

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, October 14, 2019**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:37 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Nolen, Garrett, Davis, and Williams.

Absent: Commissioner Faison (excused), Commissioner Willis

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Community Planner
Abdallah Hachem, Applicant
Candice Briere, Metro Consulting
Ali Hammond, Attorney
Hassan Zeltoun, Midwest Unity

Public in attendance: Jewell Jones, State Representative
Larry Motley
Sheryl Lightsy
Paul Bollinger, Inkster Housing
Tina Grant
Barbara Cooper
Christine Day
LaGina Washington
Rebecca Daniels
Monet Taylor
Mohammed Aptunmabi
Sandra Watley, Councilwoman
Darin Carrington, Treasurer

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF July 22, 2019

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

IV. PUBLIC HEARINGS

A. Case # 18-19, 18-20, 18-21, and 18-22 (SLU) – Medical Marijuana Multi Use Complex

Public Hearing to review and consider special land uses for a proposed Medical Marijuana Multi-Use Complex (SLUs 18-19, 18-20, 18-21, and 18-22) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

MOVED by Nolen, Seconded by Garret to open the public hearing for Case #18-19, 18-20, 18-21, and 18-22 (SLU) – Medical Marijuana Multi Use Complex. **MOTION CARRIED unanimously.**

Public Remarks:

1. Larry Motley, Executive Director of the Southwest Block Club, stated that he was against this type of investment within the City and that City should be searching for other investment opportunities so we do not become the marijuana capitol of the world. Mr. Motley then brought up the lack of school system within the City. He also mentioned young people do not want to live here with this much marijuana. He also mentioned that we should introduce a sin tax of 50%.
2. Sheryl Lightsey, a property owner near the proposed facility, complained of fallen trees and of her yard flooding. She also mentioned she was worried about property values going down for nearby properties as they will have to look at the industrial site. Commissioner Nolen replied that the property will be properly screened as part of the zoning requirements.
3. Paul Bollinger, Inkster Housing, asked about the screening of the property as well.
4. Sandra Watley, Councilwoman, was concerned about the impact on the wetlands. Candice Briere, Metro Consulting, assured the audience that the majority of the wetlands will be preserved. Ms. Watley also mentioned that the City is home to many schools, just not a public school system.
5. Tina Grant, a property owner near the proposed facility, asked how this would impact the city socially and in regards to jobs. She also stated that she did not vote for this.
6. Barbara Cooper, concerned citizen and President of the Inkster Goodfellows, asked how close this will be to the neighborhood. Ms. Briere mentioned that it meets the proper setback requirements and that the protected wetlands will be an appropriate barrier.
7. Abe Hachem, the applicant, stated that he has had a business in Inkster since 2012 and has sponsored both the Police and Fire departments. He is invested in this City.
8. Christine Day, a concerned resident, asked how much revenue will be generated, how much the company will make and how much tax revenue will be collected. She also asked if crime would increase in the area. Commissioner Nolen replied that the City will not have any of that information until after the project is built and starts operation. Regarding crime however, the City does not expect it to increase.
9. Sheryl Lightsey had a follow-up question of how many facilities are going to be within the City. The City Planner stated that there are approximately four more currently in the planning process.
10. LaGina Washington, a concerned resident, asked how many residents will be employed by these jobs. She also mentioned that she understands medical marijuana is a positive thing and has seen firsthand how it helps people. Commissioner Nolen stated that the City is currently working on instituting a community benefits agreement.

11. Bishop Wallace, concerned resident, asked if there is a cap on facilities, and is worried that the marijuana industry could stigmatize the city.
12. Tina Grant, a nearby property owner was concerned that marijuana is the lowest common denominator for development and would like the city to raise its standards.
13. Rebecca Daniels, a concerned resident, asked if this has already been approved. Chairman Chisholm replied that this is what the public hearing is for, it has not been approved. Ms. Daniels followed up with asking for more communication from the City regarding these matters. Commissioner Williams mentioned that we send notice to property owners within 300ft of the proposed site, we can try other ways of outreach. Later in the meeting she asked with all of these marijuana facilities, where could a school be located, and asked about caps on facilities. Chairman Chisholm mentioned that the zoning map tells us where any building can go.
14. Monet Taylor, concerned resident, mentioned that she is worried about the air quality in the area, and how long it will take to build the facility. Commissioner Nolen assured her that she shouldn't be able to smell it. Mr. Hachem said it would take about a year to build the facility.
15. Bishop Wallace, concerned resident, asked if the public could tour the existing facility. Commissioner Nolen stated that would require State of Michigan approval.
16. Jeff Carter, resident, mentioned that he lives near the facility that is currently operating and that he can sometimes smell the marijuana when they have their loading doors open.
17. Jewell Jones, State Representative, stated that Abe has been a good steward to the community and that other surrounding communities are now opting in. This would be a missed opportunity for the City.
18. Mohammad Ajetunmobi, resident, mentioned that the City needs to take into account the social equity of the area.
19. Darin Carrington, City Treasurer, addressed comments made earlier by Larry motley regarding taxation. The city cannot levy taxes as it has limited taxing authority.
20. Councilwoman Sandra Watley then asked why there is no cap on cultivation facilities, as there is with dispensaries. Commissioner Nolen said there is limited land for cultivation, so it caps itself.
21. Larry Motley, Executive Director of the Southwest Block Club, asked who was involved in voting regarding the caps on marijuana facilities.
22. Barbara Cooper, concerned citizen and President of the Inkster Goodfellows, expressed concern about effects on residential property values.

