26215 TROWBRIDGE, INKSTER, MI 48141
313.563.9760/313.563.6488 (fax)

CITY OF INKSTER
PLANNING COMMISSION MEETING AGENDA

MONDAY, SEPTEMBER 26, 2022
6:30 P.M.
CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

I. ROLL CALL

A. Welcome Commissioner Hall!

II. ADOPTION OF AGENDA

III. ADOPTION OF MINUTES

A. **Adoption of July 25, 2022 Meeting Minutes**

B. **Adoption of September 12, 2022 Special Meeting Minutes**

IV. FIRST HEARING OF THE PUBLIC *(for items not scheduled for a public hearing)*

V. PUBLIC HEARING(S)

A. **Case # 22-23 (RZ) Rezoning of Parcel 44-008-02-0027-002 (28550 Reynolds) from B-3, General Business to M-1, Light Industrial**
Review and consideration of recommendation of approval of a rezoning request for Parcel 44-008-02-0027-002 from B-3, General Business to M-1, Light Industrial at 28550 Reynolds Avenue. NSH Holdings is the Applicant.

B. **Case # 22-25 (SLU) Marijuana Grow and Cultivation Facility at 28440-28550 Reynolds**
Review and consideration of recommendation of approval of a special land use request for a Marijuana Grow and Cultivation Facility in the proposedly rezoned M-1, Light Industrial district at 28440-28550 Reynolds Avenue. NSH Holdings is the applicant.

C. **Case # 22-26 (SLU) Marijuana Microbusiness at 30191 Michigan Avenue**
Review and consideration of recommendation of approval of a special land use request for a marijuana microbusiness, which includes small scale grow, cultivation, and retail uses, in the B-3, General Business district at 30191 Michigan Avenue. Seed to Sale is the Applicant.

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

A. **Case # 22-24 (SP) Site Plan Application for 28440-28550 Reynolds for a Marijuana Grow and Cultivation Facility and Armored Vehicle Terminal Facility**
Review and consideration of approval of the proposed site plan for the proposed placement of a marijuana grow and cultivation facility and an armored vehicle terminal facility in the proposedly rezoned M-1, Light Industrial district at 28440-28550 Reynolds Avenue. NSH Holdings is the Applicant.

B. **Case # 22-27 (SP) Site Plan Application for 30191 Michigan for the placement of Marijuana Microbusiness**
Review and consideration of approval of the proposed site plan for the proposed placement of a marijuana microbusiness, which includes small scale grow, cultivation, and retail uses, in the B-3, General Business district at 30191 Michigan Avenue. Seed to Sale is the Applicant.

C. **Discuss 2022 Marijuana Ordinance Updates.** Review and offer feedback on topics like the Green Zone, where marijuana should or should not be located by zoning district within the City, and methods to uplift social equity.

VIII. MISCELLANEOUS

A. **Planning Commission Application Schedule.** Receive and file.

IX. SECOND HEARING OF THE PUBLIC *(for items not scheduled for a public hearing)*

X. ADJOURNMENT

26215 TROWBRIDGE, INKSTER, MI 48141
313.563.9760/313.563.6488 (fax)

CITY OF INKSTER
PLANNING COMMISSION MEETING AGENDA

MONDAY, JULY 25, 2022
6:30 P.M.
CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

A regular meeting was held on Monday, July 25, 2022, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141.

Chairman Chisholm called the meeting to order at 6:37 PM

I. ROLL CALL

Present: Chairman Steve Chisholm, Vice-Chair Kimberly Faison, Commissioner Rebecca Daniels, Mayor Patrick Wimberly, Commissioner Daryl Davis

Absent: Commissioner Mack Willis

Quorum Present

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

Commissioner Williams arrived at approximately 7:10 pm

II. ADOPTION OF AGENDA

MOVED by Mayor Wimberly, supported by Daniels to Adopt the Agenda as presented.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Vice Chair Faison	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Patrick Wimberly	Yea

Vote: 5-0, Motion carried.

III. ADOPTION OF MINUTES

A. Adoption of June 13, 2022, Special Meeting Minutes

B. Adoption of June 27, 2022, Meeting Minutes

Commissioner Faison stated her notice of the misspelling of Sandra Watley's last name in previous minutes. Duly noted by Chairman Chisholm

MOVED by Daniels, seconded by Davis to approve both June 13th Special Meeting Minutes & June 27th minutes as presented

DRAFT

ROLL CALL VOTE:

Chairman Chisholm	Yea
Vice Chair Faison	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

Vote: 5-0, Motion carried.

IV. FIRST HEARING OF THE PUBLIC *(for items on the agenda and not scheduled for a public hearing)*

Comments: None

V. PUBLIC HEARING(S)

Comments: None

VI. OLD BUSINESS

A. **Case # 21-23 (SLU) and 21-22 (SPR) Storage Yard at 2911 Ash Street**. Review and consideration of recommendation of approval for a special land use request for a Storage Yard and consideration of approval of the corresponding site plan at 2911 Ash Street. Anthony Pasley is the applicant.

Staff (Mara Braciszewski) presented the review for the subject file stating that Planning has reviewed the above-referenced site plan and special land use applications for a proposed contractor storage yard and storage shelter for its primary use. The project seeks to combine three parcels. The site is 0.78 acres located between Ash Street and Hickory Street (north of Cherry Street & south of the railroad). The site is zoned M-1 Light Industrial, where storage facilities for construction contractor's equipment is permitted by special land use approval. Upon thorough review the Planning Department recommends approval to City Council subject to conditions and recommendations as outlined in the review.

Applicant Anthony Pasley was in attendance and addressed the body

DISCUSSION:

Chairman Chisholm confirmed with applicant that recommendations made from Planning can be accommodated

Commissioner Faison asked what is the primary use for the equipment? Applicant confirmed its use is specifically for storage only and his actual business operates at a separate location

Commissioner Daniels confirmed with applicant that both shelter and fence will be used to store equipment and its use is specifically for personal/primary use only, no employees are on site and no use for parking.

Commissioner Faison asked Planner Mara is the PC authorized to permit a waiver for what is typically a secondary use to be the primary use? Planner confirmed PC does have the authority to permit this waiver

MOVED by Mayor Wimberly, seconded by Davis to recommend approval of special land use for storage yard at 2911 Ash Street to City Council with recommendations made by the planning department.

DRAFT

ROLL CALL VOTE:

Chairman Chisholm	Yea
Vice Chair Faison	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Patrick Wimberly	Yea

Vote: 5-0, Motion carried

MOVED by Davis, supported by Mayor Wimberly to recommend approval of site plan review for storage yard at 2911 Ash Street to City Council with recommendations made by planning department.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Vice Chair Faison	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Patrick Wimberly	Yea

Vote: 5-0, Motion carried

B. **Case # 22-16 (SLU) and 22-15 (SPR) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29899 Michigan Avenue.** Review and consideration of recommendation of approval for a special land use request and approval of site plan review for an Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center and general retail in the B-3, General Business district at 29899 Michigan Avenue. Ermal Mandijais is the applicant

Staff (Mara Braciszewski) presented the review for the subject file stating Planning has reviewed the application for preliminary site plan and special land use consideration. The applicant proposes to construct a marijuana provisioning center and adult use retailer, as well as two other general non-marijuana retail operations on the 3.017-acre site, located south of Michigan Avenue, between Henry Ruff Road and Middlebelt Road. Upon thorough review the Planning Department recommends approval to City Council subject to conditions and recommendations as outlined in the review.

Najim Saymuah of CDPA Architects was in attendance and spoke on behalf of the Applicant

The proposed project seeks to combine three vacant lots along Michigan Avenue into one 3.017-acre site. The development will occur in three phases:

Phase 1: Re-use the existing 1,600 sq ft building as a provisioning center and adult use retailer.
Phase 2: Construct an additional 5,000 sq ft building for general retail and provisioning center expansion; adjoin building with existing Phase 1 building.
Phase 3: Construct an additional 2,480 sq ft building for a drive-thru restaurant.

The Applicant expects to have Phase 1 completed as soon as possible of 2022, Phase 2 completed by 2023 and Phase 3 completed by 2024.

DISCUSSION: Mayor Wimberly asked the applicant will the development still be erected regardless of interest as it pertains to phase 3. The applicant responded the development would be placed regardless, but could not 100% state exactly which franchise, but this is the intent and there is absolutely strong interest in the lease of the space. The space would occupy only one franchise.

DRAFT

Mayor Wimberly asked the Planner (Mara Braciszewski) is it possible to put this verbiage in writing in the development agreement.

Planner (Mara Braciszewski) clarified that any applicant has to follow a site plan as reviewed and approved, and if the site plan changes in any way the applicant must come back before the Planning Commission for consideration of approval

Much in depth discussion came from other Commissioners regarding the interest/franchise as it relates to the development of phase 3

MOVED by Daniels, seconded by Davis to recommend approval for special land use for adult use marijuana retailer and medical marijuana provisioning center at 29899 Michigan Avenue with the additional requirements from Planning.

ROLL CALL VOTE:

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

Vote: 6-0, Motion carried.

MOVED by Daniels, seconded by Davis to recommend approval for site plan review land use for adult use marijuana retailer and medical marijuana provisioning center at 29899 Michigan Avenue to City Council with additional requirements from Planning.

ROLL CALL VOTE:

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

Vote: 6-0, Motion carried.

C. **Case # 21-17 (SLU) and 21-16 (SPR) Hookah Lounge and Restaurant at 364 Inkster Road.** Review and consideration of recommendation of approval of a special land use request and approval of site plan for a Hookah Lounge and separate Restaurant in the B-2, Thoroughfare Mixed-Use District at 364 Inkster Road. Ahmad Youssef is the applicant.

Staff (Mara Braciszewski) presented the review for the subject file stating Planning has reviewed the application for a proposed hookah lounge and small restaurant at the former Fattoush House Middle Eastern Cuisine Restaurant at 364 Inkster Road. The carry-out restaurant will operate as a separate business from the hookah lounge. This review is based on the site plan application dated October 20, 2021, and resubmitted site plans sent on June 7, 2022. The site is approximately 0.51-acres (Wayne County GIS) and is located on the west side of Inkster Road, north of Somerset Avenue. The applicant proposes to reoccupy the vacant 3,960 square foot building and associated parking lot. Upon thorough review the Planning Department recommends approval to City Council subject to conditions and recommendations as outlined in the review.

Applicant Ahmad Youssef was in attendance and addressed the body

DRAFT

DISCUSSION:
Commissioner Faison asked Planner (Mara Braciszewski) is the floor plan seating for the restaurant, or the lounge? Planner responded that the current floor plan for the restaurant is not in PC packet as the applicant just recently submitted the plans and the restaurant is a small carry out restaurant and only minor/standard requirements are needed and Planning still feels comfortable in moving forward with recommending approval.

Commissioner Faison had more questions pertaining to Planning recommendations for the entrance being on the east side of the building and the ownership on the west side of the property?

Planner (Mara Braciszewski) stated 1st recommendation is to create an entrance to communities from Inkster Road (main separate entrance) enhancing swap ability. Applicant is comfortable and able to accommodate recommendation

Commission Williams asked what is the size/dimensions of the restaurant? Planner stated the dimensions are approximately 600 to 700 sq. ft.

Reiteration of Project Description:
The intention is to use the existing building and divide into 2 businesses. A hookah lounge and a carryout restaurant. There will be very little interior wall alterations with no change to exterior walls. The 2 businesses will not have access to one another. Any disrepair on the exterior will be brought up to proper standards with added dumpster surround, keeping existing asphalt and landscaping

Chairman Chisholm added to the conversation stating that when Michigan opted into nonsmoking restaurants with food, this would likely explain the condition as to why hookah and food have to be separate

MOVED by Davis, supported by Faison to recommend approval of special land use for a Hookah Lounge at 364 Inkster Road to City Council with recommendations and requirements of the site plan per the planning department

ROLL CALL VOTE:

Chairman Chisholm	Yea
Vice Chair Faison	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Commissioner Williams	Yea
Mayor Patrick Wimberly	Yea

Vote: 6-0, Motion carried.

MOVED by Davis, supported by Faison to recommend approval of site plan review for a separate Restaurant in the B-2, thoroughfare mixed-use district at 364 Inkster Road to City Council with the recommendations and requirements of the site plan per the planning department.

DRAFT

ROLL CALL VOTE:

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

Vote: 6-0, Motion carried.

VII. **NEW BUSINESS**: None.

VIII. **MISCELLANEOUS**:

Redevelopment Ready Community (RRC)Training – August 8, 2022 (6:30 – 8:30 PM)

Adoption of Meeting Calendar for Remainder of 2022 (Change December 27th Meeting to December 12th)

Discussion of September Joint Meeting on Parliamentary Procedures presented by the Michigan Municipal League, sponsored by McKenna (proposed dates September 12th or October 10th from 6:30 – 8:30 pm)

Current Applicants for SPU will be presented at the August 15th City Council Meeting.

Police Chief looking for volunteers to join Neighborhood Watch Program and Block Clubs

National Night Out (NNO) – August 2nd (6:00 – 10:00)

Lunch with the Mayor - Thursday, July 28th at the Library (12:00PM – 2:00PM)

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IX. SECOND HEARING OF THE PUBLIC *(for non-agenda items)*

Comments: None

X. ADJOURNMENT

Meeting Adjourned at 8:15 pm.

MOVED by Daniels, seconded by Williams to adjourn the meeting at 8:15 pm

ROLL CALL VOTE:

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

Vote: 6-0, Motion carried.

DRAFT

APPENDIX A: Planning Commission 2022 Meeting Schedule

~~January 24~~
~~February 14 & 28~~
~~March 14 & 28~~
~~April 11 & 25~~
~~May 9 & 23~~
~~June 27~~
~~July 25~~
August 22
September 26
October 24
November 28
~~December 27 (Tuesday)~~
December 12

Respectfully Submitted,

Rebecca J. Daniels, Secretary

DRAFT

26215 TROWBRIDGE, INKSTER, MI 48141
313.563.9760/313.563.6488 (fax)

CITY OF INKSTER
PLANNING COMMISSION MEETING MINUTES

MONDAY, SEPTEMBER 12, 2022
6:30 P.M.
CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

A Joint Training with Planning Commission and City Council Members was held on Monday, September 12, 2022, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141.

Chairman Steven Chisholm called the meeting to order at 6:40 PM

I. ROLL CALL

Present: Chairman Steve Chisholm, Vice-Chair Kimberly Faison, Commissioner Rebecca Daniels, Commissioner Mack Willis, Commissioner Tavan Hall, Commissioner Tonia Williams

Absent: Mayor Patrick Wimberly, Commissioner Darryl Davis

Quorum Present

Others in attendance: Mara Braciszewski, Gage Belko (Planning Dept)), Members of the Public

II. REPORTS OF OFFICERS, BOARDS, STANDING AND SPECIAL COMMITTEES:

Vice-Chair Kimberly Faison gave report on RRC Certification update and PC ad hoc committee progress

III. INTRODUCTION OF GUEST SPEAKER & TRAINING

Senior Planner, Mara Braciszewski introduced guest speaker, Eleanor A. Siewert for the training

Training on Parliamentary Procedures was presented by Professional Registered Parliamentarian, Eleanor A. Siewert, PRP (aka Coco Siewert)

IV. PUBLIC COMMENTS
V. ADJOURNMENT

Adjournment made at 9:07pm

Rebecca J. Daniels, Secretary

Date Adopted:_____

_____
Rebecca J. Daniels, Secretary

DRAFT

MCKENNA

September 19, 2022

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Land Use and Site Plan Review: Recreational Marijuana Grow Facility and Terminal/Dispatching Facility for Armored Vehicles
Location: 28440/28550 Reynolds Ave. (Parcel ID#s: 44-008-02-0027-001 & 44-008-02-0027-002)
Zoning: M-1 Light Industrial (28440 Reynolds Ave) ; B-3 General Business District (28550 Reynolds Ave)
Project #: SP 22-24 ; SLU 22-25 ; RZ 22-23

Dear Commissioners,

We have reviewed the application for re-zoning, special land use and preliminary site plan consideration. NSH Holdings, LLC ("Applicant") proposes to re-use the existing 22,175 SF building on 28550 Reynolds Ave and the existing 26,400 SF building on 28440 Reynolds Ave for a recreational marijuana grow facility. Additionally, the Applicant seeks to re-occupy the existing 11,400 SF metal structure on 28440 Reynolds Ave for an armored vehicle terminal facility. The project has two zoning designations: 28440 Reynolds is zoned M-1 Light Industrial, and 28550 Reynolds is zoned B-3 General Business District. 28440 Reynolds was recently re-zoned from B-3 to M-1 in March 2022. The Applicant seeks to re-zone 28550 Reynolds into M-1 Light Industrial. As a marijuana use, the applicant seeks a special land use permit on both parcels for the recreational marijuana grow facilities. The site is located at the intersection of Reynolds Avenue and Harrison Street, just west of the Town Center District. The site is south of Michigan Ave but does not directly abut Michigan Ave and is solely accessible off Reynolds Avenue. The Site is bounded on the south by the railroad tracks, the east by Reynolds Avenue, the north by the Evergreen Hotel and a vacant single-family residential home, and to the east by an automotive salvage yard. This review is based on the site plan dated August 8, 2022.

Subject site

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

PROJECT SUMMARY

The Applicant seeks to re-use the existing vacant buildings/structures on each parcel as separate businesses: one marijuana retailer business and one armored vehicle facility business. See each described by parcel below.

> Parcel 1 (28440 Reynolds): Re-use the existing 26,400 SF building on the 2.028-acre parcel as a recreational marijuana grow facility.
>
> Re-use the existing 11,400 SF metal structure barn for a terminal facility for armored vehicles to provide secured transportation of goods.
>
> Parcel 2 (28550 Reynolds): Re-use the existing 22,175 sq ft building on the 0.932-acre parcel as recreational marijuana grow facility.
>
> Re-use the existing metal canopy as a loading and unloading zone for the recreational marijuana grow facilities.

In the City of Inkster Zoning Ordinance, an armored vehicle facility is similar to a truck terminal facility. "Truck terminal facilities" are permitted uses in the M-1 Light Industrial District. However, 28550 Reynolds is zoned as B-3 General Business District. Recreational marijuana grow facilities require a special land use permit in the M-1 Light Industrial District. In order to use this parcel as a marijuana cultivation center and armored vehicle facility, the Applicant seeks to re-zone 28550 Reynolds. Additionally, the Applicant requires a special land use permit for the marijuana uses. City Council has final authority on offering special land use permit approval. See more information in Project Background.

PROJECT BACKGROUND

The City of Inkster Planning Department received an application for a rezoning in December 2021. The Applicant requested a rezoning for 28440 Reynolds Avenue from the General Business District to the Light Industrial District for the purposes of constructing a marijuana grow facility. The Applicant asserts that the rezoning was intended for 28440 Reynolds (Parcel 44008020027001) and the adjacent property at 28550 Reynolds (Parcel 44008020027002); however, the materials submitted, reviewed, and approved through the various required entities indicate the only property rezoned was 28440 Reynolds. Therefore, the Applicant seeks to re-zone 28550 Reynolds Ave. On February 14, 2022, the Planning Commission held a public hearing for the rezoning of the 28440 Reynolds Ave. The Commission subsequently recommended approval of the proposed rezoning to the City Council on a unanimous vote. On March 21, 2022, the City Council approved the rezoning request of the property on a 4-2 vote, Resolution 03-22-045R.

RECOMMENDATIONS

Rezoning Request Consideration. Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the following motion:

I move to recommend approval of the proposed rezoning from B-3, General Business District, to M-1, Light Industrial District, at 28550 Reynolds Avenue (Parcel ID # 44-008-02-0027-002) to City Council.

Special Land Use Consideration. Pending any comments from the public during the public hearing, and conditional upon approval of the 28550 Reynolds Ave re-zoning request, we recommend the Planning Commission consider the following motion:

> *I move to recommend approval of the proposed special land use for a recreational marijuana grow facility at 28440 and 28550 Reynolds Ave (Parcel ID#s: 44-008-02-0027-001 and 44-008-02-0027-002) to City Council, with the required conditions listed below:*
>
> 1. *Recommendation to replace the chain link fence along Harrison Street with a more visually appealing material fencing.*
> 2. *Abide by all requirements indicated in the Site Plan Review; including a lot combination of the two parcels and security plan.*
> 3. *Provide information regarding on site filtration system;*
> 4. *"No Smoking" signs must be displayed throughout the site;*
> 5. *Add a note agreeing to inspections upon request by the Building Official, Fire Department and law enforcements officials;*
> 6. *Add a note agreeing to quarterly inspections;*
> 7. *Add a note indicating that all marijuana related activity shall be done indoors;*
> 8. *Add a note agreeing to meet state and local environmental standards for any emanating water from the facility.*

Site Plan Consideration Provided there is consensus on the Commission regarding the special land use review and re-zoning, we recommend the Planning Commission consider the motion stated below. The list of requirements contains items that can be reviewed administratively; no change will significantly alter the design presented to Planning Commission.

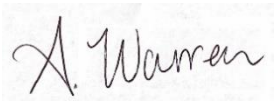
> *I move to approve the proposed site plan for a recreational marijuana grow facilities and a terminal facility for armored vehicles at 28440 and 28550 Reynolds Ave. (Parcel ID#s: 44-008-02-0027-001 and 44-008-02-0027-002), provided that special land use approvals are granted by City Council, and contingent on the following:*
>
> 1. *Receive re-zoning approval to convert 28550 Reynolds from B-3 to M-1.*
> 2. *Combine the two parcels (44-008-02-0027-001 ; 44-008-02-0027-002);*
> 3. *Fix the zoning districts on the site plan (28440 Reynolds reflects the previous zoning district, B-3, this needs to be corrected to the current zoning district, M-1);*
> 4. *Perform all the listed requirements in the Landscaping section including but not limited to:*

a. *ROW trees: Plant or relocate 9 deciduous trees and 4 ornamental trees in the right-of-way portion along Harrison Street; and*
b. *Irrigation: Provide an irrigation system and detail on site plan where it will be located;*

5. *Receive waiver from Planning Commission to have a 12-parking space reduction;*
6. *Receive approval from the City Engineer and Fire Chief on Impact of Public Services; Vehicular Access and Circulation; Emergency Access and Vulnerability to Hazards; and*
7. *Provide information that security cameras will have a minimum resolution of 1080p.*
8. *Address any other comments raised by the Design Review Team.*

Respectfully submitted,

McKENNA



Alicia Warren
Assistant Planner

Mara S. Braciszewski
Senior Planner

Re-Zoning Review for 28550 Reynolds

We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

SUMMARY OF REQUEST

The project has two zoning designations: 28440 Reynolds is zoned M-1 Light Industrial, and 28550 Reynolds is zoned B-3 General Business District. 28440 Reynolds was recently re-zoned from B-3 to M-1 in March 2022. The Applicant seeks to re-zone 28550 Reynolds into M-1 Light Industrial. The Applicant requests the M-1 rezoning to allow for a marijuana grow facility on the property.

SURROUNDING SITE USES AND ZONING

The following chart provides information on existing land use, current zoning, and future land use.

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Vacant (Warehouse Building)	B-3	Regional Commercial
North	Operating Motel	B-3	Regional Commercial
South	Vacant (open space)	B-3	Regional Commercial
East	Vacant (Warehouse Building). This is 28440 Reynolds.	M-1	Regional Commercial
West	Storage Facilities for Building Materials, Contractor's Equipment, Open Storage and Junk Yard	B-3	Regional Commercial

1. HARMONY WITH MASTER PLAN

Is the requested rezoning consistent with the goals, policies, and future land use map of the Master Plan? Or, has applicant demonstrated conditions have changed significantly since the Master Plan was developed, and request is demonstrably consistent with the development trends in the area?

