

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, October 22, 2018**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Secretary Cain called the meeting to order at 6:39 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Secretary Cain, Faison, Davis, Nolen, Willis, Garrett, and Williams.

Absent: Vice Chairman Ratliff

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Planning Technician
Mike Walker, Applicant
Patrick Hare, Engineer
Jeff Steffani, Applicant
David Landry, Lawyer

Public in attendance: Brittini Abiolu, Inkster DDA
Councilwoman Connie Mitchell
Akindele Akinyemi, Inkster DDA

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF September 24, 2018

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

IV. PUBLIC HEARINGS

A. Case # 18-27 (TA) – Murals

Consideration of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for mural installation. Proposed modifications include changes to §155.029 "Definitions", §155.036 "Schedule of Land Uses", §155.045 "B-1, Local Business District", §155.048 "M-1, Light Industrial District", §155.049 "TCD Town Center District", and the establishment of §155.261, "Murals".

MOVED by Nolen, Seconded Garrett by to open the public hearing for Case # 18-27 (TA) – Murals. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Commissioners asked to add language for bonding so that applicants would have more time to start their projects if weather does not allow for completion.
2. Commissioner Faison had concerns about how things will be judged to be tasteful, as art is subjective. The planner assured her that with nine planning commissioners a majority vote would decide whether something is appropriate.

Public Remarks:

NONE

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

MOVED by Nolen, Seconded by Willis to recommend approval of Case # 18-27 (TA) – Murals with the following conditions:

1. The language must be changed to allow for a bond to be placed on the project.

MOTION CARRIED unanimously.

B. Downtown Revitalization Plan

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

MOVED by Nolen, Seconded Garrett by to open the public hearing for the Downtown Strategic Plan. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Commissioner Williams asked about the possibility of an educational space. Mayor Nolen assured him that this is just a phase one conceptual plan, so anything is possible.
2. Commissioner Davis had concerns with the proposed Kayak launch and the amount of debris within the Rouge River. The Planning Technician mentioned that Friends of the Rouge is looking to assist communities in their effort to keep the river clear.

Public Remarks:

1. Akindele Akinyemi asked if there has been an assessment of revenue for the proposed development and whether or not there would be a Farmers Market. Mayor Nolen replied that we are in the beginning phases of the plan so things may change and that we want a true farmers market within the city.
2. Brittini Abiolu asked about the previous public hearing on Murals and what happens to those that are already in place. The planner assured her that finished projects would not be affected, but any that were previously submitted and expired from lack of activity will need to be resubmitted. Ms. Abiolu then asked if the Envision Center could be downtown. Mayor Nolen replied that it could be as this is only conceptual.

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

MOVED by Williams, Seconded by Davis to recommend approval of the Downtown Revitalization Plan with the following conditions:

1. Add the DDA to the acknowledgements.

V. OLD BUSINESS

A. **Case # 18-01 (SP) – Consideration of a Wall Waiver**

Planning Commission to review and consider approval of a conditional waiver of the screening wall requirement for the SMART Bus Terminal located in the M-1, Light Industrial District at 30000 North Industrial Drive. John C. Hertel on behalf of SMART is the applicant. The subject property is located on the north side of North Industrial, between Henry Ruff Road and East Industrial Drive.

Commissioners Concerns:

1. Commissioners asked the applicant to come back to Planning if the adjacent lot is developed and that it be properly screened.

MOVED by Nolen, Seconded by Garrett to approve the Screening Wall Waiver for Case #18-01 (SP) with the following conditions:

1. If and when the site is developed the applicant must return to the Planning Department for approval of a screening wall.
2. The length of any future screening wall must be long enough to properly screen overnight bus storage and accessory uses and structures.
3. Any future screening wall must include noise abatement measures that comply with Ordinance requirements.

MOTION CARRIED unanimously.

VII. NEW BUSINESS

A. **Case # 17-14 (SP) – U-Haul Moving and Storage Facility**

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.

Commissioners Concerns:

1. Commissioners asked if the amount of parking was necessary; there was discussion over the parking minimums that are required by the ordinance. Planning Commission tabled the issue of screening until January to give the applicant time

to work with the administration to develop a reasonable screening and landscaping plan.

MOVED by Nolen, Seconded by Garrett to approve Case # 17-14 (SP) with the following conditions:

1. A maximum of 361 parking spaces are approved for the land uses associated with the subject site.
2. The applicant must return to the Planning Commission in January for consideration of approval of a landscaping and screening plan.

MOTION CARRIED unanimously.

VIII. MISCELLANEOUS

NONE.

VIII. ADJOURNMENT – 8:16 pm

MOVED by Nolen, Seconded by Garrett to adjourn the Planning Commission meeting held on August 13, 2018. **MOTION CARRIED unanimously**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, City Planner