williams, Seconded by Faison, and amended by Garrett to recommend approval of the waiver to reduce the length of the loading zone for Case #18-14(SP).

Commissioners Concerns:

Garrett's amendment to the motion requires the applicant to come back before the commission if there is any need to lengthen the loading area in the future in order to accommodate vehicles larger than a box truck.

MOTION CARRIED unanimously.

VIII. MISCELLANEOUS

VIII. ADJOURNMENT – 7:10 pm

MOVED by Ratliff, Seconded by Williams to adjourn the Planning Commission meeting held on August 13, 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