Findings: The 2017 Master Plan Future Land Use Map designates this area as *Regional Commercial*, which intends for the development of a wide variety of retail and commercial uses for the City of Inkster and surrounding communities. This category allows new development that is compatible with and contributes to the character of Michigan Avenue through use of appropriate building materials, architectural detail, color range, massing, lighting, and landscaping criteria to soften the visual impact of commercial building sites and parking areas and to accentuate the relationship to streets and pedestrian ways. The Master Plan suggests additional uses should be considered for Regional Commercial such as warehousing and distribution uses and uses in compliance with the Michigan Medical Marihuana Laws (p. 53). Since the applicant proposes to use the site for a marijuana grow facility, this standard could be met. However, the Master Plan does not mention if recreational marijuana uses should be included in the Regional Commercial category.

2. COMPATABILITY OF ENVIRONMENTAL FEATURES

Are the site's physical, geological, hydrological and other environmental features compatible with the host of uses permitted in the proposed zoning district, especially for sites without public utilities?

Findings: The site's physical features seem compatible with the uses permitted in the M-1, Light Industrial District. The property has an existing large warehouse type building, which could conveniently host a number of uses associated with light industrial. The site has existing facility access and directly abuts other light industrial uses, including power and rail rights of way to the south. The project appears to be compatible with the existing environmental features of the site.

3. COMPATABILITY WITH SURROUNDING USES

Are all of the potential uses allowed in the proposed zoning district compatible with surrounding uses in terms of land suitability, density of use, environmental impacts, nature of use, traffic impacts, aesthetics, infrastructure and maintenance of property values.

Findings: The site is one parcel north of the railroad tracks. Currently, the City established a strategy that encourages projects surrounding the railroad to be re-zoned to light industrial. The parcel directly east was approved for a rezoning from B-3, General Business, to M-1, Light Industrial in March 21, 2022. The Zoning Map has been updated to designate almost all the southern parcels abutting the railroad as M-1, Light Industrial.

It is reasonable to believe that any light industrial use permitted in the M-1 District would be compatible. This type of use would be consistent with the surrounding uses in terms of density, environmental impacts, traffic impacts, aesthetics, and infrastructure needs.

4. ECONOMIC VIABILITY OF CURRENT ZONING

Has the applicant demonstrated that he/she cannot receive a reasonable return on investment through developing the property with at least one (1) of the uses permitted under the current zoning?

Findings: Information regarding the full return on investment through other uses of the site has not been provided. However, the Applicant seeks to use the site for Industrial uses only. These uses are not allowed in the B-3 District. The Planning Commission should direct any further questions about the economic viability of the current zoning of the site to the applicant.

5. DEMAND FOR PROPOSED USE

Is there evidence of demand for additional land uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to meet the demand?

Findings: There appears to be a consistent growth in demand for sites that permit uses associated Light Industrial. The City has received a number of applications for M-1, Light Industrial uses over the last year.

6. EXCLUSIONARY ZONING

Is the rezoning necessary to avoid exclusion of a lawful land use?

Findings: No, the M-1, Light Industrial zoning exists in other portions of the City.

7. DESIRABLE ZONING POLICY TREND

Is the rezoning establishing a desirable zoning trend policy for similar or identical lands?

Findings: Rezoning this property would set the precedent that parcels not directly abutting Michigan Ave and located between an existing B-3 District parcel and an existing M-1 District parcel and the railroad are appropriate for the uses permitted under M-1. This allows for a potentially better transition to the railroad and other industrial uses than requiring commercially oriented uses where access is limited from Michigan Avenue.

8. HARMONY WITH DIMENSIONAL REQUIREMENTS

Are the boundaries of the requested rezoning reasonable in relationship to surroundings and ability to meet the dimensional regulations in the zoning ordinance?

Findings: The M-1, Light Industrial District requirements for minimum lot area and width, and the maximum percent of building coverage to be determined on the basis of required off-street parking, loading, greenbelt screening, and yard setbacks as provided herein for the respective uses and use districts. It is reasonable to believe that the dimensional regulations can be met by future light industrial uses.

9. ZONING CORRECTION

Does the requested zoning correct an error in the zoning map? Or zoning text?

Findings: No, there is no known error in the zoning map or zoning text associated with this site.

10. AVOIDANCE OF SPOT ZONING

Does the requested rezoning avoid creating an isolated and unplanned spot zone? (i.e. does it provide the landowner with privileges not readily available to other landowners in similar circumstances?

Findings: The requested rezoning would not create an isolated or unplanned spot zone. As previously mentioned, this rezoning would provide the landowner with the privileges already available to many of the neighboring landowners and landowners in similar circumstances throughout the City. Additionally, it would follow the same zoning that was previously approved for the parcel directly to the east.

10. REQUEST SUBMISSION

Has the request previously been submitted within the past one (1) year? Or have conditions changed or new information been provided?

Findings: No, this request has not been submitted with the last year. The Planning Department has no record of a previous rezoning request associated with the site.

Special Land Use Review

Standards for Special Land Use are set forth by Section 155.289. This project is reviewed against the City's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. HARMONY WITH MASTER PLAN

Will be harmonious and in accordance with the general objectives of the Master Land Use Plan.
Findings: The 2017 Master Plan Future Land Use Map designates this area as *Regional Commercial*, which intends for the development of a wide variety of retail and commercial uses for the City of Inkster and surrounding communities. The Master Plan suggests additional uses should be considered for Regional Commercial such as warehousing and distribution uses and uses in compliance with the Michigan Medical Marihuana Laws (p. 53). Since the applicant proposes to use the site for a marijuana grow facility, this standard appears to be met. However, the Master Plan does not mention if recreational marijuana uses should be included in the Regional Commercial category.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained in harmony with the existing and intended character of the general area and will not change the essential character of the area.
Findings: The proposed project is located within an industrial park. Surrounding uses to the south and west are industrial, vacant land to the east, residential to the north-east, and hotels to the north. The community authorized a rezoning on March 21, 2022 to convert this site from General Business to Light Industrial. Since the applicant proposes to use the site as an industrial use and they will make considerable improvements to the property via site plan and special land use reviews, the project site will be improved. The project is in close proximity to Stratford Place homes. From property line to property line, it appears that the project is a little over 100 ft away from Stratford Place, a line of evergreen shrubs and Harrison St act as a buffer between the two uses. In order to understand the project's full harmony with the existing character, it is important to consider the perspective of the Stratford Place residents, who have been noticed by Michigan State Law public hearing requirements. Additionally, the project is adjacent to the Evergreen and Paradise Inn hotels. The perspective of the business owners from these locations needs to be considered when deciding these criteria. A proper Odor Control Plan has been submitted, which contains all of the proper elements to prevent odor emanating to the surrounding areas. This supporting document includes manufacturer's cut sheets of filtration equipment and the proposed methods of installation and use on-site.

3. IMRPOVEMENT TO THE COMMUNITY

Will represent a visual, physical and economic improvement to the property in the immediate vicinity and to the community as a whole.

Findings: The highest scoring objective received from Public Input in the 2017 Master Plan *Goals Priorities Survey* is to "retain business that provide tax base and job opportunity". The proposed project will activate a vacant, underutilized site, which will increase the City's tax base and provide job opportunities. However, consideration should be given to any perceived social costs of opening marijuana businesses; which can be monitored by hosting a public hearing and reviewing community feedback on the project.

In terms of a visual improvement to the community, there is an existing chain link fence along Harrison Street (See Photo 1 below). Chain link fences are notorious for being a burden to the eye in neighborhoods. It is recommended that this be replaced with a more visually appealing material such as wrought iron fencing (See Photo 2 below). Furthermore, it is recommended that the Applicant provide a screening wall between the adjacent hotels and the project site. Currently, overgrown shrub acts as a buffer between the two uses (See Photo 3 below). The project will be a visual improvement to the community if the overgrown shrub is tamed and a screening wall is installed.

Figure 1 Photo 1

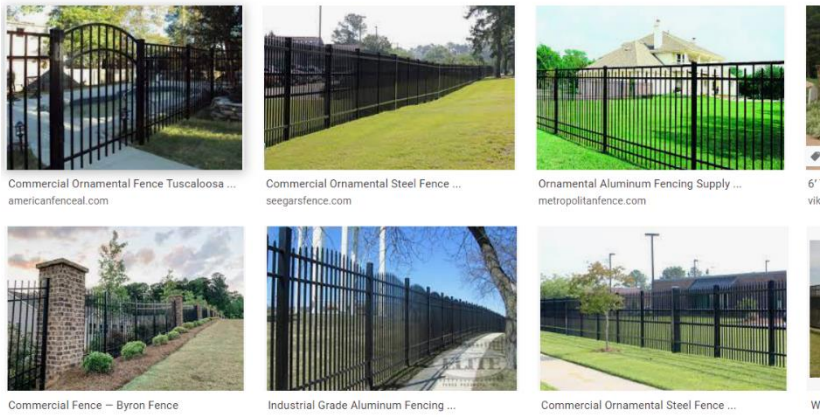


Figure 2 Photo 2

Figure 3 Photo 3

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

Will be served adequately by essential public services and facilities, such as streets, drainage structures, sewer and water infrastructure, police and fire protection and refuse disposal, or that persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

Findings: A Waste Disposal Plan has been provided which includes information on types of marijuana waste, how waste will be stored/equipment to handle waste, how waste will be recycled and disposed, the process of disposing of marijuana waste, a list of chemical and hazardous waste generated by the project, and how records of marijuana waste will be retained and managed.

Additionally, the applicant is required to provide an on-site sanitary water treatment system to ensure that herbicides, pesticides, and fertilizers do not enter the water treatment system. This treatment system must be indicated on the site plan. Details of the on-site filtration system need to be included within the Waste Disposal Plan.

Furthermore, the marijuana grow facility could have a cost burden on police services. The applicant has supplied a proposed Security Plan, which will need to be reviewed and approved by the Police Chief. Applicant must specify in the Security Plan: that door locks will be commercial grade and information on where and how cash will be stored and transferred.

We defer to the City Engineer, Department of Public Services and Fire and Police Chief for any additional comments or requirements.

5. SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION

Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any person or property or to the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, traffic generation or other nuisances generated by the proposed use.

Findings:

Smoke, fume, and odor pollution. This site is located in an Industrial zone; however, it is adjacent to multi-family residential neighborhood (Stratford Place) and two hotels. Generally speaking, marijuana plant odor will likely permeate around the site. To mitigate this, the applicant has provided an Odor Control Plan including cut sheets of filtration and air cleaners to be installed. Equipment to be installed includes activated carbon filtration equipment, precision filtration products, negative ion generation system, and ozone generators. Additionally, regular maintenance will be performed to ensure no buildup or airborne pathogens or odor occurs.

Noise and vibration pollution. It is unclear if there will be any noise or vibration pollution generated from the proposed use. The applicant will need to provide more information within the plan regarding potential noise and vibration pollution. Reducing the hours of operation can also reduce noise pollution.

The proposed hours of operation are 10am-8pm Monday thru Friday. These proposed hours of operation meet City Ordinance Chapter 124 Sec. 124.11 Hours of Operation. See table below.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Required hours of operation	9am-6pm	9am-6pm	9am-6pm	9am-6pm	9am-6pm	9am-6pm	10am-6pm

6. REDUCTION OF ECONOMIC VIABILITY

Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.

Findings: The subject site is currently vacant and does not provide economic viability to the surrounding existing land uses. The proposed use is anticipated to increase economic viability and increase the revenue the City generates from property taxes.

7. EXCESSIVE OR ADDITIONAL COSTS TO PUBLIC SERVICES

Will not create excessive additional requirements at public costs for public facilities and services and will not be determinate to the economic welfare of the community.

Findings: This section is addressed in Section 4 and 5 of the Special Land Use Review. If the applicant provides appropriate mitigation strategies for Odor Control, Waste Disposal and Security Plan, then the proposed use is not anticipated to create additional public costs. However, we defer to the city engineer for any additional comments.

8. CONSISTENT WITH INTENT OF ZONING ORDINANCE

Will be consistent with the intent and purpose of the Zoning Ordinance and comply with all specific standards established for each use.
Findings: The reuse of the existing industrial building for a cultivation facility is supported by the intent of the M-1 Light Industrial District—if 28550 Reynolds is re-zoned. The Site Plan review enforces zoning ordinance standards and guides the site to be in compliance with the community's vision for a healthier, safer city. Site Plan Review criteria needs to be met to meet this requirement.

Additional Use Standards Review

Additional use standards for recreational marijuana grow establishment are prescribed in the Zoning Ordinance, as noted in the table below. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

Use	Zoning Ordinance Use Standards – Applicable Sections
Recreational marijuana grower establishment	155.146; 155.150D

MEDICAL MARIJUANA FACILITIES AND RECREATIONAL MARIJUANA ESTABLISHMENTS (§ 155.146)

1. *The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act, Medical Marihuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time. The recreational use of marijuana shall comply at all times and in all circumstances with the Michigan Regulation and Taxation of Marihuana Act, the rules and regulations established by the Marijuana Regulatory Agency, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.*
   Findings: The applicant will be required to supply information and documentation related to the procurement of a state license. Approval shall be contingent on all state requirements being met. If the State of Michigan determines that building or site modifications are required, then a new site plan and a special land use application may need to be filed with the City of Inkster.

2. *A state license and local business license is required for all medical marijuana facilities and recreational marijuana establishments.*
   Findings: The applicant will be required to supply information and documentation related to the procurement of a state license. A state license must be obtained prior to issuing a local business license and certificate of occupancy.

3. *Smoking and/or use of any marijuana shall be prohibited at all medical marijuana facilities and recreational marijuana establishments.*
   Findings: "No Smoking" signs must be displayed throughout the site.

4. *Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 14 concurrent days of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 14 days of continuous operation. An alarm system is required that is operated and monitored by a recognized security company.*
   Findings: The applicant proposes approximately 81 interior security cameras, and 15 exterior cameras around the perimeter of the building with the addition of motion and shock sensors. There will also be a security guard on site 7 days a week, 24 hours a day. The applicant needs to provide information that security cameras that will have a minimum resolution of 1080p.

5. *Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.*
   Findings: Site lighting is reviewed by Zoning Ordinance standards during the Site Plan Review process.

6. *The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.*
   Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

7. *Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, state law and city ordinances.*
   Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

8. *All medical marijuana facilities or recreational marijuana establishments shall not have exterior signage using the word "marihuana" and/or "marijuana" or any other word, phrase or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that "No loitering is permitted" on such property.*
   Findings: Exterior signage requires a separate review from the Site Plan and Special Land Use reviews. Applicant is required to engage in separate sign application review. Applicant can approach City Staff at any time to begin this process.

9. *If the medical marijuana facility or recreational marijuana establishment ceases operation for a length of time of six months or greater, the special land use shall expire.*
   Findings: The applicant should provide confirmation that they are aware of this stipulation.

RECREATIONAL MARIJUANA GROWER ESTABLISHMENT REGULATIONS (155.150D)

1. *Recreational marijuana grower establishments shall have a minimum 300-foot radius, measured as the shortest distance from front door to front door, to any structure in residentially zoned districts, and a minimum 1,000 foot radius, measured as the shortest distance from front door to front door to any library,*

church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, drug-free zone, or like facility
Findings: The proposed location is not located within a 300 foot radius to any structure in residential district. There are multi-family homes (Stratford Place) measured approximately 500 feet from front door to front door to the facility to the east. The property is not within 1,000 feet of any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, and drug-free zone. It should be noted that the project shares a property line with two hotel businesses, which could provide housing to long-term guests.

2. *All activity related to recreational marijuana grower establishments shall be done indoors.*
   Findings: All activity shall be fully conducted within the building. Applicant will need to add this statement to the site plan.

3. All permit holders must ensure that any water emanating from the permitted facility meets or exceeds all applicable state and local environmental standards.
   Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

4. *Application for a recreational marijuana grower establishment license shall be made to the City Clerk upon application forms provided by the Clerk for recreational marijuana grower establishment license and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council*
   Findings: The applicant must apply for a recreational marijuana grow license to meet this standard.

Site Plan Review

Standards for Site Plan Approval are set forth by Section 155.287. This project is reviewed against the City's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. ZONING & USE (§155.047)

Findings: The subject sites are zoned M-1 Light Industrial District and B-3 General Business where the proposed uses are detailed in the table below. The information below is contingent on the rezoning approval for 28550 Reynolds and the combination of both parcels. Additionally, the site plan review is also contingent on special land use approval (by City Council) for the recreational marijuana grow facilities. Please find the special land use review in the section above.

The project consists of two parcels. Both parcels must be combined prior to approval of the site plan. The existing metal canopy is currently built on the property line between two parcels and requires a lot combination. Section 155.185 (D) Nonconforming Uses of Structures of the City's Zoning Ordinance states that if such nonconforming use of a structure, or structure and land in combination ceases for any reason for a period of more than 6 consecutive months or 18 nonconsecutive months within a 3 year period, any subsequent use of such structure or land in combination shall conform to the regulations specified by this chapter for the district in which such land is located. The complex has been vacant since 2017 and now must meet the regulations of the current standards.

Location	Existing Land Use	Proposed Use	Zoning District	Future Land Use Designation
Subject Site: 28440 Reynolds ("Parcel 1")	Vacant industrial building	Recreational marijuana grow facility and armored vehicle dispatch	M-1 Light Industrial	Regional Commercial

Subject site: 28550 Reynolds ("Parcel 2")	Vacant industrial building	Recreational marijuana grow facility	To be determined[1]	Regional Commercial
North	Hotel	-	B-3, General Business	Regional Commercial
East	Vacant land (but Stratford Place is located NE)	-	B-3, General Business	Regional Commercial
South	Vacant land	-	B-3, General Business	Regional Commercial
West	Commercial parking	-	B-3, General Business	Regional Commercial

2. DIMENSIONAL STANDARDS (§155.061)

Site elements and the relationship between the various uses on the site shall be designed and located so that the development is aesthetically pleasing and harmonious with the general planning area. Buildings and structures must meet or exceed setback standards, build-to lines, height and other dimensional standards, and so placed to preserve environmentally sensitive areas.

Findings: The project is in compliance with all dimensional standards. See table below.

Dimensional Measurement	Required	Proposed	Comments
Min. Lot Area	*	2.97 acres	-
Min. Front Yard Setback	60 ft.	34' 2"	-
Min. Side Yard Setback (east)	20 ft	Not provided	-
Min. Side Yard Setback (west)	20 ft	0 ft.	Not applicable since applicant is re-using existing building.
Min. Rear Yard Setback	**	0 ft.	-
Max. Height	40 ft	30' 9"	-
Max. Lot Coverage	*	.53%	-

[1] Currently, the site's zoning district is General Commercial. However, the Applicant seeks to re-zone this property to be M-1 Light Industrial. Depending on the September 26, 2022, Planning Commission meeting and future City Council decision, the zoning district could change.

**Section 155.061(D): The minimum lot area and width and the maximum lot coverage are determined by the project's compliance with off-street parking and landscape standards.*

***Section 155/061 (H): Off-street loading space shall be provided in the rear yard at a ratio of at least one space per each establishment and shall be provided in addition to any required off-street parking area. Off-street loading space shall further meet the requirements of § 155.079, Off-street loading and unloading.*

3. ARCHITECTURAL FEATURES (§155.072)

Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color.

Findings: The applicant proposed to use the existing buildings and does not propose façade improvements.

Massing. *Structures with walls greater than 1,500 square feet must incorporate building setbacks of at least 3 feet to separate the wall into facade planes not greater than 500 square feet. In addition, façades shall incorporate canopies, fascias or other distinguishing entrance features to the maximum extent feasible.*

- The existing east elevation that fronts Harrison Street is roughly 5,871 SF. The Applicant needs to provide more architectural differentiation such as a canopy or distinguishing entrance features to meet this requirement. It is recommended that the Applicant replace the existing chain link fence along the eastern property with a more visually appealing fence, as indicated in the Special Land Use review. If the applicant replaces the fence, this requirement could be met, granted Planning Commission approval.

Exterior Colors / Materials. *The color of the exterior materials must be of low-reflectance, subtle, neutral colors. The use of high-intensity or reflectance, and fluorescent colors is prohibited. Building trim may exhibit brighter colors, except neon tubing is prohibited.*

- The existing building materials and colors meet this requirement.

4. IMPACT ON PUBLIC SERVICES

Utility services, including sanitary, water and storm runoff, shall not exceed the existing or planned capacity of such services, and shall be developed in the best interest of the public health, safety and welfare of the community. The proposed development shall be designed and located so that public services, including streets and sidewalks, police and fire protection, and public schools have sufficient capacity to properly serve the development, and so that such services will not be adversely affected by the proposed development.

Findings: This item is subject to approval by the City Engineer and City Fire Chief.

5. VEHICULAR ACCESS & CIRCULATION

The vehicular circulation system planned for the proposed development shall be in the best interest of the public health, safety, and welfare in regard to on site circulation, onsite parking, the overall circulation of the neighborhood and community, egress/ingress to the site, vehicular turning movements related to parking areas, loading areas, street intersections, street gradient, site distance and potential hazards to the normal flow of traffic both on and off site.

Findings: The site has an existing approach from Harrison Street to the east of the building. All approaches are to remain. There is no proposal to replace the existing pavement on the site. Further analysis of vehicular circulation is subject to the review of the City Engineer and Wayne County Road Commission.

6. PEDESTRIAN ACCESS & CIRCULATION

The pedestrian circulation system planned for the proposed development shall be in the best interest of the public health, safety and welfare in regards to on site circulation and the overall pedestrian circulation of the neighborhood and community.

Findings: Existing walkways and concrete to remain. No new proposals at this time.

7. EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

All sites and buildings shall be designed to allow convenient and direct emergency access, and the emergency response needs of the proposed use(s) shall not exceed the City's emergency response capabilities.

Findings: This item is subject to approval by the City Engineer and City Fire Chief.

8. LANDSCAPING (§155.073; 155.080)

Proposed landscaping shall be appropriate and of such size, location, height and quantity to ensure that the proposed development will not be objectionable to nearby development or properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard.

Findings: The required and proposed site landscaping is detailed in the table below.

Criteria	Required	Proposed	Comments
Right-of-Way: Deciduous Trees	1 per 35 ft. (312 / 35) = 9 trees	None	9 trees need to be planted in the right-of-way, which is the area between the sidewalk and the road. Currently, trees are proposed to be located within the property line—not the ROW. Note that the only deciduous tree proposed on the site plan is the Armstrong Maple. Serviceberries are considered ornamental trees.
Right-of-Way: Ornamental Trees	1 per 75 ft. (312 / 75) = 4 trees	None	4 trees need to be planted in the right-of-way, which is the area between the sidewalk and the road. Currently, the trees are proposed to be located within the property line—not the ROW Note that the only ornamental tree proposed on the site plan is the Serviceberry. Shrubs are not ornamental trees.

