

CITY OF INKSTER
Planning Commission
Meeting Minutes
Monday, March 14, 2022

The meeting was called to order at 6: 57 p.m. by Chairman Chisholm.

I. ROLL CALL

Present: Chairman Steve Chisholm, Vice-Chair Kimberly Faison, Commissioner Williams, Commissioner Rebecca Daniels, and Commissioner Davis.

Absent: Commissioner Lynette Cain; Mayor Patrick Wimberly; Commissioner Willis.

Others in attendance: James Gorenflo (McKenna), Mara Braciszewski (McKenna), Members of the Public

II. ADOPTION OF AGENDA

MOVED by Williams, seconded by Daniels to Adopt the Agenda as presented.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Vice Chair Faison	Yea
Commissioner Williams	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea

Vote: 5-0, Motion carried.

III. ADOPTION OF MINUTES

A. Adoption of February 14, 2022 Regular Meeting Minutes.

MOVED by Daniels, seconded by Williams to adopt the meeting minutes with the condition that Staff correct a few items.

Discussion Staff needs to correct that Willis did not attend the meeting and that no one moved to adopt the agenda, but it was carried unanimously. Furthermore, Faison voted “no” in the re-proposed re-zoning. Williams (not Willis) seconded the Proposed Hookah Lounge item.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Vice Chair Faison	Yea
Commissioner Williams	Yea

Secretary Daniels Yea
Commissioner Davis Yea

Vote: 5-0, Motion carried.

IV. PUBLIC HEARINGS

V. OLD BUSINESS

A. Case #s 21-17 (SLU) & 21-16 (SP) Proposed Hookah Lounge

Moved by Daniels, seconded by Williams to extend the site plan application for 30 days on the conditions that the carry-out restaurant information be added and that the applicant works with City staff to address missing information.

Discussion Gorenflo introduced revised site plan. The applicant now proposes the addition of a carry-out restaurant to the hookah lounge business. Carry-out business will be operated as a separate business. There will be two business licenses. There are now two uses instead of the single special land use. Need to involve City Engineer to review grading and site conditions. Information is still missing from site plan. Applicant needs to review circulation for carry out restaurant because take out restaurant shows that it will exit on adjacent property.

Applicant is able to use adjacent lot for parking, applicant owns this lot. There will be no dine-in elements, only carry-out.

ROLL CALL VOTE:

Chairman Chisholm Yea
Vice Chair Faison Yea
Commissioner Williams Yea
Secretary Daniels Yea
Commissioner Davis Yea

Vote: 5-0, Motion carried.

B. Annual Planning Report Discussion

Repeat discussion on the Annual Planning Report and introduction to the 2022 Work Plan.

VI. NEW BUSINESS

A. Case # 20-29, 20-30, 20-31, 20-32(SLUs) & 20-33(SP) Proposed Multi-Use Marijuana Facility.

Moved by Davis, seconded by Williams to grant 6-month extension.

Discussion Original site plan and special land use approvals were granted in 2018 but expired under new ownership. Under new ownership, new plans were submitted but expire April 2022. Applicant requests 6 additional months to finalize site plans to go through the Final Site Plan Review process.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Vice Chair Faison	Yea
Commissioner Williams	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea

Vote: 5-0, Motion carried.

B. Extend Invitation.

Discussion: Planning Commission authorized City Staff to coordinate a joint training meeting with City Council, Zoning Board of Appeals and Downtown Development Authority to engage in a Redevelopment Ready Community training.

C. Review Redevelopment Ready Community Certification Program.

Discussion: Planning Commission authorized City Staff to present next steps for each task in the RRC Essentials program. City Staff will present Trello Board at next meeting. Planning Commission will look into forming a subcommittee on RRC items with members of ZBA, DDA and Council.

VII. MISCELLANEOUS

A. Stream Planning Commission meetings to Zoom or another virtual format.

Discussion: Planning Commission authorized City Staff to reach out to IT team to investigate other alternatives for virtual meeting hosting.

B. Commissioner Ratcliff resignation.

Discussion: Planning Commission has a vacancy. Chair reminds everyone that it is important to attend meetings. Planning Commission needs calendar invites.

C. Public Comment

Discussion: Sandra Watley, Inkster resident. Difficult to regulate Hookah regulations if there are no rules. Wants regulations in place. Wants information on the dedicated consumption establishments.

Gorenflo: Staff is working on addressing smoking lounge ordinance draft for next planning commission meeting.

VIII. ADJOURNMENT

MOVED by Davis, seconded by Daniels to adjourn at 8:29 p.m.

MOTION CARRIED UNANIMOUSLY.

Rebecca Daniels
Recording Secretary