CITY OF INKSTER
PLANNING COMMISSION
MINUTES

A regular meeting was held on **Monday, November 25, 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 6:30 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Vice Chairman Ratliff, Wimberley, Garrett, Willis, Faison, and Jones.
Absent: Davis

Others in attendance: Adrianna Jordan, City Planner
Kaitlyn Hines, Community Planner
Jinan Awada, Applicant

Public in attendance: Antonio Robb
Yvette Brock
MP Stroman
Felecia Studstill
Shirley Hankserson
Deartriss Richardson
James Richardson

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES OF October 28, 2019

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

IV. PUBLIC HEARINGS

NONE.

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

A. **Case # 19-14 (SP) – Consideration of Irrigation Waiver**
Planning Commission to review and consider approval of an irrigation waiver for an existing gas station and minor auto repair shop (SP19-14) in the B-3, General Business District at 28474 Michigan Ave. Jinan Awada, on behalf of ABA Petroleum, is the applicant.

MOVED by Faison, Seconded by Cain to approve SP19-14, irrigation waiver with the following conditions:

1. **Hose Bib Location.** The applicant must provide the City with information on whether the hose bib is within 100 feet of proposed landscaping.
2. **Gator Bags.** The applicant must provide gator bags for the first two years following planting of proposed new trees.

MOTION CARRIED unanimously.

B. **Case # 19-14 (SP) – Consideration of Shared Parking Request**
Planning Commission to review and consider approval of a shared parking request for an existing gas station and minor auto repair shop (SP19-14) in the B-3, General Business District at 28474 Michigan Ave. Jinan Awada, on behalf of ABA Petroleum, is the applicant.

MOVED by Cain, Seconded by Garret to approve SP19-14, shared parking request.

Public Comment:

1. Shirley Hankerson voiced concern over public nuisance with the amount of used cars on the site. The applicant responded that the cars will be removed and no overnight storage will be done on the lot.
2. Deandra Richardson mentioned issues with the overgrown lot next door. The applicant mentions his interest in purchasing the lot to clean it up.
3. Yvette Brock stated that sometimes there is not enough parking on the site and asked why the applicant was seeking so many waivers. Ms. Jordan responded that these sites were designed at a different time, so usually need more waivers.

MOTION CARRIED unanimously.

C. **Case # 19-14 (SP) – Consideration of Parking Waiver**
Planning Commission to review and consider approval of a parking waiver for an existing gas station and minor auto repair shop (SP19-14) in the B-3, General Business District at 28474 Michigan Ave. Jinan Awada, on behalf of ABA Petroleum, is the applicant.

MOVED by Ratliff, Seconded by Cain to approve SP19-14, a parking waiver.

MOTION CARRIED unanimously.

D. **Case # 19-14 (SP) – Consideration of Loading Zone Waiver**
Planning Commission to review and consider approval of a loading zone for an existing gas station and minor auto repair shop (SP19-14) in the B-3, General Business District at 28474 Michigan Ave. Jinan Awada, on behalf of ABA Petroleum, is the applicant.

MOVED by Garret, Seconded by Ratliff to approve SP19-14 loading zone length waiver.

Commissioners Concerns:

1. Vice Chair Ratliff asked if there were any extended tow trucks bringing in vehicles. The applicant stated there is only a single vehicle tow truck that would be dropping vehicles off.

MOTION CARRIED unanimously.

E. **Case # 19-14 (SP) – Consideration of a Loading Zone Screening Waiver**
Planning Commission to review and consider recommendation of approval of a loading zone screening waiver for an existing gas station and minor auto repair shop (SP 19-14) in the B-3, General Business District at 28474 Michigan Ave. Jinan Awada, on behalf of ABA Petroleum, is the applicant.

MOVED by Ratliff, Seconded by Willis to recommend approval of SP # 19-14 loading zone screening waiver with the following conditions:

1. **Greenbelt or Wall.** The applicant must screen the western side of the property with a proper greenbelt, or a four and a half foot high wall.

Commissioners Concerns:

1. Vice Chair Ratliff asked if the applicant was willing to comply with the City. The applicant responded that he would.

MOTION CARRIED unanimously.

VIII. MISCELLANEOUS

A. Consideration of adoption of Planning Commission meeting dates for 2020.

MOVED by Ratliff, Seconded by Faison to approve Planning Commission Meeting Dates for 2020.

MOTION CARRIED unanimously.

B. Welcome Mayor Wimberly and Commissioner Jones.

VIII. ADJOURNMENT – 7:20 pm

MOVED by Ratliff, Seconded by Garret to adjourn the Planning Commission meeting held on November 25, 2019. **MOTION CARRIED unanimously.**

Respectfully submitted,

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Steven Chisholm, Chairman Lynnette O. Cain, Secretary

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Adrianna Jordan, City Planner