Planted Yard Area Trees	1 per 3,000 SF (30,000 / 3,000) = 10	24 trees	In compliance
Parking Lot: Interior Landscaping	5% of 4,320 SF impervious area = 216 SF	>216 SF	In compliance
Parking Lot: Trees	1 deciduous tree per 150 SF of interior area = 216 SF / 150 SF = 2 trees	8 trees	In compliance
Parking Lot: Terminal Landscape Islands	At end of each parking row; min. size of 144 SF and 18 ft. long	None proposed.	-
Parking Lot: Interior Landscape Islands	Min. size of 160 SF and 8 ft. in width; plus 1 deciduous tree per each island	None proposed	Seeded areas act as parking lot landscape island. In compliance.
Parking Lot: Divider Min. Size	8 ft. wide	None proposed	Not applicable
Parking Lot: Divider Trees	1 deciduous or 2 ornamental trees per 25 linear ft. = 90 ft. / 25 ft. = 4 deciduous or 8 ornamental trees	None proposed	Not applicable
Parking Lot: Divider Shrubs	Continuous hedge the entire length of the divider	None proposed	Not applicable
Parking Lot: Wheel Stops / Curb	2 ft. min. of overhand clearance needed for any landscape areas	None proposed	Not applicable
Curbing (General)	Concrete curbing is required along all landscape areas	Provided	In compliance
Parking Lot: Perimeter Deciduous Trees	1 deciduous tree per 25 linear ft. = (300 ft. / 25 ft.) = 12 trees	None proposed.	The parking lot is upon a dead-end road and does not face any major roads. The open area along Harrison Street will be properly screened with shrubs and trees. Not applicable.

Parking Lot: Perimeter Ornamental Trees	1 ornamental tree per 35 linear ft. = (300 ft. / 35 ft.) = 9 trees	None proposed.	Not applicable
Parking Lot: Perimeter Shrubs	Continuous hedge of shrubs, no more than 30-inches on center	40 Eastern snowball shrubs along Harrison Street and Reynolds.	Not applicable
Snow Storage	Plant materials must be hardy, salt-tolerant groundcover	None proposed	-
Irrigation	Automatic or drip irrigation required	None proposed	Due to the extent of the site's landscaping plan, an irrigation system must be provided.

9. SCREENING AND BUFFER (§155.074; 155.075)

Proposed screening and buffer areas shall be appropriate and of such size, location, height and quantity to ensure that the proposed development will not be objectionable to nearby development or properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard. Screening shall be provided in a manner that adequately buffers adjacent land uses and screens off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from adjacent residential areas and public rights-of-way.

Findings:

Walls. No screening wall along the property or loading space is required (as detailed in section 155.074: Walls) since this property is not directly adjacent to any residentially zoned property. However, a screening wall is recommended to divide the neighboring hotel uses and project site, as indicated in the Special Land Use Review.

Dumpster. *Dumpsters must be screened on four sides by a masonry wall, similar in material and/or color to the main structure and must feature an opaque gate to a height at least one foot taller than the receptacle. Waste areas shall be located in the rear yards and surfaced with concrete not less than six inches in depth.*

There is one dumpster located in the front yard at the southwest corner of 28550 Reynolds Avenue. This corner is a non-access street. Even though the dumpster would be in the front yard, we believe this is the best location because it allows for easiest access. The applicant proposes to screen the dumpster with an enclosure that includes a 6' 3" tall gate and an 8 ft block brick surrounding that will match the building façade. The enclosure will also have a 10 ft concrete apron.

10. PARKING & LOADING (§155.077; 155.078; 155.079)

The parking pattern proposed shall be in the best interest of the public health, safety and welfare in regards to size, layout and quantity, and the location of parking and loading facilities will not be detrimental to nearby developments, properties or public streets.

Findings:

Parking. Per section 155.077: Table of Required Off-Street Parking, the following parking standards apply:

Wholesale establishments (marijuana facilities) requires 5 spaces, plus 1 space per 1 employee, or 1 for every 2,000 square feet of gross floor area, whichever is greater.
= (48,575 SF / 2,000 SF)
= 25 parking spaces required (including 1 van accessible space)

Industrial establishments (armored truck terminal) requires 5 spaces, plus 1 space for every 1 ½ employees in the largest working shift or 1 for every 1,000 square feet of gross floor area, whichever is greater.
= (11,400 SF / 1,000 SF)
= 12 parking spaces required

Applying these standards, the proposed project requires 37 parking spaces, 2 of which must be barrier-free. The site plan provides for 24 parking spaces, including one van accessible space. However, the Zoning Ordinance parking standards seem to be excessive for the proposed use. Many zoning ordinance parking sections are based off arbitrary numbers and not real science or peer-reviewed research. Staff's goal is to re-write the ordinance to make sure that the City does not contribute to an over-abundance of parking and supports the creation of a more walkable community. Since there will be only 12 employees on the largest working shift, it is recommended that Planning Commission waive the additional 12 required parking spaces to allow the site to move forward with 24 parking spaces, one of which is barrier free.

Loading Zones. Per section 155.061(H), one off-street loading space should be provided in the rear yard per establishment. However, the two parcels on the site will be combined, so only one loading zone is required. Additionally, the site configuration best supports a mid-yard, not rear-yard, loading zone. A 12 x 65 ft loading zone is proposed.

11.EXTERIOR LIGHTING AND SECURITY CAMERAS (§155.076)

All exterior lighting fixtures shall be designed, arranged, and shielded to minimize glare and light pollution, prevent night blindness and vision impairments, and maximize security. For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.

Findings:

Exterior lighting. The proposed project must meet the illumination and height standards set forth by the Zoning Ordinance and listed in the table below. The applicant needs to provide more information to ensure that the project abides by the exterior lighting zoning ordinance requirements.

The following table details the maximum illumination permitted (levels noted in footcandles "fc.") and the maximum height permitted, in comparison with that proposed on the site:

Standards	Standard	Proposed	Comments

Max. Illumination	20 fc.	-	Need Information
Max. Illumination at the Property Line			
For uses adjacent to residential (zoned or used) property	0.1 fc.	Not applicable	-
For uses adjacent to non-residential property	0.3 fc.	-	Need Information
Max. Lighting Fixture Height			
For uses adjacent to residential (zoned or used) property	20 ft.	Not applicable	-
For uses adjacent to non-residential property	25 ft.	None	-

Security Cameras. The applicant proposes approximately 81 interior security cameras, and 15 exterior cameras around the perimeter of the building with the addition of motion and shock sensors. There will also be a security guard on site 7 days a week, 24 hours a day. The applicant needs to provide information that security cameras will have a minimum resolution of 1080p.

Inkster
Discover. Grow. Unite.

Case number: _____

Date filed: _____

Project name: _____

Site Plan Review & Special Land Use Application

There are two stages for the City of Inkster's Site Plan Review process: Preliminary Review and Final Review. The Planning Commission oversees the Preliminary Site Plan Review process while the Planning Staff oversees the Final Site Plan Review. For more information about the process, see Chapter 155.286 of the Zoning Ordinance. Refer to Chapter 155.286, Article B, sections 1-4 to understand the different projects in which a site plan is or is not required.

Listed below is the Site Plan Review Application for both Preliminary and Final Reviews. In addition, listed below are two checklists that must be completed during each review stage. Submissions can be brought to the Planning Department and e-mailed to: planning@cityofinkster.com. The following items are needed for a Site Plan Review application to be considered complete:

1. A complete application;
2. A complete Preliminary Site Plan Review checklist;
3. One Site Plan Review application fee, see fee schedule; and
4. Preliminary Site Plan submission: Five paper 24"x 36" copies* and one single pdf copy of the Site Plan. *Six paper copies of Site Plan if project is located within Town Center District.
5. Final Site Plan submission: Three paper 24"x 36" copies and one single pdf copy.
6. All Site Plans must be folded, stamped, sealed and signed by Michigan licensed architect or engineer.

APPLICANT INFORMATION			
Name	NSH Holdings LLC		
Address	26054 Timber Trail		
City	Dearborn Heights	State MI	Zip 48127
Phone	(313) 375-0456	E-mail	aminebeydoun@gmail.com

PROPERTY INFORMATION	
Name of project	28440/28550 Reynolds Ave. Project
Address	28440 Reynolds Ave, Inkster, MI 48141 and 28550 Reynolds Ave, Inkster, MI 48141
List all parcel identification numbers included in development	44 008 02 0027 001 (28440) and 44 008 02 0027 002 (28550)
Property owner **(must include proof of ownership within application, e.g. copy of the property deed)**	
Current use	See attached Exhibit A.
Proposed use	See attached Exhibit A.

Current zoning	M-1 Light Industrial (28440) and B-3 Industrial (28550)
Gross Floor Area	42,797 sq. ft. (28440) and 21,940 sq ft (28550)
Number of Employees on Largest Shift	5
Acreage	2.028 (28440) and 0.932 (28550)
Legal description of property (may be attached)	See attached Exhibit A.
Special Land Use Required?	✓ Yes No

SIGNATURE

I hereby attest that the above information is accurate and complete. I am authorized to and grant permission to the City of Inkster to access the subject property for the purposes of preparing staff reports and/or evaluating this application. I understand that all building, electrical, plumbing and fire codes must be met prior to occupancy.

Applicant Signature:	Date: July 29, 2022
Print Name: Nader Baydoun	
Property Owner Signature:	Date: July 29, 2022
Print Name: NSH Holdings LLC - Nader Beydoun, Authorized Member	

NOTARY SIGNATURE

Subscribed and sworn to before me this 29th day of July, 2022

X Notary Public, Wayne County, Michigan	My Commission Expires: 03/22/26

Mustapha N Hawily
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Wayne
My Commission Expires 03/22/2026
Acting in the County of Wayne

EXHIBIT A

SITE PLAN REVIEW & SPECIAL LAND USE APPLICATION

PROPERTY #1 INFORMATION

NAME OF PROJECT: **28440/28550 REYNOLDS AVE PROJECT**

PROPERTY ADDRESS: **28440 REYNOLDS AVE, INKSTER, MI 48141**

PROPERTY ID#: **44 008 02 0027 001**

PROPERTY OWNER: **NSH HOLDINGS LLC – SEE EXHIBIT B FOR PROOF OF OWNERSHIP**

CURRENT USE:

THERE IS NO CURRENT USE OF THE PROPERTY AS IT HAS BEEN VACANT SINCE THE PROPERTY WAS PURCHASED IN 2021 BY THE CURRENT OWNER. PRIOR TO 2021, THE PROPERTY WAS USED AS A RUBBER-STAMPING PLANT FOR ABOUT 50 YEARS.

PROPOSED USE:

THE PROPOSED USE OF THE PROPERTY IS TO TRANSFORM THE PROPERTY FROM ITS CURRENT VACANT STATUS TO A FACILITY CONTAINING AN ADULT-USE CULTIVATION FACILITY. THE USE WILL BE FULLY CONTAINED WITHIN THE BUILDING, THERE IS AMPLE LANDSCAPE ON THE SITE, AND BEYOND ADEQUATE OFF-STREET PARKING. THE PROPOSED CULTIVATOR WILL HAVE NO EXTERNAL IMPACTS THAT ARE DETRIMENTAL TO THE OTHER USES IN THE DISTRICT OR TO ADJOINING PROPERTIES, AS THE BUSINESS ACTIVITY WILL BE WHOLLY CONDUCTED WITHIN THE ENCLOSED BUILDING. AS THE PROPERTY IS CURRENTLY ZONED M-1, THE CULTIVATOR FACILITY ALIGNS WITHIN THE M-1 PERMITTED USES AND WOULD BENEFIT THE SURROUNDING COMMUNITY AS WELL. THE PROPOSED USE OF THE PROPERTY WILL NOT BE USING THE ARMORED VEHICLES FACILITY NEXT DOOR IN ANY WAY FOR MARIJUANA TRANSPORTATION. THE CULTIVATOR FACILITY AND THE ARMORED VEHICLES FACILITY ARE SEPARATE.

CURRENT ZONING: **M-1 LIGHT INDUSTRIAL**

GROSS FLOOR AREA: **42,797 SQ. FT.**

NUMBER OF EMPLOYEES ON LARGEST SHIFT: **5**

ACREAGE: **2.028**

LEGAL DESCRIPTION OF PROPERTY:

25K27A--30A1 PART OF LOTS 27 TO 30 INCL OF DEARBORN ACRES SUB T2SR9E L30 P30 31 WCR DESC AS BEG AT NE COR OF LOT 27 TH DUE S 311.81FT TH S78DEG 39M 30S W 304.93FT TH N0 DEG 17M 15S W 251.58FT TH N1DEG 31M 15S W 27FT TH N72DEG 47M 30S E 315.06FT POB DEARBORN ACRES SUB T2S R9E L30 P30, 31 WCR

SPECIAL LAND USE REQUIRED: **YES**

PROPERTY #2 INFORMATION

NAME OF PROJECT: **28440/28550 REYNOLDS AVE PROJECT**

PROPERTY ADDRESS: **28550 REYNOLDS AVE, INKSTER, MI 48141**

PROPERTY ID#: **44 008 02 0027 002**

PROPERTY OWNER: **NSH HOLDINGS LLC – SEE EXHIBIT B FOR PROOF OF OWNERSHIP**

CURRENT USE:

THERE IS NO CURRENT USE OF THE PROPERTY AS IT HAS BEEN VACANT SINCE THE PROPERTY WAS PURCHASED IN 2021 BY THE CURRENT OWNER. PRIOR TO 2021, THE PROPERTY WAS USED AS A RUBBER-STAMPING PLANT FOR ABOUT 50 YEARS.

PROPOSED USE:

THE PROPOSED USE OF THE PROPERTY IS TO TRANSFORM THE PROPERTY FROM ITS CURRENT VACANT STATUS TO A TERMINAL/DISPATCHING FACILITY FOR ARMORED VEHICLES. THIS FACILITY WOULD BE CONSIDERED MORE OF A TERMINAL FACILITY FOR THE ARMORED VEHICLES TO PROVIDE SECURED TRANSPORTATION OF GOODS. THE FACILITY WILL NOT BE USED FOR REPAIR, BODY WORK, OR SALES OF ARMORED VEHICLES. THE USE WILL BE FULLY CONTAINED WITHIN THE BUILDING, THERE IS AMPLE LANDSCAPE ON THE SITE, AND BEYOND ADEQUATE OFF-STREET PARKING. THE PROPOSED ARMORED CARDS SERVICER WILL HAVE NO EXTERNAL IMPACTS THAT ARE DETRIMENTAL TO THE OTHER USES IN THE DISTRICT OR TO ADJOINING PROPERTIES, AS THE BUSINESS ACTIVITIES WILL BE WHOLLY CONDUCTED WITHIN THE ENCLOSED BUILDING. AS THE PROPERTY IS CURRENTLY ZONED B-3, ARMORED CAR SERVICE FACILITIES WILL ALIGN WITHIN THE M-1 PERMITTED USES, WHICH A REZONING REQUEST HAS BEEN SUBMITTED FOR, AND WOULD BENEFIT THE SURROUNDING COMMUNITY AS WELL. THE ARMORED VEHICLES FACILITY WILL NOT BE TRANSPORTATING

ANY MARIJUANA PRODUCTS FOR THE CULTIVATOR FACILITY NEXT DOOR. THE CULTIVATOR FACILITY AND THE ARMORED VEHICLES FACILITY ARE SEPARATE.

CURRENT ZONING: **B-3 INDUSTRIAL**

GROSS FLOOR AREA: **21,940 SQ. FT.**

NUMBER OF EMPLOYEES ON LARGEST SHIFT: **5**

ACREAGE: **0.932**

LEGAL DESCRIPTION OF PROPERTY:

25K27B--30A2 PART OF LOTS 27 TO 30 INCL OF DEARBORN ACRES SUB T2SR9E L30 P30 31 WCR DESC AS BEG S72DEG 47M 30S W 315.06FT FROM NE COR OF LOT 27 TH S1DEG 31M 15S E 27 FT TH S0DEG 17M 15S E 251.58FT TH S78DEG 39M 30S W 153.71FT TH DUE N 262.74FT TH N72DEG 47M 30S E 155 .72FT POB DEARBORN ACRES SUB T2S R9E L30 P30, 31 WCR

SPECIAL LAND USE REQUIRED: **NO**

2021328043 L: 56996 P: 536 WD
08/31/2021 10:03:58 AM Total Pages: 5
Bernard J. Youngblood, Register of Deeds - Wayne County, MI
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX
Wayne County County Tax Stamp #603075
08/31/2021
Receipt# 21-294097 L: 56996 P: 536
State Tax: $9,000.00 County Tax: $1,320.00

WARRANTY DEED

Title One, Inc. File No. 6-687809

KNOW ALL PERSONS BY THESE PRESENTS: That Action Development, Inc., a Michigan Corporation, by William Keith Byars, President
Whose address is 28440 Reynolds Inkster, MI 48141
Convey(s) and Warrant(s) to NSH HOLDINGS LLC
Whose address is 6950 Schaefer Road, Dearborn, MI 48126
the following described premises situated in the City of Inkster, County of Wayne and State of Michigan, to-wit:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 28440 Reynolds Inkster, Michigan 48141
Tax Parcel # ~~44-008-02-0027-001~~ (Parcel 1) 44-008-02-0027-001
44-008-02-0027-001 (Parcel 2)
44-008-02-0027-002 (Parcel 3)
44-008-02-0031-003 (Parcel 4)
44-008-02-0031-013 (Parcel 5)
44-008-02-0031-017 (Parcel 6)

for the full consideration of: One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00)

Subject to: easements and restrictions of record, if any.
this property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make ALL division(s) under Section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967.

Drafted by:

Action Development, Inc.
William Keith Byars
28440 Reynolds
Inkster, MI 48141

Return to:

NSH HOLDINGS LLC
Nader J. Baydoun
6950 Schaefer Road
Dearborn, MI 48126

Signatures are contained on Page 2

6-687809 5-27 10,320

WARRANTY DEED

Title One, Inc. File No. 6-687809

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Whose address is 28440 Reynolds Inkster, MI 48141
Convey(s) and Warrant(s) to NSH HOLDINGS LLC
Whose address is 6950 Schaefer Road, Dearborn, MI 48126
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Commonly known as: 28440 Reynolds Inkster, Michigan 48141
Tax Parcel # ~~44-008-02-0027-001~~ (Parcel 1) 44-008-02-0027-002
44-008-02-0027-001 (Parcel 2)
44-008-02-0027-002 (Parcel 3)
44-008-02-0031-003 (Parcel 4)
44-008-02-0031-013 (Parcel 5)
44-008-02-0031-017 (Parcel 6)

for the full consideration of: One Million Two Hundred Thousand and 00/100 Dollars ($1,200,000.00)

Subject to: easements and restrictions of record, if any.
this property may be located within the vicinity of farmland or farm operations. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. The grantor grants to the grantee the right to make ALL division(s) under Section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967.

Drafted by:

Action Development, Inc.
William Keith Byars
28440 Reynolds
Inkster, MI 48141

Return to:

NSH HOLDINGS LLC
Nader J. Baydoun
6950 Schaefer Road
Dearborn, MI 48126

Signatures are contained on Page 2

6-687809 5-27 10,320

Signature page of Warranty Deed for property located at 28440 Reynolds, Inkster, MI 48141

Dated: August 26, 2021

Signed and Sealed:

Witnessed by:

Action Devleopment, Inc.,
a Michigan Corporation

_____

By: William Keith Byars
William Keith Byars, President

_____

STATE OF MI)
)SS.
COUNTY OF Wayne)

The foregoing instrument was acknowledged before me on August 26, 2021, by Action Development, Inc., a Michigan Corporation, by William Keith Byars, President.

Sign _____
Print Donna Taha
Notary Public Wayne County,
Michigan
Acting in Wayne County
My commission
expires: 9-14-25

DONNA MARIE TAHA
Notary Public - State of Michigan
County of Wayne
My Commission Expires Sep 14, 2025
Acting in the County of Wayne

County Treasurer's Certificate	City Treasurer's Certificate

Exhibit "A"

Parcel 1:

The South 91.60 feet of the North 126.00 feet of the East 44.00 feet of Lot 26, DEARBORN ACRES SUBDIVISION, as recorded in Liber 30, Pages 30 and 31, of Plats, Wayne County Records.

Parcel 2:

Part of Lots 27, 28, 29 and 30 except South 29.19 feet as measured along Harrison Avenue of Lot 30, DEARBORN ACRES SUBDIVISION, as recorded in Liber 30, Pages 30 and 31, of Plats, Wayne County Records., more particularly described as: Beginning at the Northeast corner of Lot 27 DEARBORN ACRES SUBDIVISION, as recorded in Liber 30, Pages 30 and 31, of Plats, Wayne County Records; thence South 311.81 feet along the West line of Harrison Avenue (66 feet wide) to a point; thence South 78 degrees 39 minutes 30 seconds West 304.93 feet along the North line of Reynolds Avenue (50 feet wide) to a point; thence North 0 degrees 17 minutes 15 seconds West 251.58 feet to a point on the West face of a masonry wall; thence North 01 degrees 31 minutes 15 seconds West 27.0 feet along the West face of a masonry wall to a point on the North line of said Lot 27; thence North 72 degrees 47 minutes 30 seconds East 315.06 feet along the North line of Lot 27 to the point of beginning.

Together with and subject to a 20 foot easement (measured at right angles) for ingress and egress over, and across that part of Lots 27, 28, 29 and 30, DEARBORN ACRES SUBDIVISION, as recorded in Liber 30, Pages 30 and 31, of Plats, Wayne County Records and more particularly described as:

Commencing at the Northeast corner of said Lot 27; thence due South along the East line of Lots 27, 28, 29 and 30 (West line of Harrison Avenue-66 feet wide) 311.81 feet to a point on the Northerly line of Reynolds Avenue (50 feet wide as opened): thence South 78 degrees 59 minutes 30 seconds West along the North line of said Reynolds Avenue, 304.93 feet to a point, said point being the intersection of the centerline of said easement with the North line of said Reynolds Avenue and the point of beginning of the Easement herein described; thence South 78 degrees 39 minutes 30 seconds West 10.19 feet to a point; thence North 0 degrees 17 minutes 17 seconds West 245.00 feet to a point; thence North 78 degrees 39 minutes 30 seconds

East 20.38 feet to a point; thence South 0 degrees 17 minutes 15 seconds East 245.00.feet to a point on the said Northerly line of Reynolds Avenue; thence South 78 degrees 39 minutes 30 seconds East 10.19 feet to the point of beginning, as disclosed in Easement Agreement dated September 1974 and recorded September 6, 1974 in Liber 18909, page 191, Register No. 941439, Wayne County Records.

Parcel 3:

Part of Lots 27, 28, 29 and 30, except South 29.19 feet, as measured along Harrison Avenue, of Lot 30, DEARBORN ACRES SUBDIVISION, as recorded in Liber 30, Pages 30 and 31, of Plats, Wayne County Records and more particularly described as: Beginning at a point on the North line of Lot 27, Dearborn Acres Subdivision, said point being South 72 degrees 47 minutes 30 seconds West 315.06 feet from the Northeast corner of Lot 27, as measured along the North line of Lot 27; thence South 01 degree 31 minutes 15 seconds East 27.0 feet along the West face of a masonry wall to a point; thence South 00 degree 17 minutes 15 seconds East 251.58 feet to a point on the North line of Reynolds Avenue (50 feet wide); thence South 78 degrees 39 minutes 30 seconds West 153.71 feet along the North line of Reynolds Avenue to a point; thence North 262.74 feet along the West line of Lots 30, 29, 28 and 27 to the Northwest corner of Lot 27; thence North 72 degrees 47 minutes 30 seconds East 155.72 feet along the North line of Lot 27 to the point of beginning.

Parcel 4:

The East 286.65 feet of Lots 31 and 32 except the North 21.80 feet, of DEARBORN ACRES SUBDIVISION, as recorded in Liber 30, Pages 30 and 31, of Plats, Wayne County Records.