Commissioners Concerns:

1. Commissioner Faison requested information via email about the individual applicants, and at what levels any licenses have been granted. Mr. Hachem said he is currently the only applicant as there are no tenants currently lined up.
2. Commissioner Ratliff mentioned that he is not for or against marijuana, and that the commission is just looking at if the project meets the requirements as far as public safety.

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

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

A. **Case # 18-19, 18-20, 18-21, and 18-22 (SLU) – Medical Marijuana Multi Use Complex**

Public Hearing to review and consider recommendation of special land uses for a proposed Medical Marijuana Multi-Use Complex (SLUs 18-19, 18-20, 18-21, and 18-22) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

MOVED by Nolen, Seconded by Ratliff to recommend approval of SLU Cases # 18-19, 18-20, 18-21, and 18-22 – Medical Marijuana Multi Use Complex with the following conditions:

1. **Utilities.** 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.

B. **Case # 18-23 (SP) – Consideration of Site Plan Approval for a Medical Marijuana Multi-Use Complex**

Planning Commission to review and consider approval of a site plan for a proposed Medical Marijuana Multi-Use Complex (SP18-23) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

MOVED by Davis, Seconded by Cain for Case # 18-23 (SP) Medical Marijuana Multi-Use Complex with the following conditions:

1. **Walls.** A waiver must be approved by the Planning Commission based on the presence of the natural wooded greenbelt for the required wall between residential and industrial areas.
2. **Security.** The security plan and location of security cameras must be reviewed and approved by the Chief of Police.
3. **Loading.** A loading zone length waiver must be approved by the Planning Commission for Buildings D, F, E, and G.
4. **Phasing.** A phasing plan must be included.
5. **Other Department Comments.** Address all other department comments.

MOTION CARRIED unanimously.

C. **Case # 18-23 (SP) – Consideration of a Screening Wall Waiver**

Planning Commission to review and consider approval of a screening wall waiver for a proposed Medical Marijuana Multi-Use Complex (SP18-23) in the M-1, Light

Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

MOVED by Nolen, Seconded by Garret for Case # 18-23 (SP) Consideration of a Screening Wall Waiver. **MOTION CARRIED unanimously.**

D. Case # 18-23 (SP) – Consideration of a Loading Zone Length Waiver

Planning Commission to review and consider approval of a waiver to reduce the length of the loading zones for buildings D, E, F, and G to 10 feet by 35 feet for a proposed Medical Marijuana Multi-Use Complex (SP18-23) in the M-1, Light Industrial District on the north and south sides of Industrial, between Henry Ruff and Middlebelt. Abdallah Hachem, on behalf of Midwest Investment Enterprise, is the applicant.

Commissioners Concerns:

1. Commissioner Williams asked if the extension from Beech to Industrial will be paved. The City Planner indicated that paving is required.

MOVED by Nolen, Seconded by Davis for Case # 18-23 (SP) Consideration of a Loading Zone Length Waiver. **MOTION CARRIED unanimously.**

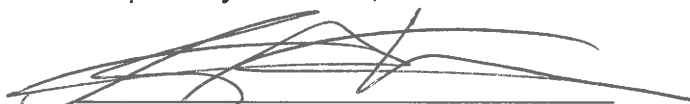
VIII. MISCELLANEOUS

- A. None.

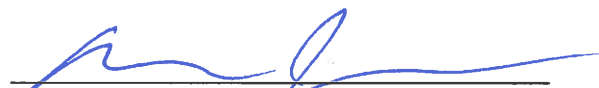
VIII. ADJOURNMENT – 9:07 pm

MOVED by Williams, Seconded by Garrett to adjourn the Planning Commission meeting held on October 14, 2019. **MOTION CARRIED unanimously.**

Respectfully submitted,


Steven Chisholm, Chairman


Lynnette O. Cain, Secretary


Adrianna Jordan, City Planner