Parcel 5:

The West 57.33 feet of the East 343.98 feet of Lots 31 and 32 except the North 21.80 feet thereof measured along the East line of said parcel, of DEARBORN ACRES SUBDIVISION, as recorded in Liber 30, Pages 30 and 31, of Plats, Wayne County Records.

AND

The West 57.33 feet of the East 401.31 feet of Lots 31 and 32 except the North 21.80

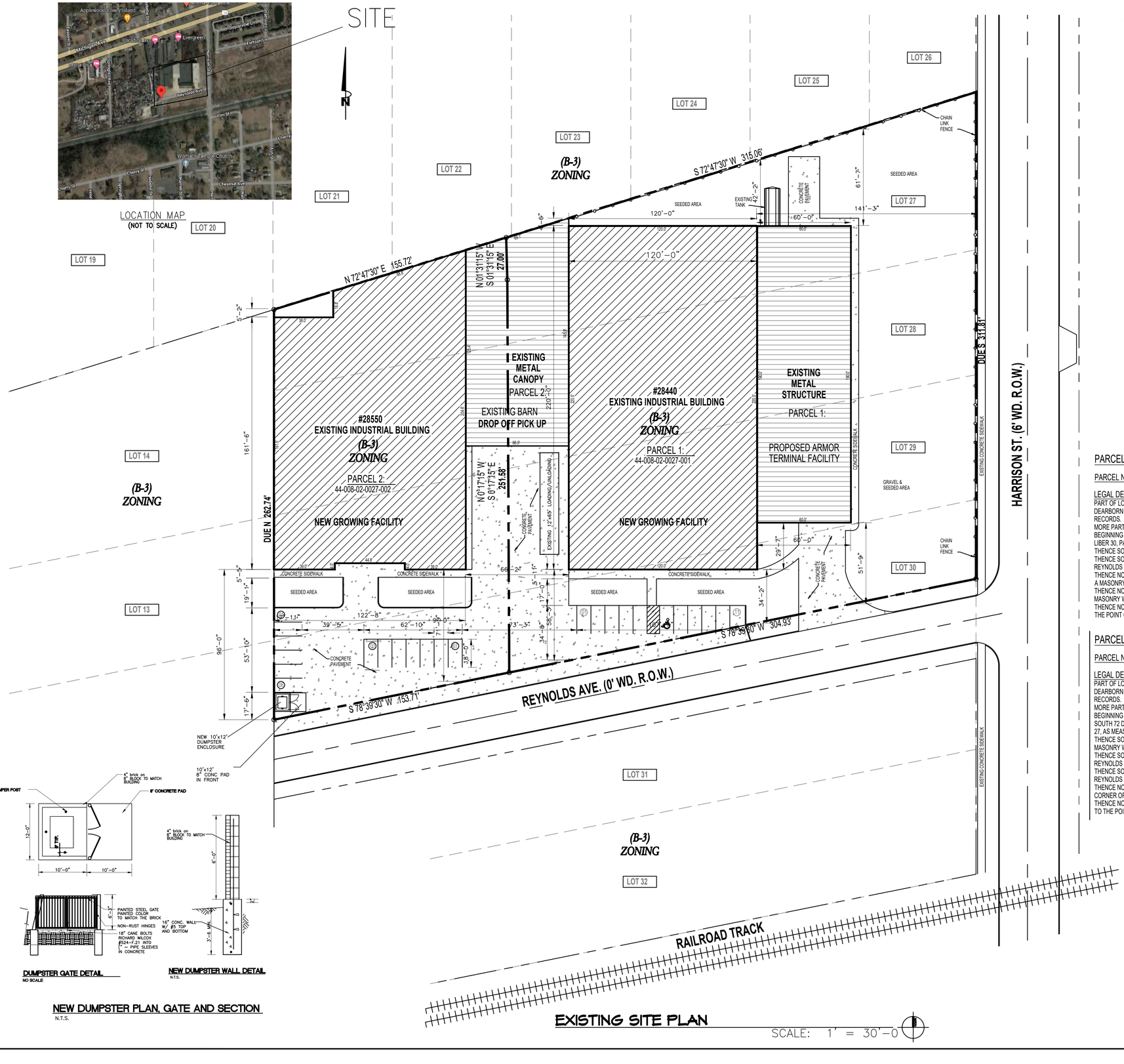
feet thereof measured along the East line of said parcel, of DEARBORN ACRES SUBDIVISION, as recorded in Liber 30, Pages 30 and 31, of Plats, Wayne County Records.

Parcel 6:

The West 57.33 feet of Lots 31 and 32 except the North 21.80 feet thereof measured along the West line of Lot 31, DEARBORN ACRES SUBDIVISION, as recorded in Liber 30, Pages 30 and 31, of Plats, Wayne County Records.

LOCATION MAP
(NOT TO SCALE)

SITE



DUMPSTER GATE DETAIL
NO SCALE

NEW DUMPSTER WALL DETAIL
N.T.S.

NEW DUMPSTER PLAN, GATE AND SECTION
N.T.S.

EXISTING SITE PLAN
SCALE: 1" = 30'-0"

SITE DATA

ZONING:	M-1
USE GROUP:	..
SITE AREA	129,189 SQ.FT. (2.97 AC)
BUILDING PARCEL 1	26,400 SQ FT — TOTAL AREA 48,575
BUILDING PARCEL 2	22,175 SQ FT — TOTAL AREA 48,575
BARN PARCEL 1	11,400 SQ FT
BARN PARCEL 2	8,945 SQ FT
REQUIRED PARKING	48,575 SQ.FT./2000 = 24 SPACES
	OR 5 + 12 EMPLOYEES = 17 SPACES
PROVIDED 24 SPACES EXISTING	
LOT COVERAGE	27,000/129,445 = .20.8 %
HOURS OF OPERATION	10 AM TO 8 PM FIVE DAYS A WEEK MONDAY THRU FRIDAY.

THE WASTE MANAGEMENT WILL COMPLY WITH THE PROVISIONS OF THE BMMR'S " EMERGENCY RULE 36: MARIHUANA PRODUCT DESTRUCTION AND WASTE MANAGEMENT"

PARKING REQUIREMENT: Wholesale establishments

5 plus 1 for every 1 employee in the largest working shift, or 1 for every 2,000 square feet of gross floor area, whichever is greater

STATE OF MICHIGAN
ZIAD A. EL-BABA
ENGINEER
NO. 6201051707
LICENSED PROFESSIONAL ENGINEER

PARCEL 1: 2.03 ACRES)

PARCEL NUMBER: 44-008-02-0027-001

LEGAL DESCRIPTION:
PART OF LOTS 27, 28, 29 AND 30 EXCEPT 29.19 FEET AS MEASURED ALONG HARRISON AVENUE OF LOT 30, DEARBORN ACRES SUBDIVISION, AS RECORDED IN LIBER 30, PAGES 30 AND 31, OF PLATS, WAYNE COUNTY RECORDS.
MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 27 DEARBORN ACRES SUBDIVISION, AS RECORDED IN LIBER 30, PAGES 30 AND 31, OF PLATS, WAYNE COUNTY RECORDS;
THENCE SOUTH 311.81 FEET ALONG THE WEST LINE OF HARRISON AVENUE (6 FEET WIDE)TO A POINT;
THENCE SOUTH 78 DEGREE 39 MINUTES 30 SECONDS WEST 304.93 FEET ALONG THE NORTH LINE OF REYNOLDS AVENUE (0 FEET WIDE)TO A POINT;
THENCE NORTH 0 DEGREE 17 MINUTES 15 SECONDS WEST 251.58 FEET TO A POINT ON THE WEST FACE OF A MASONRY WALL;
THENCE NORTH 01 DEGREE 31 MINUTES 15 SECOND WEST 27.0 FEET ALONG THE WEST FACE OF A MASONRY WALL TO A POINT ON THE NORTH LINE OF SAID LOT 27;
THENCE NORTH 72 DEGREE 47 MINUTES 30 SECONDS 315.06 FEET ALONG THE NORTH LINE OF LOT 27 TO THE POINT OF BEGINNING.

PARCEL 2: 0.94 ACRES)

PARCEL NUMBER: 44-008-02-0027-002

LEGAL DESCRIPTION:
PART OF LOTS 27, 28, 29 AND 30 EXCEPT 29.19 FEET AS MEASURED ALONG HARRISON AVENUE OF LOT 30, DEARBORN ACRES SUBDIVISION, AS RECORDED IN LIBER 30, PAGES 30 AND 31, OF PLATS, WAYNE COUNTY RECORDS.
MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT A POINT ON THE NORTH LINE OF LOT 27, DEARBORN ACRES SUBDIVISION, SAID POINT BEING SOUTH 72 DEGREE 47 MINUTES 30 SECONDS WEST 315.06 FEET FROM THE NORTHEAST CORNER OF LOT 27, AS MEASURED ALONG THE NORTH LINE OF LOT 27 ;
THENCE SOUTH 01 DEGREE 31 MINUTES 15 SECOND EAST 27.0 FEET ALONG THE WEST FACE OF A MASONRY WALL TO A POINT;
THENCE SOUTH 0 DEGREE 17 MINUTES 15 SECONDS EAST 251.58 FEET TO A POINT ON THE NORTH LINE OF REYNOLDS AVENUE (0 FEET WIDE)
THENCE SOUTH 78 DEGREE 39 MINUTES 30 SECONDS WEST 153.71 FEET ALONG THE NORTH LINE OF REYNOLDS AVENUE TO A POINT;
THENCE NORTH 262.74 FEET ALONG THE WEST LINE OF LOT 30, 29, 28 AND 27 TO THE NORTH WEST CORNER OF LOT 27;
THENCE NORTH 72 DEGREE 47 MINUTES 30 SECONDS EAST 155.72 FEET ALONG THE NORTH LINE OF LOT 27 TO THE POINT OF BEGINNING.

ZIAD EL-BABA ENGINEERING
674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL -313-938-8767
CELL -519-796-9882
FAX -519-979-3535

DATE	REV. NO.	ISSUED FOR
AUG.08.22		SITE PLAN

Project:
NEW GROWING FACILITY
28440 REYNOLDS
INKSTER MI

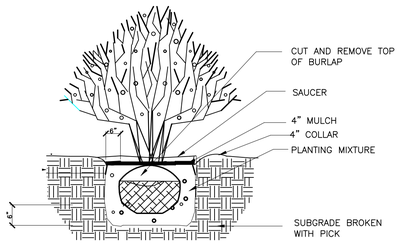
OWNER

28440 REYNOLDS
INKSTER MI

Drawing Title:
EXISTING SITE PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
SP-1



Shrub Planting

NTS

PLANT LIST

	COMMON NAME	KEY	PLANT SIZE	SCIENTIFIC NAME	QUANTITY
	SERVICEBERRY		4" CAL. 7' CLEAR STEM MIN	AMELANCHIER ARBOREA	7
	DECIDUOUS ARMSTRONG MAPLE		B&B ROOT 3" CALIP. @ 25' C/C	ACER RUBRUM "ARMSTRONG"	15
	EASTERN SNOWBALL SHRUB		36" b+b	VIBURNUM OPULUS STERILE	40
	EVERGREEN DAWN REDWOOD		B&B ROOT,5 HIGH 2 1/2" CALIP.	ABIES ALBA	15

LANDSCAPING NOTES:

1. ALL LANDSCAPED AREA (L.S. AREA) TOP SOIL TREES AND SHRUBS TO BE PROTECTED FROM EXTREME WEATHER CONDITIONS, BAD SOIL TO BE DISPOSED IN LEGAL MANNER.
2. ALL NEW LANDSCAPED AREA (L.S. AREA) TO RECEIVE MIN. 4" TOP SOIL WITH SOD. PROVIDE FERTILIZER UNDER SOD , ALL PER CITY STANDARDS.
3. ALL PLANT MATERIALS ARE TO BE FIRST QUALITY NURSERY STOCK, FREE FROM DISEASE OR OBJECTIONABLE DISFIGUREMENTS, AND PLANTED IN CONFORMANCE WITH SOUND NURSERY PRACTICE.
4. ALL NEW TREES ARE TO BE STAKED WITH TWO 6 FT., CEDAR STAKES GUYED WITH HOSE COVERED WIRE.
5. ALL PLANTING PITS ARE TO RECEIVE 3 AGRIFORM TABS (3–YEAR FERTILIZER) AT TIME OF PLANTING
6. ALL PLANT MATERIALS ARE TO BE GUARANTEED FOR ONE YEAR TO BE IN HEALTHY AND VIGOROUS CONDITION. IT IS UNDERSTOOD THAT THE OWNER WILL PROVIDE ADEQUATE AND TIMELY CARE DURING THE GUARANTEE
7. NEW LAWN AREAS TO BE "HYDRO–SEED" OR "SOD."

NOTES:

–A TREE PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX INCHES OR MORE DBH IN ACCORDANCE WITH THE CITY OF DEARBORN HEIGHTS

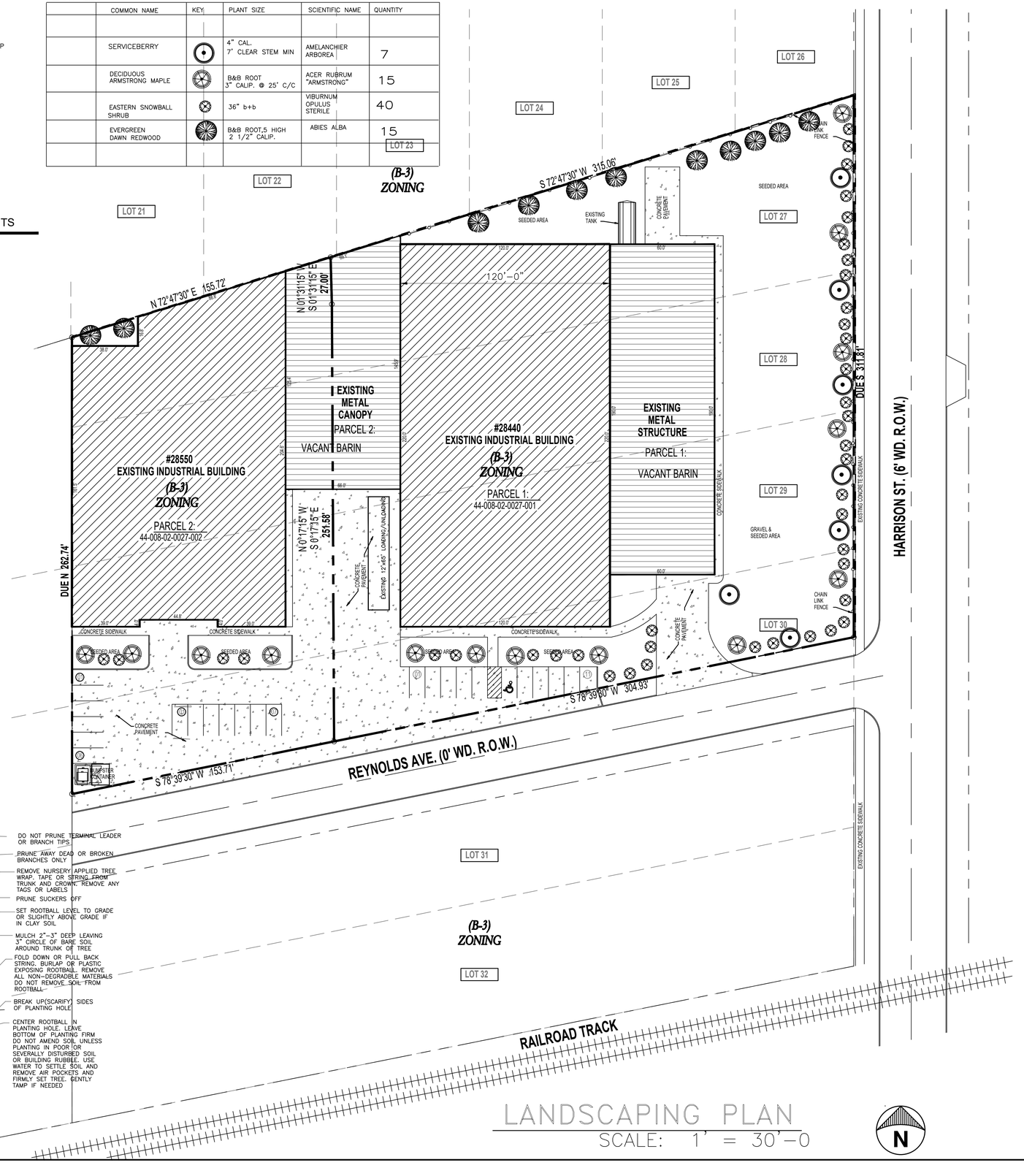
–TREES MUST BE PLANTED NO CLOSER THEN SIX FEET (6') TO PUBLIC UTILITIES.

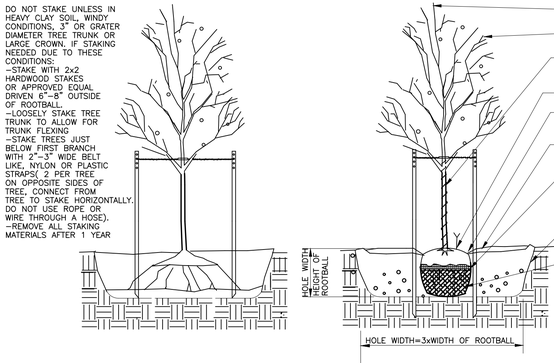
–ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.

–4 FOOT(4") HIGH WOOD SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP LINE OF ALL TREES TO BE SEEDED IN ACCORDANCE WITH CITY OF DEARBORN HEIGHTS

–REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND BE:
a. NURSERY GROWN
b. STATE DEPARTMENT OF AGRICULTURE INSPECTED
C. NO. 1 GRADE WITH STRAIGHT UNSCARRED TRUNK AND WELL DEVELOPED UNIFORM CROWN (PARK GRADE TREES WILL NOT BE ACCEPTED)
d. PLANTED PER CITY OF TRENTON DETAILS AND SPECIFICATIONS AND IN ACCORDANCE WITH CITY OF DEARBORN HEIGHTS

e. GUARANTEED FOR ONE YEAR.
f. REPLACEMENT TREES SHALL HAVE SHADE POTENTIAL AND

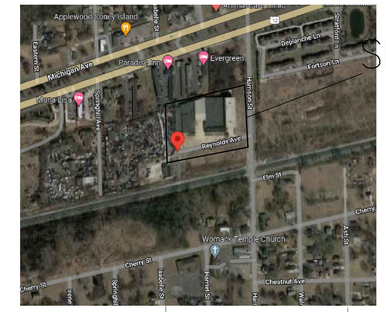




Deciduous Tree Planting Detail

LANDSCAPING PLAN

SCALE: 1' = 30'–0



LOCATION MAP
(NOT TO SCALE)

STATE OF MICHIGAN
ZIAD A. EL–BABA
ENGINEER
NO. 6201051707
LICENSED PROFESSIONAL ENGINEER

ZIAD EL-BABA ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL -313-938-8767
CELL -519-796-9882
FAX -519-979-3535

DATE	REV. NO.	ISSUED FOR
AUG.08.22		SITE PLAN

Project:
NEW GROWING FACILITY
28440 REYNOLDS
INKSTER MI

OWNER

28440 REYNOLDS
INKSTER MI

Drawing Title:
LANDSCAPING PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

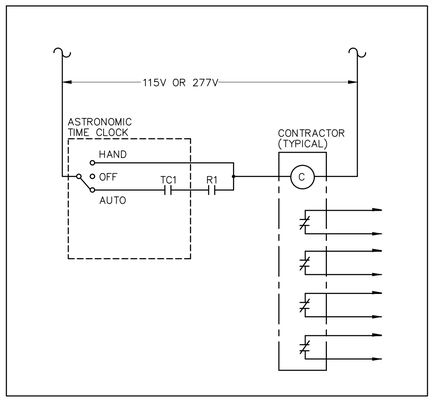
Drawing No.

SP–2

LUMINARIES SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	HA EXISTING LIGHT	5		TOP MOUNTED FIXTURES STANDARD SIMPLE STYLE CASTING W/ LUNAR OPTICS	145 HP 150W, 55V, HPS BALLAST DOWNWARD POSITION.	GV05012SB3NNZ	12000	0.72	213

WATTSTOPPER # EM-24A2
(OPTIONAL)



WATTSTOPPER # HINCPXX-VOLT

NOTE:
XX = SPECIFY QUANTITY OF CONTRACTOR POLES REQUIRED (MULTIPLES OF 4)
VOLT = SPECIFY 115V OR 277V
CONTRACTOR TO SPECIFY NUMBER OF CIRCUITS REQUIRED

ALL EXISTING WALLPACK WA AT MAXIMUM 140 WATTS AND SHIELDED DOWN

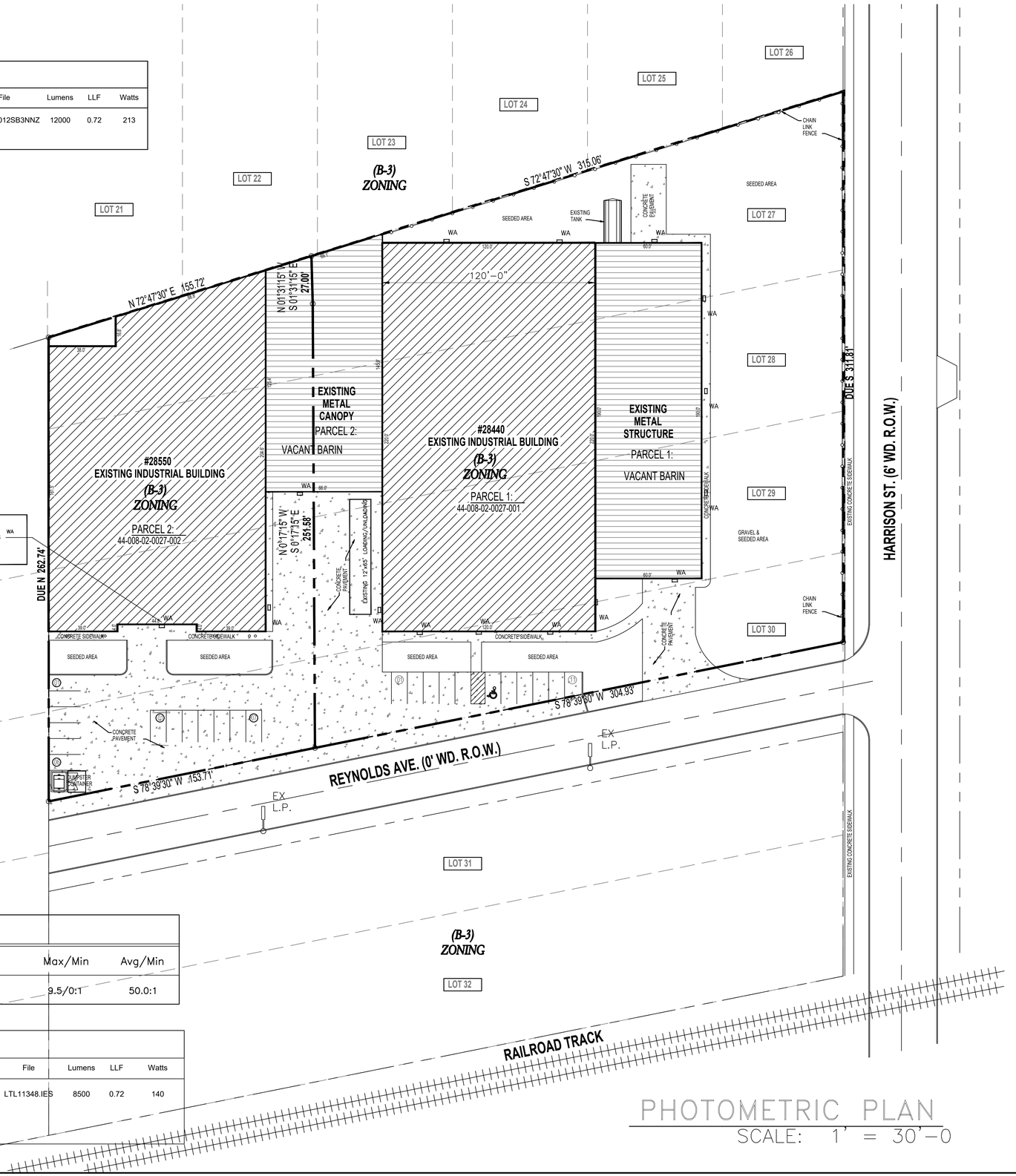
1. SEE MH COLUMN OF LUMINARIES LOCATIONS FOR MOUNTING HEIGHTS.
2. SEE LUMINARIES SCHEDULE FOR LIGHT LOSS FACTORS.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT GRADE SURFACE.

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.0 fc	9.50 fc	0.1 fc	9.5/0:1	50.0:1

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	WA	16	LITHONIA #WST 100M FT (WALL MTD)	ARCHITECTURAL SCONCE WITH FORWARD THROW DISTRIBUTION WITH CLEAR, FLAT GLASS	ONE 100-WATT CLEAR ED-17 METAL HALIDE, HORIZONTAL POSITION.	LTL11348.IES	8500	0.72	140



PHOTOMETRIC PLAN
SCALE: 1' = 30'-0

N

STATE OF MICHIGAN
ZIAD A. EL-BABA
ENGINEER
NO. 6201051707
LICENSED PROFESSIONAL ENGINEER

ZIAD EL-BABA ENGINEERING
674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
CELL - 519-796-9882
FAX - 519-979-3535

DATE	REV. NO.	ISSUED FOR
AUG.08.22		SITE PLAN

Project:
NEW GROWING FACILITY
28440 REYNOLDS
INKSTER MI

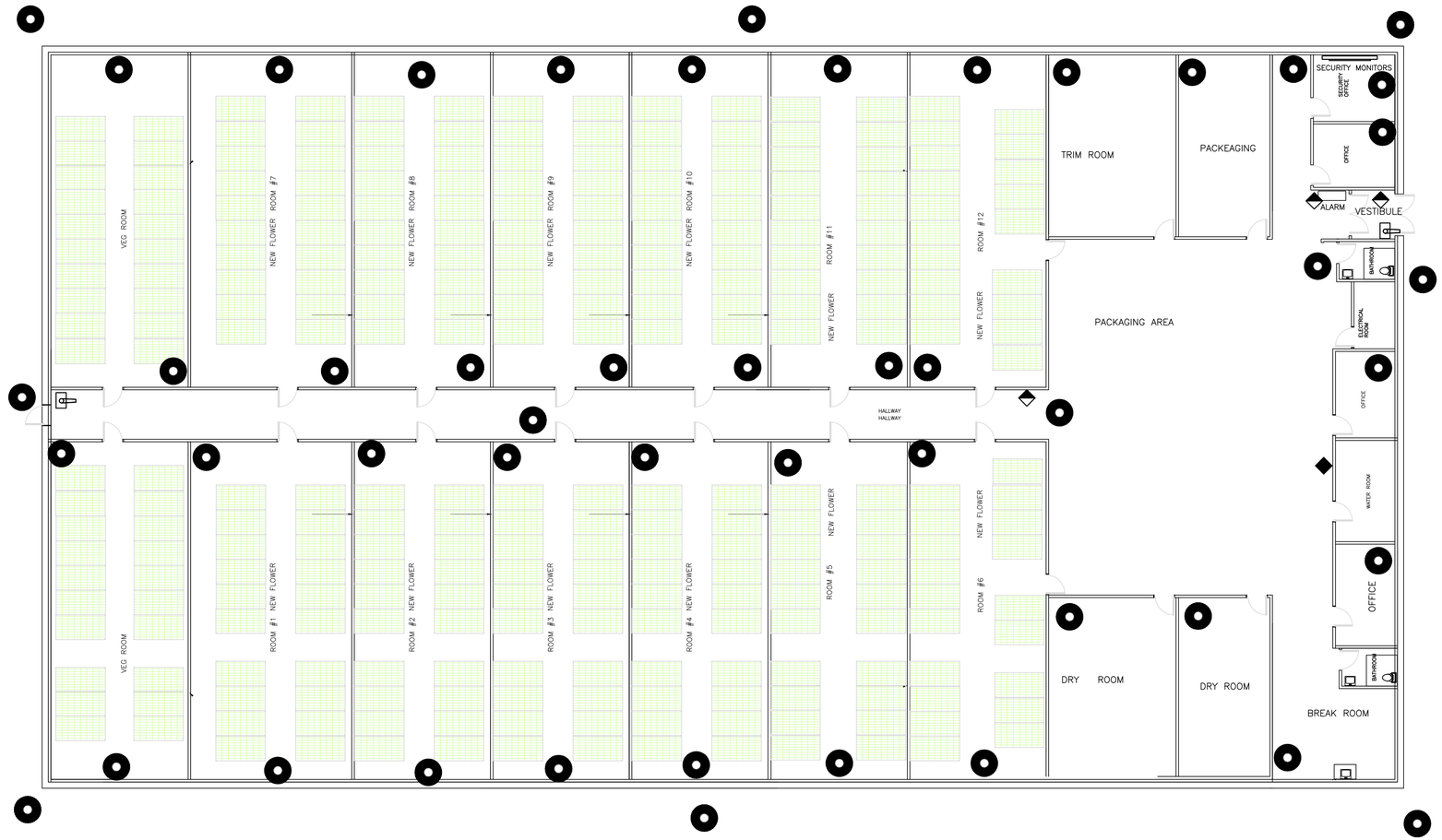
OWNER
28440 REYNOLDS
INKSTER MI

Drawing Title:
PHOTOMETRIC PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
SP-3

NOTE:
SECURITY GUARD PRESENTS
ON SITE 24 HRS
7 DAYS A WEEK



SECURITY MONITORS

SECURITY CAMERA

MOTION SENSOR

SHOCK SENSOR

PIN PASSAGE LOCK

ALARM PANEL
ALARM

STATE OF MICHIGAN
ZIAD A. EL-BABA
ENGINEER
NO. 6201051707
LICENSED PROFESSIONAL ENGINEER

SECURITY PLAN PARCEL 1

SCALE: 3/32" = 1'-0"

N

ZIAD EL-BABA ENGINEERING
674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
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DATE	REV. NO.	ISSUED FOR
AUG.10.22		SITE PLAN

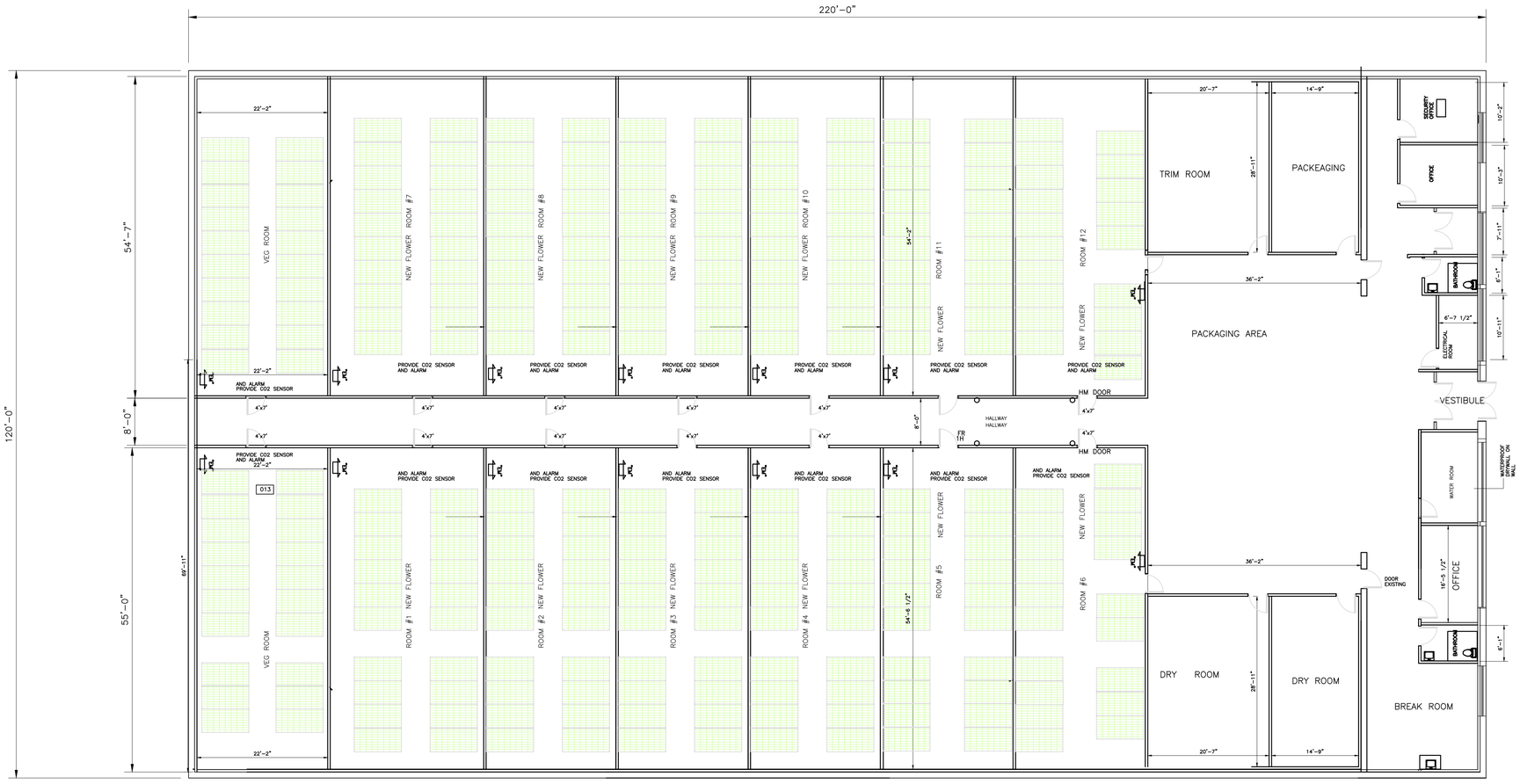
Project:
NEW GROWING FACILITY
28440 REYNOLDS
INKSTER MI

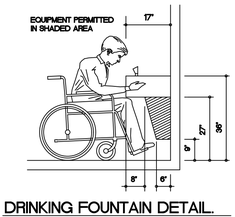
OWNER
28440 REYNOLDS
INKSTER MI

Drawing Title:
SECURITY PLAN

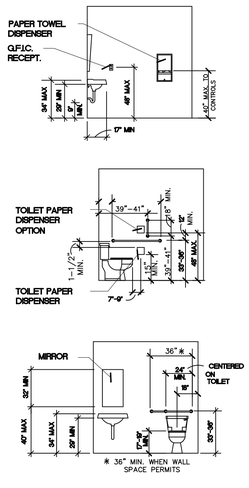
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-1.1
PARCEL 1





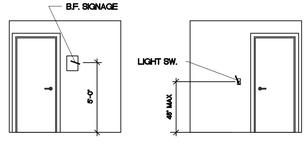
DRINKING FOUNTAIN DETAIL.



FLOOR PLAN

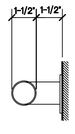
SCALE: 3/32' = 1'-0"

N



TYPICAL BARRIER FREE STANDARDS

SINGLE OCCUPANCY (NOT TO SCALE)



GRAB BAR DETAIL

NEW BUILDING ADDITION	26,400 SQ FT
USE GROUP :	M
CONSTRUCTION TYPE :	II B
BUILDING SPRINKLERERD	

CODE COMPLIANCE

ALL WORK MUST CONFORM TO

2015 MICHIGAN BUILDING CODE
2017 INTERNATIONAL FIRE CODE
2015 MICHIGAN MECHANICAL CODE
2017 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRIC CODE WITH PART 8 RULES

ANSI 117.1-2009 (ACCESSIBILITY)
ASHRAE 90.1 - 2013

STATE OF MICHIGAN
ZIAD A. EL-BABA
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LICENSED PROFESSIONAL ENGINEER

ZIAD EL-BABA ENGINEERING

674 GAUTHIER
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N8N3P8 CANADA
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DATE	REV. NO.	ISSUED FOR
AUG.10.22		SITE PLAN

Project:
NEW GROWING FACILITY
28440 REYNOLDS
INKSTER MI

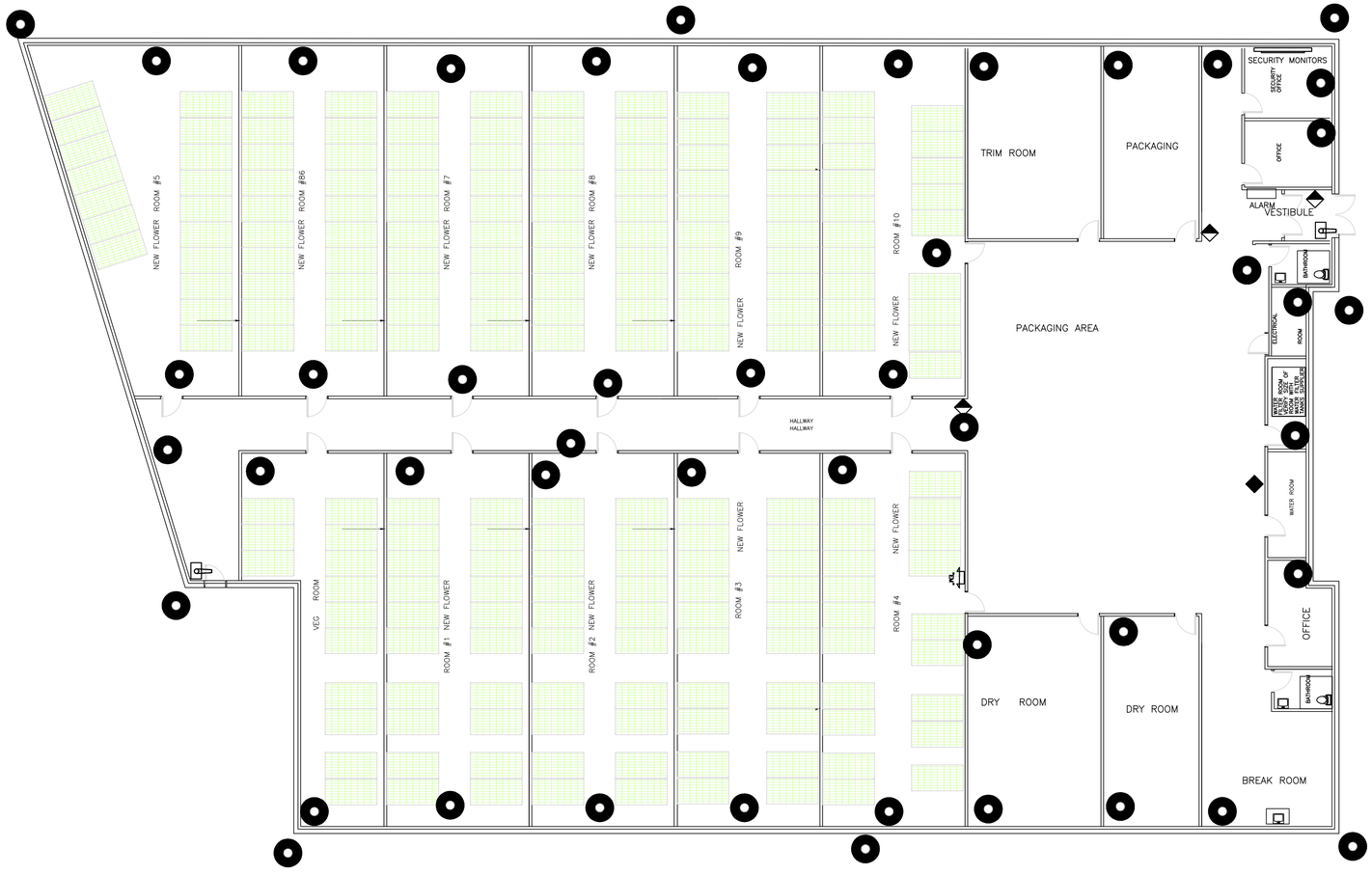
OWNER
28440 REYNOLDS
INKSTER MI

Drawing Title:
FLOOR PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-1
PARCEL 1

NOTE:
SECURITY GUARD PRESENTS
ON SITE 24 HRS
7 DAYS A WEEK



SECURITY MONITORS

SECURITY CAMERA

MOTION SENSOR

SHOCK SENSOR

PIN PASSAGE LOCK

ALARM PANEL
ALARM

SECURITY PLAN PARCEL 2

SCALE: 3/32" = 1'-0"

N

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ZIAD A. EL-BABA
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DATE	REV. NO.	ISSUED FOR
AUG.10.22		SITE PLAN

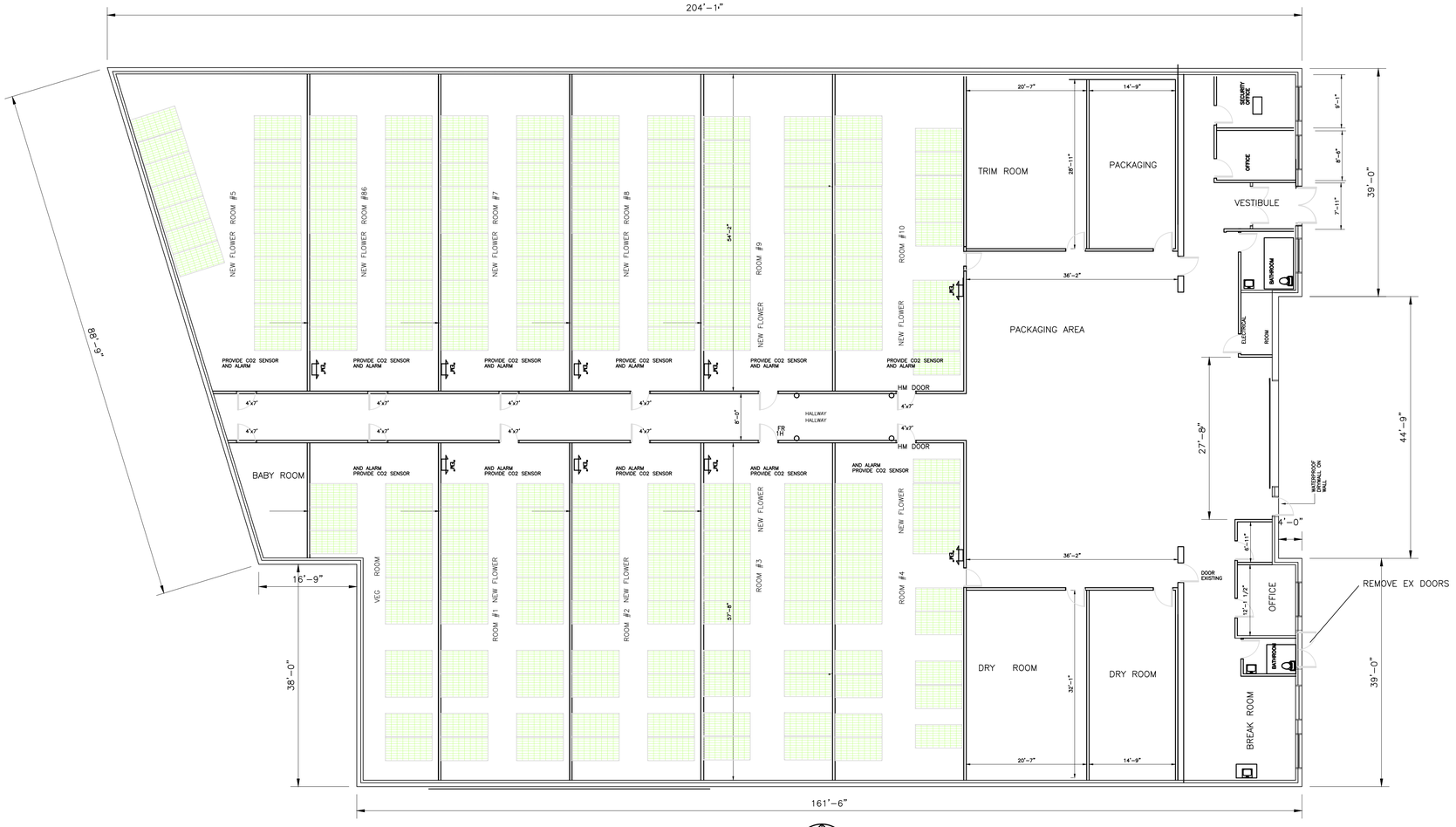
Project:
NEW GROWING FACILITY
28440 REYNOLDS
INKSTER MI

OWNER
28440 REYNOLDS
INKSTER MI

Drawing Title:
SECURITY PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A-2.1
PARCEL 2

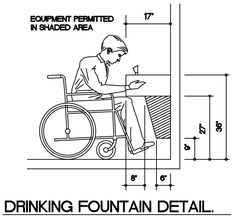


FLOOR PLAN

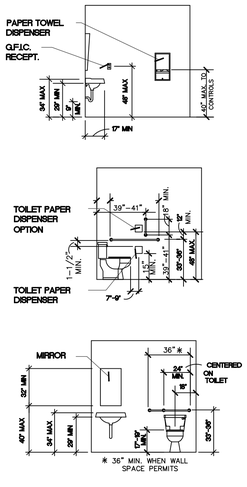
SCALE: 3/32" = 1'-0"

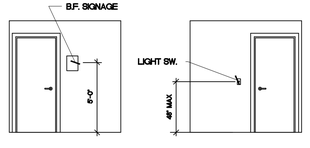
N

NEW BUILDING ADDITION	22,175 SQ FT
USE GROUP :	M
CONSTRUCTION TYPE :	II B
BUILDING SPRINKLERERD	



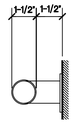
DRINKING FOUNTAIN DETAIL.





TYPICAL BARRIER FREE STANDARDS

SINGLE OCCUPANCY (NOT TO SCALE)



GRAB BAR DETAIL

CODE COMPLIANCE

ALL WORK MUST CONFORM TO

2015 MICHIGAN BUILDING CODE
2017 INTERNATIONAL FIRE CODE
2015 MICHIGAN MECHANICAL CODE
2017 MICHIGAN PLUMBING CODE
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ANSI 117.1-2009 (ACCESSIBILITY)
ASHRAE 90.1 - 2013

STATE OF MICHIGAN
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LICENSED PROFESSIONAL ENGINEER

ZIAD EL-BABA ENGINEERING

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DATE	REV. NO.	ISSUED FOR
AUG.10.22		SITE PLAN

Project:
NEW GROWING FACILITY
28440 REYNOLDS
INKSTER MI

OWNER

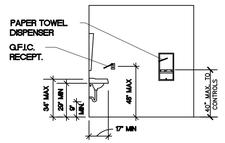
28440 REYNOLDS
INKSTER MI

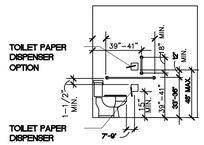
Drawing Title:
FLOOR PLAN

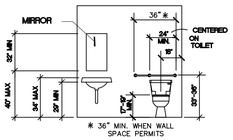
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

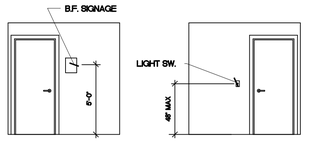
Drawing No.

A-2
PARCEL 2

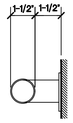








TYPICAL BARRIER FREE STANDARDS
SINGLE OCCUPANCY (NOT TO SCALE)



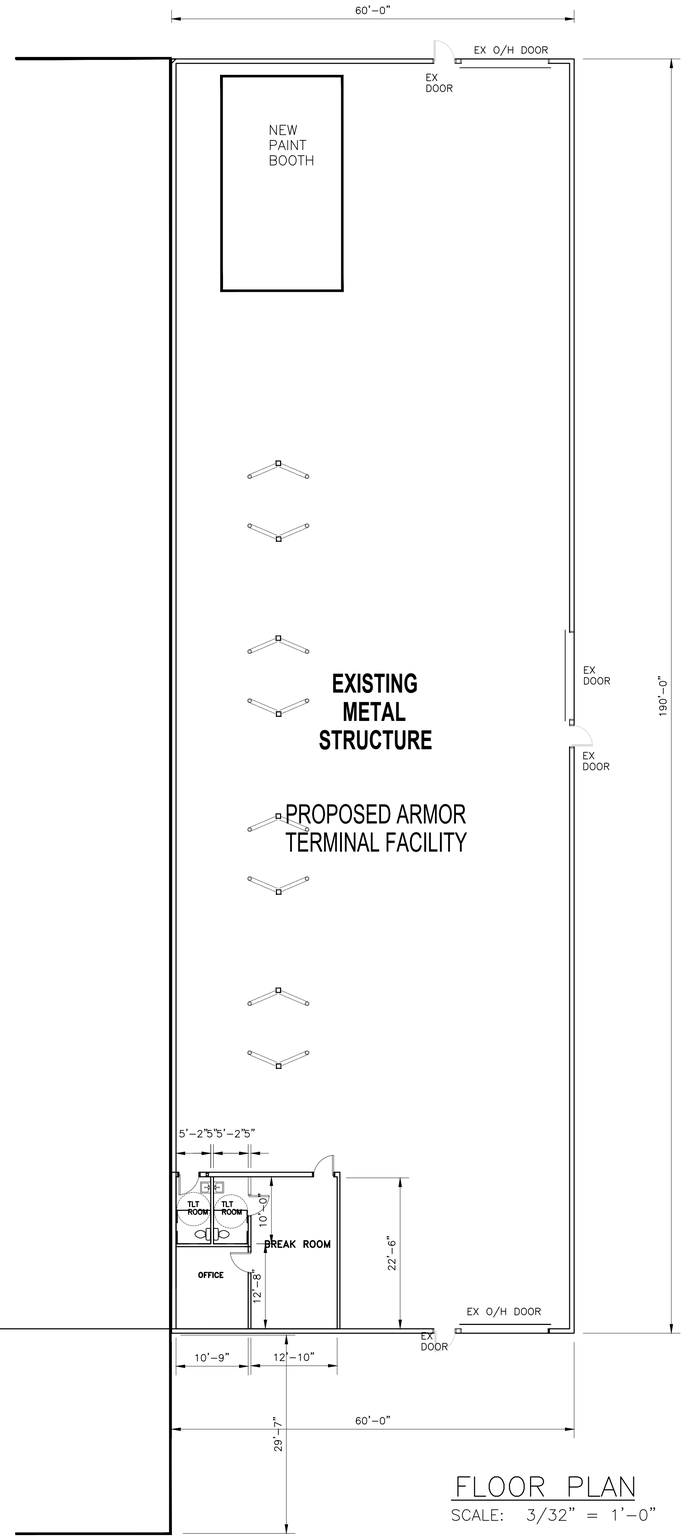
GRAB BAR DETAIL

CODE COMPLIANCE

ALL WORK MUST CONFORM TO

2015 MICHIGAN BUILDING CODE
2017 INTERNATIONAL FIRE CODE
2015 MICHIGAN MECHANICAL CODE
2017 MICHIGAN PLUMBING CODE
2017 NATIONAL ELECTRIC CODE WITH PART 8 RULES

ANSI 117.1–2009 (ACCESSIBILITY)
ASHRAE 90.1 – 2013



FLOOR PLAN
SCALE: 3/32" = 1'–0"

NEW BUILDING ADDITION 11,400 SQ FT

USE GROUP : S–1
CONSTRUCTION TYPE : III B

STATE OF MICHIGAN
ZIAD A. EL–BABA
ENGINEER
NO. 6201051707
LICENSED PROFESSIONAL ENGINEER

ZIAD EL-BABA ENGINEERING

674 GAUTHIER
TECUMSEH ONTARIO
N8N3P8 CANADA
CELL - 313-938-8767
CELL - 519-796-9882
FAX - 519-979-3535

DATE	REV. NO.	ISSUED FOR
AUG.10.22		SITE PLAN

Project:
NEW GROWING FACILITY
28440 REYNOLDS
INKSTER MI

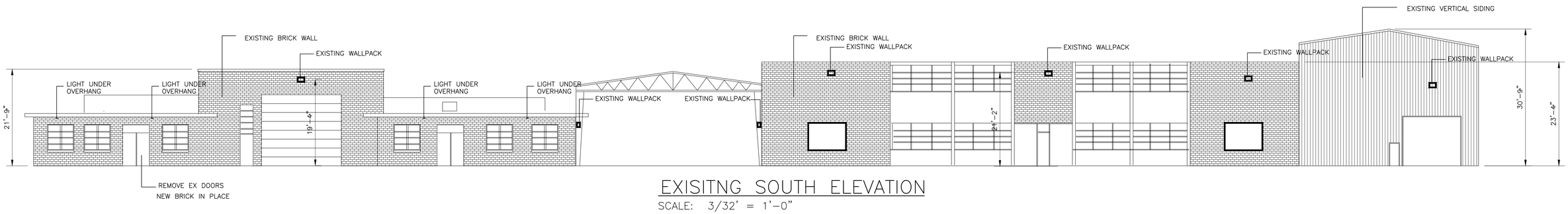
OWNER

28440 REYNOLDS
INKSTER MI

Drawing Title:
FLOOR PLAN– BARN

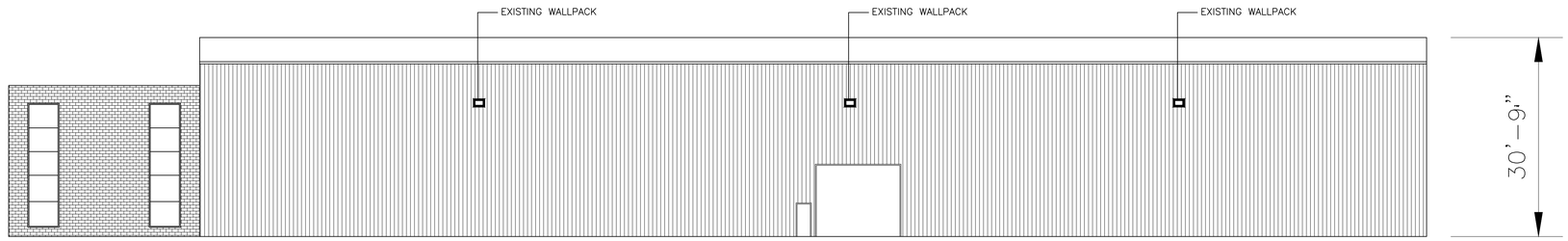
Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.
A–3.1
PARCEL 1



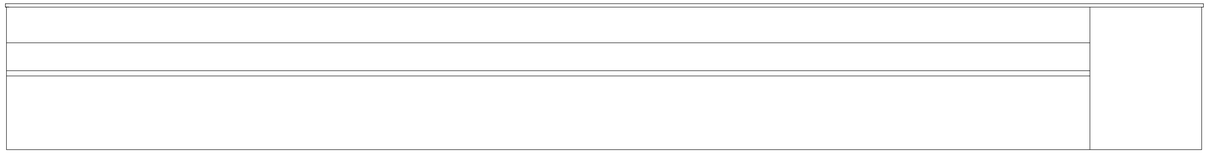
EXISITNG SOUTH ELEVATION

SCALE: 3/32' = 1'-0"



EXISTING EAST ELEVATION

SCALE: 3/32' = 1'-0"



EXISTING WEST ELEVATION

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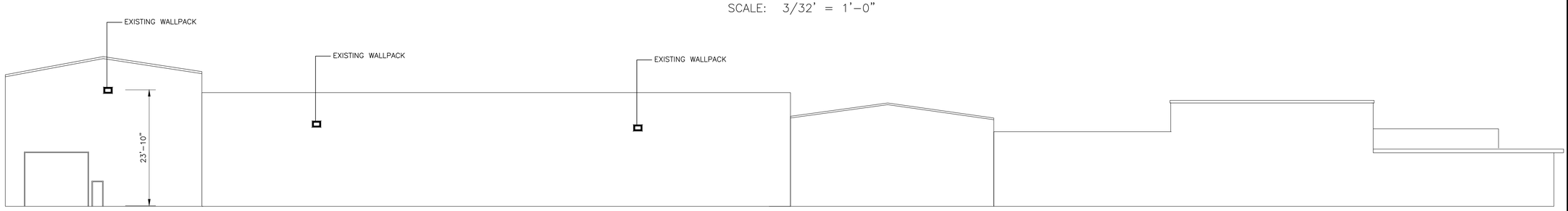

EXISTING NORTH ELEVATION

SCALE: 3/32' = 1'-0"

STATE OF MICHIGAN
ZIAD A. EL-BABA
ENGINEER NO. 6201051707
LICENSED PROFESSIONAL ENGINEER

ZIAD EL-BABA ENGINEERING

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DATE	REV. NO.	ISSUED FOR
AUG.10.22		SITE PLAN

Project:

NEW GROWING FACILITY
28440 REYNOLDS
INKSTER MI

OWNER

28440 REYNOLDS
INKSTER MI

Drawing Title:
SECURITY PLAN

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

Drawing No.

A-3

WASTE DISPOSAL AND SANITATION PLAN

The management of marijuana waste is imperative to maintain facility compliance. For the prevention of diversion and for the safety and security of the cultivation facility, its employees and the community, Asbey Holdings, LLC ("ASBEY") has created a destruction and disposal process compliant with State regulations and in harmony with conscientious business practices.

Any marijuana products requiring destruction or disposal and marijuana waste generated through normal cultivation operations that is not the primary byproduct of the plant (flower or tight trim) will be considered marijuana or "green" waste material. Green waste materials must be controlled at all times due to the potential for diversion. All marijuana waste will be collected for disposal, weighed, recorded, and destroyed on a daily basis. All waste receptacles containing green waste will have a closed lid and will remain in the control of ASBEY until it is ground, destroyed, and transferred to an approved disposal facility.

I. Introduction

This is ASBEY's Marijuana Waste Disposal Plan which details how we will collect, store, transport, and destroy marijuana waste in compliance with all laws, rules, and regulations, including the City of Inkster's Rules.

We will store marijuana waste in a manner designed to prevent unauthorized use, diversion, and cross-contamination. We will destroy marijuana waste by rendering it unusable and unrecognizable prior to being transported from our facility. The following types of marijuana waste is destroyed in this manner:

- Unused
- Surplus
- Returned
- Recalled
- Contaminated/Adulterated

In addition to marijuana waste, our facility will generate normal solid waste. We will segregate marijuana waste from all other waste in the facility.

II. Waste Storage/Equipment – Applicable to All Waste

We will securely store all marijuana waste at locations inside of the facility in a manner designed to prevent cross-contamination, and which minimizes safety hazards, odors, dust, unsightliness, and other nuisances. We will also store waste in a way that does not create a risk of fire, explosion, or the accumulation of poisonous or otherwise harmful vapors or gases. We will never mix marijuana waste with hazardous waste.

Waste Storage Equipment: The equipment necessary for the storage of marijuana and other waste is bagged and stored within locked 65-gallon waste containers. *See Image Below.* Waste equipment is operated in a manner to prevent the unintentional conveyance of waste outside the storage area. The containers in which we store waste are:

1. Constructed to be easily handled for collection;

2. Constructed of rust resistant and corrosion resistant materials;
3. Equipped with a tight fit lid or cover;
4. Watertight, leak proof, insect proof and rodent proof; and
5. Clearly marked “Waste.”

III. Waste Disposal and Recycling – Solid Waste

Our priority with non-marijuana solid waste is to segregate if from marijuana and marijuana products, and then minimize and recycle it if possible. All non-recyclable waste is stored in suitable waste containers as described above, at a suitable temperature prior to being placed in the secure dumpster outside. Waste within the facility is collected daily and transferred to the locked dumpster outside, and never allowed to accumulate anywhere in our facility long enough to develop an odor or attract pests.

IV. Waste Storage – Marijuana Waste:

Inside the facility, pre-shredded marijuana waste is always stored separately to prevent cross-contamination. All marijuana destined to become waste is separated from useable marijuana.

Once marijuana has been rendered unusable it is “converted” as described below it is stored inside a locked Rubbermaid trash container. The dumpster will be collected by a Waste Transportation company.

V. Process of Disposing of Marijuana Waste:

All marijuana waste is converted into an unusable and unrecognizable form within our facility prior to disposal. We utilize a small commercial waste shredder for this purpose. All marijuana that must be converted are shredded and immediately mixed with other non-consumable solid waste to create an unusable, unrecognizable, and non-retrievable substance. We may mix the shredded marijuana waste with one or more of the following:

- Paper waste;
- Cardboard waste;
- Plastic waste;
- Food waste; or
- Grease or other compostable oil waste.

The resulting mixture is at least fifty-one (51%) percent non-marijuana waste by volume. Once "converted,"

All marijuana waste is securely transported by a permitted Waste Transporter to either:

1. A permitted municipal waste landfill; or

2. To be processed at a permitted resource recovery facility or incinerator.

Sanitation Plan

ASBEY has developed sanitation and product handling standard operating (SOPs) based on State regulatory guidelines and best industry practices to maintain a clean and sanitary facility that ensures the safety and integrity of the marijuana. These SOPs include daily and weekly sanitation responsibilities within every employee process in the facility, pest prevention, and worker sanitation practices. The Cultivation facility General Manager will be responsible for the proper implementation and maintenance of ASBEY's Sanitation Plan.

Sanitation and product handling audits may be carried out by auditors from within the company or from an independent organization. The audit is based on criteria to ensure the highest standard of compliance with a specific emphasis on product handling. Pest prevention standards require zero infestation and conformity with the mandatory pest management program, permitted mitigation techniques, and recordkeeping.

Cultivation facility Facility Sanitation

ASBEY's sanitation SOPs will include the proper removal of trash and an inspection and maintenance schedule to ensure all equipment, floors, counters, walls and ceilings are sanitized daily and kept in good repair. Sanitation forms and logs will detail all cleaning performed by internal staff to prevent contamination, clutter, infestation from insects, rodents, birds, or other pests, microbial or pathogenic outbreak. ASBEY will, in its best effort, contract with an

independent, minority-owned, professional cleaning company to do deep cleaning at least once a month.

Facility Design

The cultivation facility will be designed to reduce the risk of contamination. Building materials used for internal surfaces, such as walls, floors and work surfaces, will be conducive to sanitation and maintenance - smooth, easy to clean and free of cracks or seams. All common areas for employees, will be neat, clean, and orderly, with sterile counters, walls, and flooring.

Out design will ensure that:

- Interior/exterior room surfaces (walls, floors, and ceilings) constructed of aluminum and steel that is highly resistant to high-moisture, impact resistant, fire-resistant, durable and smooth, free from cracks and holes and does not shed particulate matter
- Mechanical gear, tables, racks and fixtures will be easy to clean and maintain and be free of contaminants
- Pipe work, light fittings, hoods, tables fixtures and ventilation points will be easy to clean
- Drains will be sized adequately and will have trapped gullies
- The interior work surfaces of the cultivation facility will be of stainless steel which will be easy to clean and maintain free of contaminants
- Storage and vault areas will have HVAC units to maintain proper temperature and humidity and prevent pathogen or microbial outbreaks

Equipment Selection and Maintenance

ASBEY will maintain an equipment log-book for each piece of equipment. A master list of instruments and specific requirements will be kept in an Equipment Log folder. This folder will be maintained electronically as well as hard-copy form and copies will be filed for a period of three years for compliance purposes. The Equipment Log will document in a chronological order equipment related events such as validation and qualification work, calibrations, equipment cleaning, preventive maintenance and repairs and unexpected events. Every log will contain the dates, times and employee ID number for each recorded event.

All equipment that comes into contact with marijuana in the facility, such as trimming machines and digital scales, shall be required to be inspected and maintained regularly per the manufacturer's instructions and schedule, including calibration of scales to ensure accuracy. Visual inspections will be conducted prior to and at the completion of any activities and any maintenance completed along with cleaning and sanitizing. An overall inspection schedule shall be completed monthly by the General Manager in addition to daily checks by the cultivation facility agents at the commencement or completion of activities. All cleaning, maintenance, and inspection results records shall be maintained in the Equipment Log folder at the facility for no less than three years and made available to the State upon request.

Contamination Prevention

ASBEY will constantly maintain the cultivation facility in a sanitary condition limiting the potential for contamination or adulteration of the marijuana stored in and (non-plant) pest outbreaks. All equipment, floors, counters, walls, and ceilings shall be cleaned and sanitized daily and weekly deep cleaning protocols will be in place with cleaning logs to be maintained.

Any surface that comes into contact with marijuana, including floors, counters, benches, counters, walls, and ceilings, will be cleaned and sanitized after each use. The facility shall have equipment, counters and surfaces of food grade quality so designed and of such material and workmanship as to be capable of being adequately cleaned and will not react adversely with any solvent being used.

Employees will only use sanitizers and disinfectants registered with the Environmental Protection Agency for use around vegetables, fruit, or medicinal plants in strict accordance with the instructions printed on the label. Employees will ensure that toxic cleaning compounds, sanitizing agents, and solvents will be identified, held, stored and disposed of in a manner that protects against contamination of marijuana products. All cleaning agents will be stored at their specific storage location with labels facing out and good FIFO protocols in place.

Pest Prevention

The presence of pests in any premises where marijuana products can be found is unacceptable. The risks posed by pests include the spread of disease, damage to property, contamination of work surfaces, adverse public opinion, and even prosecution and closure of the facility. Plans to protect the facility against (non-plant) pest infestations shall be provided through the use of an integrated pest management plan and techniques that identify and manage pest problems, and the regular disposal of trash to prevent the introduction of pests into the cultivation facility and to reduce the conditions that may encourage their presence.

Using organic and non-organic safeguards, ASBEY will conduct preventative applications of pesticides, perimeter clean up, and the control of holes and access points. Exterior facility inspections shall be conducted by the General Manager biweekly, identifying potential habitats and food sources, gaps in doors or windows, mowing, or other maintenance needed to prevent attracting rodents, insects and other pests. All cultivation facility personnel will be trained regarding the potential pests that they must safeguard against in the facility, such as rodents, cockroaches, flies, ants, and birds, and the importance of pest prevention.

All solid waste (every day refuse such as paper, cardboard, and other common materials) will be kept in solid waste receptacles and emptied daily. These waste receptacles shall remain covered in order to minimize odors, reduce the potential for attracting pest intrusions and avoid creating harborage or breeding grounds for pests.

All storage areas, including safes and vaults, will be maintained in a clean and orderly condition, free from infestation by pests of any kind, and in accordance with security requirements established by the State. Storage areas will be securely locked and protected from entry except for the actual time required to remove or replace marijuana products or for cleaning. In all instances, a dual control system will be implemented where at least two authorized staff members participate in the cleaning. At all times, surveillance camera(s) will monitor all storage areas with an unobstructed field of view.

ASBEY will maintain concise and legible Pest Control Reports that will be stored at the facility in an easily accessible binder. A typical pest control report will contain at a minimum:

- Treatment date
- Details of the pest control contractor and name of technician servicing the site
- Details of the customer and name of the contact person on site
- Type of visit: scheduled, follow-up, callout, etc.
- Pests found
- Action taken
- Pesticide(s) used
- Location of baits and monitors (this may be in the form of a checklist or plan)
- Quantities used
- Risk assessment
- Post treatment precautions
- Recommendations on proofing, hygiene and storage
- Details of follow-up inspections

Worker Sanitation

ASBEY's employees and managers will learn to implement essential product handling practices and work in a culture of product safety. The program covers all the product safety musts, and is customized for professionals in the marijuana industry.

The training includes, but is not limited, to the following topics which relate to the handling of marijuana:

- When and how to wash hands, including washing hands after meals, using the restroom, smoking cigarettes, using smokeless tobacco, touching bare human skin, or any other activity which may have soiled them;
- Proper use of single-use sanitary items, such as disposable sanitary gloves, hairnets, mouth covers, and how often to change said single-use items;
- Sanitization, including the proper use of sanitizer in a 3-compartment sink, sanitizing contact surfaces, and sanitization of utensils;
- The proper storage of ingredients, including keeping storage areas free of cleaners or other potential contaminants in close proximity to prep areas;
- Keeping prep areas free of contamination, including the proper use and storage of cleaners or other chemicals, keeping prep areas free of employee food or beverages; and
- Proper waste management practices, including the use of covered waste receptacles, daily removal of waste, and proper disposal methods.

Employees will not eat food, chew gum, drink beverages, or use tobacco products in the facility, or where contact surfaces are washed. Employees will only eat in a designated room and will be required to wash their hands before returning to work. Employees will also take other precautions necessary to protect surfaces which may come into contact with marijuana products or patients such as perspiration, hair, cosmetics, tobacco, chemicals, and medicines applied to the skin.

The cultivation facility will be designed to provide easy access to agent sanitizing stations with cleaning agents. Adequate hand washing stations that supply nontoxic sanitizing cleaners and a sanitary towel service or suitable hand drying devices will be located in convenient, clearly marked locations throughout the building. The water temperature at these stations will be at least

100° and require that workers wash their hands if they make contact with any potential contaminant.

Additionally, any person who, by medical examination or supervisory observation, is shown to have, or appears to have, an illness, open lesion, including boils, sores, or infected wounds, or any other abnormal source of microbial contamination for whom there is a reasonable possibility of contact with marijuana shall be excluded from any operations which may be expected to result in such contamination until the condition is corrected.

SECURITY PLAN – RECREATIONAL CULTIVATOR CENTER

Asbey Holdings LLC's ("Applicant") comprehensive Security Plan demonstrates how we will comply and exceed the security requirements required under the administrative rules promulgated by the MRA. Any additional information requested by the Department regarding the Security Plan can be provided upon request.

The Security Plan is in full compliance with the Medical Regulation and Taxation Act ("MRTMA"), Public Act 10 of 2018 ("2018 PA 10"), the Marijuana Tracking Act ("MTA"), rules promulgated by the Marijuana Regulatory Agency ("Department"), and all applicable state and local laws, regulations, ordinances, and other requirements.

We have extensively researched and designed our cultivation center to maximize security. The establishment shall be built with enhanced security and stringent safety features to eliminate any potential for diversion. Our establishment will have dedicated entrances and exists for our secured area that is restricted to staff and allowed visitors only.

We will create a culture of responsibility, accountability, and strict security surrounding all aspects of the business. The stringent operating procedures outlined below demonstrate a commitment to employee and public safety above all other operating values. From seed to sale, we are committed to preventing diversion by implementing a comprehensive security strategy. Employees will be extensively trained to understand that security is a primary obligation for everyone at our establishment.

We will have comprehensive security policies and procedures for the establishment, which address measures to deter and prevent unauthorized entrance into areas containing marijuana and theft of marijuana at the establishment. Employees will receive on-going training regarding our security protocol and the Security Manager shall ensure all employees follow policies and procedures regarding the security of the establishment. The Security Manager shall implement and maintain employee training policies and procedures for security training. All employees shall aid in the security of the establishment through prevention, awareness, reporting, and responsible incident management. All employees shall be required to immediately report security breaches and incidents of non-compliance to their supervisor or the Security Manager, and in case of sudden emergency, immediately to law enforcement by either striking a panic button or calling law enforcement directly.

We will make our establishment available and open to inspection, at all times, for law enforcement, representatives of the Department and law enforcement and local officials when necessary to perform their duties. Moreover, the Security Manager will meet regularly with state and local law enforcement to discuss alarm response, criminal activity statistics, patrol frequency, and other pertinent security matters.

LIGHTING
Exterior lights at all points of entry and exit shall remain constantly illuminated to allow for recording. Lighting on the outside perimeter shall allow night vision cameras the ability to record any suspicious activity. Timed-delay switches shall be used to turn off interior and exterior lights, which shall not remain lit after employees have left the establishment. Motion detecting lights shall be installed in areas that are entered and exited infrequently. The exterior of the establishment shall be lit by commercial LED light fixtures sufficient to facilitate twenty-four-hour surveillance. Exterior lights in the parking area will remain on from dusk until dawn.

SECURITY EQUIPMENT
Our security equipment shall be designed, installed, and maintained to deter and prevent unauthorized entrance and theft of marijuana products at the establishment. Security equipment shall be installed by a commercial licensed service provider. All equipment shall be compliant with Department rules and all state and local laws, regulations, ordinances, and other requirements.

ALARM SYSTEM
We shall have a professionally monitored security alarm system installed at our establishment. Monitoring of the alarm system shall be twenty-four (24) hours a day, seven (7) days a week. We shall notify the Department of any intent to change our security alarm service provider. Upon request, we will make available to the Department all information related to the alarm system, monitoring, and alarm activity. The alarm system shall, at a minimum, consist of thefollowing:

- Appropriate equipment necessary to monitor activity inside and outside the establishment, including:
    - All entrances and exits.
    - Roof hatches.
    - Rooms with exterior windows.
    - Rooms containing marijuana.
    - Rooms containing safes or vaults.
- Main system operating equipment is kept in the Vault/Secured Area, a limited access area.
- All telephone junction boxes or rooms where alarm telephone circuits terminate are locked, tamper-protected, and all labels or tags identifying these alarm circuits have been removed.

ALARM SYSTEM COMMUNICATION
The alarm system shall include an electronic or mechanical system that, upon activation, is programmed to send a prerecorded voice message, via telephone, radio frequency, or other communication system, to appropriate law enforcement authorities or other emergency services. In addition, the alarm system shall be equipped with a failure notification system that notifies the alarm monitoring service provider of the system failure via audio, text, visual, or audiovisual message, within a maximum of five (5) minutes of such failure.

ALARM SYSTEM TESTING
We shall bi-annually, in the presence of the alarm system service provider, conduct an onsite inspection and test of the entire alarm system to determine needed repairs and adjustments.

ALARM SYSTEM RECORDS
We shall keep and maintain alarm system records and will make available to the Department all information related to the alarm system, monitoring, and alarm activity. These records shall include, at a minimum, the following:

- The name of the alarm installation and monitoring service provider.
- Copies of service contracts.
- A map of the establishment showing the location and operation of each alarm system component including alarm telephone circuits.
- A list of authorized users.
- Manufacturers' instructions for operating and maintaining the equipment.
- Testing and maintenance logs.
- Reports of any incidents triggering an alarm.
- Reports of any interruption in monitoring and/or complete failure of the system, including the length of the interruption period.

SURVEILLANCE SYSTEM
We shall have a fully operational electronic surveillance system installed at our establishment. Monitoring of the surveillance system shall be done twenty-four (24) hours a day, seven (7) days a week by our security team and/or third-party security service provider. We shall notify the Department of the intent to make any changes to the surveillance system. Upon request, we will make available to the Department all information related to the electronic surveillance system installed at our establishment. The surveillance system shall, at a minimum, consist of the following:

- Appropriate equipment necessary to video record activity inside and outside the establishment, including:
    - All entrances and exits into and out of the establishment.
    - Roof hatches or skylights.
    - Rooms with exterior windows.
    - Rooms with exterior walls or walls shared with other building tenants.
    - Rooms containing safes or vaults.
- Appropriate equipment to record keycard entry and exit activity of all our employees and visitors.
- Main system operating equipment is kept in the main office Surveillance/IT Room.

VIDEO SURVEILLANCE EQUIPMENT
Our video surveillance equipment will consist of the following, at a minimum:

- Digital or network video recorders with a record rate of a minimum of ten (10) frames per second.
- Cameras with a minimum resolution of 1280 x 720 pixels.
- Cameras with infrared capabilities to capture images in low or no lighting conditions.
- Cameras with capabilities to identify activity occurring within twenty feet (20') from all points of entry and exits into and out of the exterior of the establishment.
- Video monitors.
- Digital archiving device.
- Capabilities to produce a color still photograph from any camera image, live, or recorded.
- Capabilities to accurately display the time and date on recorded images or video
- Color printer that can immediately produce a clear, color still photo, either live or recorded, with a resolution of 9600 dpi and the image quality is relative to the camera being used to capture the image of at least 720p.

CAMERA COVERAGE PLACEMENT
We will install security cameras that are permanently mounted and in afixed location. Each camera at the establishment shall be placed in a location that allows the camera to clearly record activity occurring within twenty feet (20') of all points of entry and exit on the establishment. The cameras shall allow for the clear and certain identification of any person, including facial features, and activities, including sales or transfers, in all areas of the establishment. The security cameras shall monitor and record all areas of the establishment including, at a minimum:

- All areas where marijuana or products are present, including activities related to:
  - Weighing, packaging, and labeling.
  - Storing, preparing for sale, loading/unloading for transportation, or moved within the Establishment.
  - Waste Disposal
- Limited-access areas and security rooms, including transfers between rooms and areas.
- Areas storing a surveillance system storage device with at least one (1) camera recording the access points to the secured surveillance recording area.
- All entrances and exits into and out of the exterior of the establishment, recording both indoor and outdoor vantage points.
- Outdoor trash receptacles.
- Rooms containing safes or vaults.
- All areas where records are stored.

Cameras shall not be installed in bathrooms or any other area where a legitimate expectation of privacy exists. Camera placement shall ensure:

- Visibility of activities is not obstructed by lighting equipment covers, fixtures, or other equipment.
- A clear and certain identification of all individuals and activity at the establishment.
- Identification of activity occurring within twenty feet (20') from all points of entry and exit into and out of the exterior of the establishment.

SURVEILLANCE FAILURE NOTIFICATION

The surveillance system shall include a failure notification system that alerts the Security Manager of any interruption in surveillance and/or the complete failure of the monitoring system. The notification shall be within a maximum of five (5) minutes of such failure via audio, text, visual, or audiovisual message. Additionally, an alarm shall signal the Security Officer on duty whenever an unauthorized entry is attempted with the picture ID of the individual attempting entry shown on the access control monitor.

SURVEILLANCE TESTING

We shall ensure that the surveillance system is properly maintained for playback quality so that images can be seen and the identity of all individuals and activity in surveillance areas are captured. The Security Manager shall schedule and oversee all required maintenance of security equipment in accordance with manufacturer recommendations. Any equipment failure identified shall be corrected as soon as possible. All security equipment shall be in good working order and shall be inspected and tested at regular intervals, not to exceed thirty (30) calendar days from the previous inspection and test.

SECURITY SYSTEM RECORDS

We shall keep all necessary books and records in order to render a full account of all operations conducted at the establishment under our license for the year to date and the five (5) years prior. We shall keep books and records of the establishment from the previous six (6) months (or the complete copies of such records) in the establishment at all times. All marijuana related records shall be retained in the inventory management system. **All surveillances recordings shall be retained, at a minimum for at least thirty (30) days,** unless in instances of investigation or inspection by the Department, through its investigators, agents, auditors, or the state police, in which case the licensee shall retain the recordings until such time as the department notifies the licensee that the recordings may be destroyed. Our standard operating procedures shall detail the maintenance of records and measures for addressing and reporting any loss or unauthorized alteration of records. The Department, upon request, shall have full access to all establishment records and surveillance recordings.

We shall keep and maintain security and surveillance system records and recordings in the establishment and copies stored on a secure storage device. These records shall include, ata The name of the surveillance equipment installation service provider and all equipment manufacturers.

- Copies of any service contracts.
- A map of the establishment showing the location and operation of each surveillance system component, including the direction of camera coverage.
- A list of authorized users.

- Manufacturers' instructions for operating and maintaining the equipment.
- Testing and maintenance logs.
- Reports of any incidents of unauthorized entry.
- Employee Access Control Logs.
- Visitor Registration Logs.
- Authorized Visitor Access Control Logs.
- Incident Logs and Post-Incident Reports.

PRODUCT SAFETY AND SECURITY

We shall develop and implement procedures that ensure product safety and security and are compliant with the rules set forth by the Department and all applicable state and local laws, regulations, ordinances, and other requirements. Procedures shall include, at a minimum, measures that:

- Minimize the risk of diversion or theft of marijuana.
- Minimize the risk of contamination from incoming materials.
- Ensure proper storage conditions that maintain the quality and purity of our marijuana products.

PRODUCT STORAGE SECURITY

Storage areas shall be designed to provide adequate lighting, ventilation, temperature, humidity, space, and equipment. All storage areas shall be maintained in a clean and orderly condition, free from infestation of pests, and in accordance with our security measures and Security Plan. The establishment Manager shall ensure secure containers containing marijuana products remain dry, well ventilated, have temperature-control features to avoid extreme temperature fluctuations and appropriate odor-control features. Temperature shall be maintained between 68° F and 70° F with a low relative humidity. These proper storage environments ensure product storage does not lead to product contamination or loss of quality.

The storage areas containing marijuana products shall be designed for security and ease of maintenance. We shall establish product storage and security policies and procedures compliant with the rules set forth by the Department and all applicable state and local laws, regulations, ordinances, and other requirements. Under no circumstances may any product be transferred without following our policies and procedures and all the rules set forth by the Department and all applicable state and local laws, regulations, ordinances, and otherrequirements. Storage policies and procedures shall include, at a minimum:

- All equipment and any areas used for the processing or storage of marijuana shall be securely locked unless in use.
- All areas used for the storage of marijuana shall be on a time lock and only accessible during regular business hours.
- Inventory shall be reviewed and documented at the beginning and close of each day.
- All areas where marijuana product is stored will be monitored by the surveillance system.

WORKING WITH LAW ENFORCEMENT

We deeply value and respect the work of local law enforcement. Police officers are on the front lines protecting our safety. Upon request, law enforcement will have access to employee records and establishment operations. Company will also engage with first responders like EMS and fire to establish emergency response protocols. This will create a close working relationship and enhance our ability to provide a secure and positive experience for our employees and the community.

INCIDENT RESPONSE

We shall establish incident response procedures addressing any incident that may occur, including natural disaster, unauthorized access, theft, or IT security breach. Procedures shall be in accordance with the rules set forth by the Department and all applicable state and local laws, regulations, ordinances, and other requirements. Procedures for general emergency and incident management, containment, and corrective measures shall be thoroughly detailed. The Security Manager shall ensure the appropriate response procedures are followed. All employees shall receive incident response training annually. The Security Manager shall determine the category and severity of the incident and determine the next best course of action. All discussions, decisions, and activities shall be documented.

FIRE PROCEDURES

If a fire does not present an immediate danger to personal safety, one (1) employee shall try to extinguish the fire. If a fire presents an immediate danger to personal safety, a fire alarm shall be pulled and a call to 911 shall be immediately made and evacuation of the building shall occur all at once.

EVACUATION OF ESTABLISHMENT

Any director or manager, in coordination with the Security Manager, may determine the need to evacuate. Reasons for evacuation may include:

- Fire.
- Bomb threat.
- A hostile or violent employee, visitor, or unknown person.
- Power outage.
- Earthquake.
- Water or gas leak.
- Hazardous spill

Odor Control Plan

As air filtration and odor control are an integral part of our facility security protocols and the containment of such is of the utmost importance to the state and local authorities, we have chosen an intensive air filtration and odor control program for our facility.

Our air filtration and odor control program utilizes 3 types of filtration and a regular maintenance program to ensure no buildup of any airborne pathogen or odor occurs.

We will be employing the following technologies to curb airborne pathogens and odors in the facility:

- Carbon Filter air filters
- Canister filters
- Ozone filters

Air Filtration SOP:

Please see the below SOP protocols for air filtration and odor control:

1. Purpose:

This procedure outlines the HVAC controls and maintenance procedures. We will install an advanced air filtration system in the facility as part the companies multifaceted Sanitation Operating Program. Three (3) independent air-filtration technologies are utilized to destroy air-borne pathogens and eliminate marihuana odor. The design of this system works in conjunction with the other aspects of the Sanitation Operating Procedures to ensure that the product remains free of contamination and is of the highest quality and the surrounding community is free from intrusive odors.

2. Responsibilities

2.1. Head of Quality Assurance

2.2 Head of Operations

3. Procedure:

3.1 Equipment

3.1.1. Activated Carbon Filtration Equipment
Precision Filtration Products
MODEL M66 R&L Media Air Cleaner
Rated for 3200 cubic feet per minute

The M66 is a self-contained media air purification system designed for general background or ducted for source capture applications.

3.1.2. Can - Filter150 Carbon Filter and Max-Fans 16 Exhaust Fan

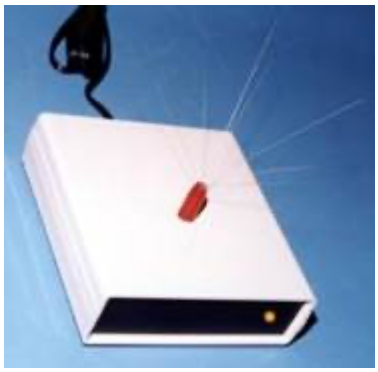
Product Number: ODR-CAN150F

Can - Filter150 Rated 2520 CFM

Can-Filters utilize activated carbon filter technology to greatly minimize pathogens and odors present in the facility. These filters are installed horizontally on the ceiling of the facility using high-powered fans to pull air through the filter to remove odors and pathogens. Removable pre-filters are placed over the main carbon filter to extend the length of operation of the carbon filters. The pre-filters should be replaced every two (2) months for optimal performance.

3.1.3. Negative Ion Generation Equipment

Model IG-133



These units use a negative charge to attract positively charged particles in the air. The charged particles are attracted to the metal filters within the unit. These generators are plugged into a wall outlet and will run twenty-four (24) hours a day, seven (7) days a week. These units are highly effective and require very little maintenance to operate.

3.1.4. Ozone Generators
Air-Zone XT-6000S

These machines are effective at breaking down odors and contaminants. Ozone is an effective sterilizer and will be used to help remove strong odors and eliminate mold spores from the entire floor area.

3.2. Air Filtration Technology in the Facility

3.2.1. **Vault Room**:

The Vault Room in the facility will be used to store packaged marihuana and marihuana-infused products as well as bulk marihuana for packaging.

(1) Media Air Cleaner MODEL M66 R & L

(2) Can Filter 150 and Max Fan 16

3.2.2. **Hallways in the facility**:

To ensure maximum air sanitation in the facility the hallways surrounding the areas where marihuana is stored will have the following device installed.

(1) Air Zone XT-6000S ozone generator per 50’ of hallway

3.2.3. **Locker Rooms, Offices, and Break Rooms**

The locker rooms, offices, and break rooms have a high volume of employee traffic, with less odor control needed. In these areas, the company has installed Healthy Glow Model IG-133 Negative Ion Generators.

One (1) Unit is installed in each of the office areas of the facility.

3.2.4. **External Vent exchanger**

The external air exchange will exchange the internal Facility air with the fresh external air, and therefore, needs the most filtration so no odors can escape.

(1) Media Air Cleaner MODEL M66 R & L

These generators will run on a timer fifteen (15) minutes on and fifteen (15) minutes off during normal business hours. During off hours, the timers can be adjusted to stay on for a longer length of time to maximize odor control. An additional benefit is that these machines can also be used to produce high ozone shock treatments, which will combat the potential of mold and mildew formation. High ozone shock treatment will be used when the area is clear of employees.

4. Related Documents

Air Filter Replacement SOP

5. Change History

Draft procedure July 23, 2019

Quotes for air filtration:

Alpine Air Commercial Ozone Generator Odor Purifier - 14000 mg/h, O3 Air Purifer

$349.99 AlpineAirProducts

Alpine **Air** Products once more presents a renovated commercial **air cleaner** for heavy duty. The previous model was limited to ...

Odor Absorbing · Ozone Generator

Alpine Air Commercial Ozone Generator Odor Purifier - 20000 mg/h, O3 Air Purifer

$449.99 AlpineAirProducts

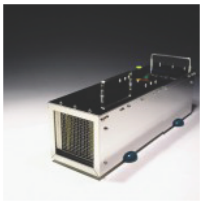
Powerful **Ozone** generator with remote control 20G **ozone** output 135 minutes timer HOLD function Remote control Grade from 1-4 ...

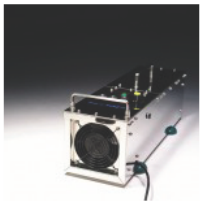
Odor Absorbing · Ozone Generator

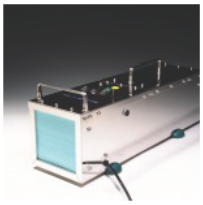
XT-6000S

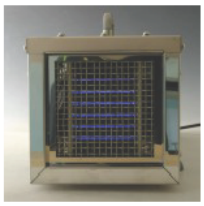
The Air-Zone XT-6000S is a professional high powered ozone generator designed for high ozone shock treatments in unoccupied areas. It works great for combatting strong odors and killing mold spores and bacteria in larger basements, hotel rooms, large family rooms, dry cleaners, sports equipment, vehicles, large boats and offices.

Each XT-6000S comes in a heavy duty stainless steel case, making it a great choice for businesses and commercial uses. It comes with two handles for easier carrying.









The Air-Zone XT-6000S features permanently mounted ozone elements inside the unit produce pure ozone with no measurable nitrogen oxides. The unit has 6 elements that are easy to clean and easy to replace. It has 3 power transformers that are individually selectable. Each unit comes with a filter in place to protect the internal components from dust & dirt and a package of 2 additional filters. The Air-Zone XT-6000S has an optional industry standard 4 inch duct hose adapter that can be easily attached. This makes it perfect to direct ozone into hard to reach places, and to blow ozone into vehicles.

They are designed for continuous or timed air cleaning, featuring variable ozone control, and a built in "Burst" timer. The user can set the timer to have the unit give "bursts" of ozone for either 10, 20, 30, 40, 50, or 60 seconds per minute.

The XT-6000S is powerful enough to purify the air in a room up to 40 feet by 40 feet.

Each unit comes with a 5-year warranty.

The XT-6000S is STRICTLY designed for use in unoccupied spaces.

Please Note : Cannot be shipped to California.

Technical Specifications XT-6000S:

- **Rated Ozone Output Per Hour: Variable from 2000 mg/hr to 6000 mg/hr.**
  MAX. ACTUAL OZONE OUTPUT: 6,477 mg/hr(ozone output verified by SGS)
- **Built in Electronic Timer: 20 minutes to 7 ½ hours U continuous mode**
- **Generation Method: Corona Discharge, US Patented Xetin ozone**
- **Stainless Steel Heavy Duty Industrial Case**
- **Optional 4" Industry Standard Output Vent**
- **Ozone Air Flow Rate: 75 CFM with a heavy duty precision ball bearing fan**
- **Electrical Source: AC 110V-120V, 60 Hz**
- **Electrical Consumption: 0.4 – 0.8 Amps, 48 – 96 Watts**
- **Dimensions: 21.57" X 6.33" X 8.18**
- **Length with Duct Hose Adapter is 26"**
- **Weight – 17.5 lb.**

Price: $899.99

Quantity: 1 Add To Cart »

Categorized in Air Ozone Generators, Industrial

AIR-ZONE OZONE GENERATORS

www.air-zone.com
Toll Free (US Only): 1-800-772-5142
Direct Line: 757-847-6427

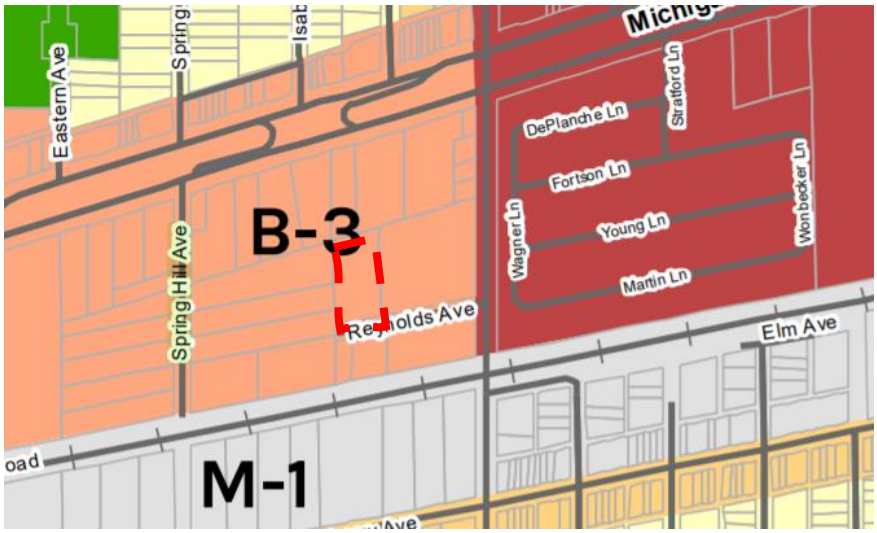
NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

RE: Case No. 22-23 (RZ)

In accordance with and pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, notice is hereby given that the City of Inkster Planning Commission will hold a public hearing on **Monday, September 26, 2022 at 6:30 p.m**. Information to join the meeting can be found at City Hall located at 26215 Trowbridge, Inkster, Michigan, 48141 or at www.cityofinkster.com. The purpose of this hearing is to consider a rezoning of the site at 28550 Reynolds Avenue from B-3, General Business District to M-1, Light Industrial District. NSH Holdings, LLC is the applicant. The subject property is located on the west side of Harrison Street at the intersection of Reynolds Avenue and Harrison Street and is legally described as follows:

TAX ID: 44-008-02-0027-002

25K27B-30A2 PART OF LOTS 27 TO 30 INCL OF DEARBORN ACRES SUB T2SR9E L30 P30 31 WCR DESC AS BEG S72DEG 47M 30S W 315.06FT FROM NE COR OF LOT 27 TH S1DEG 31M 15S E 27 FT TH S0DEG 17M 15S E 251.58FT TH S78DEG 39M 30S W 153.71FT TH DUE N 262.74FT TH N72DEG 47M 30S E 155 .72FT POB DEARBORN ACRES SUB T2S R9E L30 P30, 31 WCR 0.9 AC



NORTH

Public comments are invited. Persons unable to attend the public hearing may send their comments in writing to the attention of the City of Inkster Planning Department, 26215 Trowbridge, Inkster, Michigan, 48141. Comments will be received through 12:00 noon, Monday, September 19, 2022. Please reference Case No. 22-23 (RZ) in all correspondence.

The City of Inkster will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the public hearing to individuals with disabilities upon five business days written notice. Individuals with disabilities requiring auxiliary aids or services should contact the City of Inkster at 313.563.9770.

Verna Chapman
Inkster City Clerk

PUBLISH BY: September 8, 2022

NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

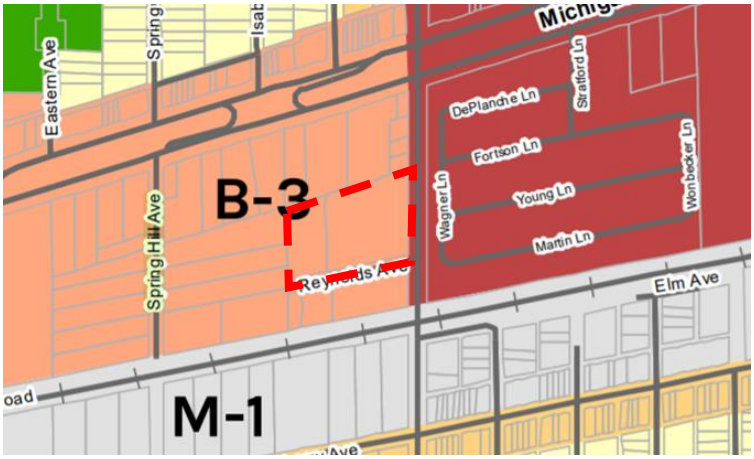
RE: Case No. 22-25 (SLU)

In accordance with and pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, notice is hereby given that the City of Inkster Planning Commission will hold a public hearing on **Monday, September 26, 2022 at 6:30 p.m**. Information to join the meeting can be found at City Hall located at 26215 Trowbridge, Inkster, Michigan, 48141 or at www.cityofinkster.com. The purpose of this hearing is to consider a special land use to allow a recreational marijuana grow facility in the M-1 Light Industrial District at 28440-28550 Reynolds. NSH Holdings, LLC is the applicant. The subject property is located on the west side of Harrison Street at the intersection of Reynolds Avenue and Harrison Street and is legally described as follows:

TAX ID: 44-008-02-0027-001 ; 44-008-02-0027-002

(28440 Reynolds) 25K27A-30A1 PART OF LOTS 27 TO 30 INCL OF DEARBORN ACRES SUB T2SR9E L30 P30 31 WCR DESC AS BEG AT NE COR OF LOT 27 TH DUE S 311.81FT TH S78DEG 39M 30S W 304.93FT TH N0 DEG 17M 15S W 251.58FT TH N1DEG 31M 15S W 27FT TH N72DEG 47M 30S E 315.06FT POB DEARBORN ACRES SUB T2S R9E L30 P30, 31 WCR 2.07 AC

(28550 Reynolds) 225K27B-30A2 PART OF LOTS 27 TO 30 INCL OF DEARBORN ACRES SUB T2SR9E L30 P30 31 WCR DESC AS BEG S72DEG 47M 30S W 315.06FT FROM NE COR OF LOT 27 TH S1DEG 31M 15S E 27 FT TH S0DEG 17M 15S E 251.58FT TH S78DEG 39M 30S W 153.71FT TH DUE N 262.74FT TH N72DEG 47M 30S E 155 .72FT POB DEARBORN ACRES SUB T2S R9E L30 P30, 31 WCR 0.9 AC



NORTH

Public comments are invited. Persons unable to attend the public hearing may send their comments in writing to the attention of the City of Inkster Planning Department, 26215 Trowbridge, Inkster, Michigan, 48141. Comments will be received through 12:00 noon, Monday, September 19, 2022. Please reference Case No. 22-25 (SLU) in all correspondence.

The City of Inkster will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the public hearing to individuals with disabilities upon five business days written notice. Individuals with disabilities requiring auxiliary aids or services should contact the City of Inkster at 313.563.9770.

Verna Chapman
Inkster City Clerk

PUBLISH BY: September 8, 2022

MCKENNA

September 19, 2022

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Land Use and Site Plan Review: Marijuana Microbusiness
Location: 30191 Michigan Ave (Parcel ID#s: 44-012-99-0004-002)
Zoning: B-3 General Business District
Project #: SPR 22-27; SLU 22-26

Dear Commissioners,

We have reviewed the above application for preliminary site plan and special land use consideration. Seed to Sale, LLC ("Applicant") proposes to re-use the existing one story 7,200 SF vacant building for a recreational marijuana microbusiness[1]. The site is located on the south side of Michigan Avenue, north of the railroad tracks, and east of Henry Ruff Road. This review is based on the site plan received September 16, 2022.

Subject site

[1] "Marijuana Microbusiness" - A licensed facility for the cultivation not more than 150 marijuana plants; processing and packaging marijuana; and selling or otherwise transferring marijuana to individuals who are 21 years of age or older or to a marijuana safety compliance facility, but not to other marijuana establishments, as defined in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

PROJECT SUMMARY

The Applicant seeks to utilize a 0.59 acre parcel; (Wayne County Parcel Data), with frontage along Michigan Ave, to create a marijuana microbusiness.

The applicant proposes to re-use the existing 7,200 sf vacant building on site. The building will be used as a marijuana microbusiness, which will include the growing and cultivation of up to 150 plants, processing and packaging, and sale or transfer of marijuana products to individuals 21 years or older. Parking will be established on the existing lot, with van-accessible parking south of the building.

Parcel 2 (44-012-99-0005-002; 30181 Michigan Ave) will be reserved for future development.

Both parcels are zoned B-3 General Business District. Marijuana-related microbusinesses uses are Special Land Uses in the B-3 District.

RECOMMENDATIONS

Special Land Use Consideration. Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the motion sated below. The list of requirements contains items that can be reviewed administratively; no change will significantly alter the design presented to the Planning Commission:

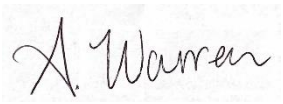
> *I move to recommend approval of the proposed special land use for a marijuana microbusiness at 30191 Michigan Ave (Parcel ID: 44-012-99-0004-002) to City Council, with the required conditions listed below;*
>
> 1. *Abide by all requirements indicated in the Site Plan Review, including but not limited to revised Hours of Operation in compliance with Chapter 124 requirements and a Photometric Plan;*
> 2. *Add a note agreeing to inspections upon request by the Building Official, Fire Department and law enforcements officials;*
> 3. *Add a note agreeing to quarterly inspections;*
> 4. *Add a note indicating that applicant complies with all rules and regulations established by the Marijuana Regulatory Agency.*

Site Plan Consideration. Provided there is consensus on the Commission regarding the special land use review, we recommend the Planning Commission consider the motion stated below. The list of requirements contains items that can be reviewed administratively; no change will significantly alter the design presented to the Planning Commission.

> *I move to approve the proposed site plan for a recreational marijuana microbusiness and associated parking at 30191 Michigan Ave (Parcel ID#s: 44-012-99-0004-002), provided that special land use approval is granted by City Council, and contingent on the following:*
>
> 1. *Include additional frontage windows to provide a minimum of 30% transparency.*
> 2. *Perform all of the listed requirements in the Landscaping section:*
>   a. *Right of Way: Ornamental trees: Plant 2 trees;*
>   b. *Irrigation: Provide an irrigation system and detail on site plan where it will be located;*
> 3. *Perimeter fence to be painted black and coated with vinyl;*
> 4. *Receive waiver from Planning Commission to have a 29 parking space reduction;*
> 5. *Provide a Photometric Plan according to Zoning Ordinance standards;*
> 6. *Provide a lighting fixture cut sheet with required details;*
> 7. *Provide a Security Plan with the required details;*
> 8. *Receive approval from the City Engineer and Fire Chief on Impact of Public Services; Vehicular Access and Circulation; Emergency Access and Vulnerability to Hazards; and*
> 9. *Address any other comments raised by the Design Review Team.*

Respectfully submitted,

McKENNA



Alicia Warren
Assistant Planner

Gage Belko
Assistant Planner

Mara S. Braciszewski
Senior Planner

Special Land Use Review

Standards for Special Land Use are set forth by Section 155.289. This project is reviewed against the City's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. HARMONY WITH MASTER PLAN

Will be harmonious and in accordance with the general objectives of the Master Land Use Plan.

Findings: The 2017 Master Plan Future Land Use Map designates this area as *Regional Commercial*, which intends for the development of a wide variety of retail and commercial uses for the City of Inkster and surrounding communities. The Master Plan suggests additional uses should be considered for Regional Commercial such as warehousing and distribution uses and uses in compliance with the Michigan Medical Marihuana Laws (p. 53). Since the applicant proposes to use the site for the cultivation of marijuana, including other uses, this standard appears to be met. However, the Master Plan does not mention if recreational marijuana uses should be included in the Regional Commercial category.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained in harmony with the existing and intended character of the general area and will not change the essential character of the area.

Findings: The proposed project is embedded within a regional commercial corridor. A marijuana microbusiness is a regional use, as it serves a larger population than the immediate neighborhood and are more suited to Inkster's more intensive commercial areas, such as the surrounding B-3 General Business District. Odor Control and Waste Management plans have been provided, which will ensure harmony with the existing character of the area. The project is in close proximity to a residential home. The residential use is a legal nonconforming use in the B-3 district. In order to understand the project's full harmony with the existing character, it is important to consider the perspective of the resident(s), who have been noticed by Michigan State Law public hearing requirements.

3. IMRPOVEMENT TO THE COMMUNITY

Will represent a visual, physical and economic improvement to the property in the immediate vicinity and to the community as a whole.

Findings: The highest scoring objective received from Public Input in the 2017 Master Plan *Goals Priorities Survey* is to "retain business that provide tax base and job opportunity". The proposed project will activate a vacant, underutilized site, which will increase the City's tax base and provide job opportunities. Another goal is to encourage entrepreneurship and new retail uses. The proposed project provides marijuana retail uses and small-scale entrepreneurship, while emphasizing social equity by nature of the microbusiness model. However, consideration should be given to any perceived social costs of opening marijuana businesses; which can be monitored by hosting a public hearing and reviewing community feedback on the project. They city administration recommends the old sign cabinet poles be utilized or removed from the site.

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

Will be served adequately by essential public services and facilities, such as streets, drainage structures, sewer and water infrastructure, police and fire protection and refuse disposal, or that persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

Findings: The applicant has provided a Waste Disposal Plan. While the Plan notes generally the options that the applicant can take to manage waste, it needs to provide information on types of marijuana, chemical, and hazardous waste produced on the site and how the waste will be stored and the equipment needed.

Additionally, the applicant is required to provide an on-site sanitary water treatment system to ensure that herbicides, pesticides, and fertilizers do not enter the water treatment system. This treatment system must be indicated on the site plan. Details of the on-site filtration system need to be included within the Waste Disposal Plan.

Furthermore, the marijuana microbusiness could have a cost burden on police services, which is examined further in Section 11 of the Site Plan Review. In addition, the applicant must specify in the Security Plan: that door locks will be commercial grade, there will be regular drills of security protocol, provide restricted area access plan, provide information on how employees will be identified (e.g. badges, uniform), provide information about loitering prevention, and information on where and how cash will be stored and transferred.

We defer to the City Engineer, Department of Public Services and Fire and Police Chief for any additional comments or requirements.

5. SMOKE, FUME, GLARE, NOISE, VIBRATION OR ODOR POLLUTION

Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any person or property or to the general welfare by reason of excessive smoke, fumes, glare, noise, vibration, odors, traffic generation or other nuisances generated by the proposed use.

Findings:
Smoke, fume, and odor pollution. This site is located in a General Business district; however, it is adjacent to multi-family residential home. To mitigate potential odor pollution, the applicant has provided an Odor Control and Response Plan. The Plan notes that the applicant will install carbon scrubbing air filters, including canned filters

and those placed within the building-wide HVAC system to mitigate noxious gases. The Plan also details staff education on odor mitigation and response to potential complaints. This plan is subject to review and approval by the Cannabis Regulatory Agency, City Engineer, and Department of Public Services.

Noise and vibration pollution. It is unclear if there will be any noise or vibration pollution generated from the proposed use. The applicant needs to provide more information on this topic to comply with this standard. We recommend reduced hours of operation to reduce noise pollution.

The applicant lists hours of operation, but days of the week are not provided. The applicant must revise their hours of operation. The proposed hours of operation are 9am-5pm. According to City Ordinance Chapter 124 Sec. 124.11 Hours of Operation, marijuana businesses are not allowed to open until 10am on Sunday. See table below.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Required hours of operation	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-9pm	9am-6pm	10am-6pm

6. REDUCTION OF ECONOMIC VIABILITY

Will not erode or reduce the economic viability of other existing land uses. Consideration shall be given to the compatibility of other existing uses with the proposed use and maintaining land values within the City.

Findings: The subject site is currently vacant and does not provide economic viability to the surrounding existing land uses. The proposed use is anticipated to increase economic viability and increase the revenue the City generates from property taxes.

7. EXCESSIVE OR ADDITIONAL COSTS TO PUBLIC SERVICES

Will not create excessive additional requirements at public costs for public facilities and services and will not be determinate to the economic welfare of the community.

Findings: This section is addressed in Section 4 and 5 of the Special Land Use Review. If the applicant provides appropriate mitigation strategies for Odor Control, Waste Disposal and Security Plan, then the proposed use is not anticipated to create additional public costs. However, we defer to the City Engineer for any additional comments.

8. CONSISTENT WITH INTENT OF ZONING ORDINANCE

Will be consistent with the intent and purpose of the Zoning Ordinance and comply with all specific standards established for each use.

Findings: The reuse of the existing commercial building for marijuana microbusiness is supported by the intent of the B-3 General Business District. The Site Plan review enforces zoning ordinance standards and guides the site to be in compliance with the community's vision for a healthier, safer city. Site Plan Review criteria needs to be met to meet this requirement.

Additional Use Standards Review

Additional use standards for adult use marijuana retailers and medical marijuana provisioning centers are prescribed in the Zoning Ordinance, as noted in the table below. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

Use	Zoning Ordinance Use Standards – Applicable Sections
Recreational Marijuana Microbusiness	155.146, 155.150(I)

MEDICAL MARIJUANA FACILITIES AND RECREATIONAL MARIJUANA ESTABLISHMENTS (§ 155.146)

1. *The medical use of marijuana shall comply at all times and in all circumstances with the Michigan Medical Marihuana Act, Medical Marihuana Facilities Licensing Act, State of Michigan regulations for the transfer of medical marijuana, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time. The recreational use of marijuana shall comply at all times and in all circumstances with the Michigan Regulation and Taxation of Marihuana Act, the rules and regulations established by the Marijuana Regulatory Agency, and the General Rules of the Michigan Department of Community Health, as they may be amended from time to time.*

   Findings: The applicant will be required to supply information and documentation related to the procurement of a state license. Approval shall be contingent on all state requirements being met. If the State of Michigan determines that building or site modifications are required, then a new site plan and a special land use application may need to be filed with the City of Inkster.

2. *A state license and local business license is required for all medical marijuana facilities and recreational marijuana establishments.*

   Findings: The applicant will be required to supply information and documentation related to the procurement of a state license. A state license must be obtained prior to issuing a local business license and certificate of occupancy.

3. *Smoking and/or use of any marijuana shall be prohibited at all medical marijuana facilities and recreational marijuana establishments.*

   Findings: Applicant provides that “No Smoking” signs will be throughout the site. This requirement is met.

4. *Security cameras shall be installed and maintained; and are subject to approval by the City Police Chief. All security cameras shall have a minimum resolution of 1080p, and at least 14 concurrent days of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 14 days of continuous operation. An alarm system is required that is operated and monitored by a recognized security company.*

   Findings: The applicant proposes to install 30 night vision channel cameras on the interior building walls, 14 on exterior building walls, and 18 covering the site. The cameras will be installed, maintained and

approved by the Police Chief. An alarm system with grass break and sound sensors will also be installed. However, the applicant needs to provide information that the cameras will have a minimum resolution of 1080p, and at least 14 concurrent days of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 14 days of continuous operation.

5. *Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.*

   Findings: Site lighting is reviewed by Zoning Ordinance standards during the Site Plan Review process. However, the applicant needs to submit a Photometric Plan.

6. *The premises shall be open for inspection upon request by the Building Official, the Fire Department and law enforcement officials for compliance with all applicable laws and rules, during the stated hours of operation/use and as such other times as anyone is present on the premises.*

   Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

7. *Quarterly inspections may be made by the City Official's designee to confirm the facility is operating in accordance with applicable laws including, but not limited to, state law and city ordinances.*

   Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

8. *All medical marijuana facilities or recreational marijuana establishments shall not have exterior signage using the word "marihuana" and/or "marijuana" or any other word, phrase or picture commonly understood to refer to marijuana. Neon signs and non-functional decorative lighting shall be prohibited. Sign(s) shall be posted stating that "No loitering is permitted" on such property.*

   Findings: Exterior signage requires a separate review from the Site Plan and Special Land Use reviews. Applicant is required to engage in separate sign application review. Applicant can approach City Staff at any time to begin this process.

9. *If the medical marijuana facility or recreational marijuana establishment ceases operation for a length of time of six months or greater, the special land use shall expire.*

   Findings: The applicant should provide confirmation that they are aware of this stipulation.

RECREATIONAL MARIJUANA MICROBUSINESS (155.150(I))

1. *Recreational marijuana microbusinesses shall have a minimum 300-foot radius, measured as the shortest distance from front door to front door, to any structure in residentially zoned districts, and a minimum 1,000 foot radius, measured as the shortest distance from front door to front door to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate of secondary school, drug-free zone, or like facility.*

   Findings: The proposed location is not located within a 300 foot radius of a residentially zoned district. There is a residential home adjacent to the property to the north. The project is not within 1,000 foot radius to any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate of secondary school, drug-free zone, or like facility.

2. *A provisioning center shall not be located within a 1,000 foot radius, measured as the shortest distance from front door to front door, of a lawfully existing medical marijuana provisioning center or recreational marijuana retailer establishment. A licensee who holds both a medical marijuana provisioning license ad a recreational retailer license may co-locate both establishments in one building.*

   Findings: The proposed location does not locate the microbusiness within a 1,000 foot radius from any other lawfully existing medical marijuana provisioning center or recreational marijuana retailer establishment. Currently the city has multiple marijuana applications in the pipeline, including an adult retail marijuana use located at 30007 Michigan Avenue. The project at 30007 Michigan Avenue and this proposed site are about 500 feet from one another.

3. *All activity related to the provisioning center shall be done indoors.*

   Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

4. *All recreational marijuana microbusinesses shall comply with all rules and regulations established by the Marijuana Regulatory Agency.*

   Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

5. *Recreational marijuana microbusiness drive-through facilities shall be prohibited.*

   Findings: The proposed microbusiness does not include a drive-through.

6. *All medical marijuana shall be contained within the main building in an enclosed, locked facility.*

   Findings: The site plan includes a note that indicates that all marijuana will be contained within an enclosed, locked facility.

7. *Application for a recreational marijuana microbusiness license shall be made to the City Clerk upon application forms provided by the Clerk for medical marijuana provisioning center license and signed by the applicant verifying the truth and accuracy of all information and representations in the application. Applications including information and documentation provided pursuant to an application shall be subject to the confidentiality rules under the Act. In addition to information and submittals, the application shall include payment of application fee in an amount set by the City Council.*

   Findings: The Clerk has received application for a medical marijuana provisioning center license.

8. *The sale, consumption, or use of alcohol or tobacco products on the premises shall be prohibited at the recreational marijuana microbusinesses.*

   Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

9. *All permit holders must ensure that any water emanating from the recreational marijuana microbusiness meets or exceeds all applicable state and local environmental standards.*

   Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

10. *Cultivation is limited to a maximum of 150 marijuana plants.*

    Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

11. *A recreational marijuana microbusiness shall not operate at multiple locations.*

    Findings: The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.

Site Plan Review

Standards for Site Plan Approval are set forth by Section 155.287. This project is reviewed against the City's Zoning Ordinance, Master Plan, existing site conditions, and sound planning and design principles. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. ZONING & USE (§155.047)

Findings: The subject site is zoned the B-3, General Business District, the proposed uses are detailed in the table below.

The B-3, General Business District is intended for regional, convenience type businesses. The reuse of the existing commercial building for retail is supported by the intent of the B-3 General Business District. However, special land use approval (by City Council) is required for the recreational marijuana microbusiness. Please find the special land use review in the section above.

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Vacant building with small parking lot / vacant land	B-3, General Business	Regional Commercial
North[1]	Wayne Road Patrol	B-3, General Business	Regional Commercial
East	Vacant Building	B-3, General Business	Regional Commercial
South	Railroad tracks/ SMART Wayne Terminal	B-3, General Business	Regional Commercial
West	Residential Home	B-3, General Business	Regional Commercial

[1] Directly to the north is Michigan Avenue.

2. DIMENSIONAL STANDARDS (§155.061)

Site elements and the relationship between the various uses on the site shall be designed and located so that the development is aesthetically pleasing and harmonious with the general planning area. Buildings and structures must meet or exceed setback standards, build-to lines, height and other dimensional standards, and so placed to preserve environmentally sensitive areas.

Findings: The location of the proposed buildings are appropriate to maximize access from Michigan Ave, while at the same time, concealing the parking areas primarily behind the buildings, and creating a landscaped "front yard" along the streetscape. The project is in compliance with all dimensional standards; the dimensional requirements for the B-3 District and the proposed dimensions are listed in the table below:

Dimensional Measurement	Required	Proposed	Comments
Min. Lot Area	*	±0.548 acres	-
Min. Front Yard Setback	0 ft.	39.9 ft.	In compliance
Min. Side Yard Setback (east)	0 ft	19’ 9 ft.	In compliance
Min. Side Yard Setback (west)	0 ft	0 ft.	In compliance
Min. Rear Yard Setback	0 ft.	110.9 ft.	In compliance
Max. Height	2-stories; 25 ft.	1-story; 16’8” ft.	In compliance
Max. Lot Coverage	*	0.28% (building footprints only)	-

**Section 155.061(D): The minimum lot area and width and the maximum lot coverage are determined by the project’s compliance with off-street parking and landscape standards.*

*** Section 155.061(G): No side yards are required along interior side lot lines provided that if walls of structures facing such interior side lot lines contain windows or door penetrations; such side yard shall not be less than 10-feet.*

3. ARCHITECTURAL FEATURES (§155.072)

Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color.

Summary of Proposed Changes. Observing the proposed building from Michigan Ave, the existing door and main entrance will be re-located to the east of the building. The northern elevation features three clusters of window panes, which will create an interactive walking environment for passersby. The northern elevation features the majority of the proposed building to be constructed with brick, with green accents. The rolling doors will be removed and closed up.

Massing. *Structures with walls greater than 1,500 square feet must incorporate building setbacks of at least 3 feet to separate the wall into facade planes not greater than 500 square feet. In addition, façades shall incorporate canopies, fascias or other distinguishing entrance features to the maximum extent feasible.*

- The existing building walls are not greater than 1,500 square feet.

Exterior Colors / Materials. *The color of the exterior materials must be of low-reflectance, subtle, neutral colors. The use of high-intensity or reflectance, and fluorescent colors is prohibited. Building trim may exhibit brighter colors, except neon tubing is prohibited.*

- Proposed materials include silver brick veneer. The existing masonry will be repainted to a soft modern green color along the north, east, and west elevations. These colors and materials fit with the surrounding area.

Façade Windows / Transparency. *At least 30% of the ground floor street facades for retail uses in a B-3 district shall be constructed with windows or other transparent materials.*

- Proposed area of glass is 19% of façade, this does not meet the requirement of 30% for retail uses in the B-3 district. Applicant needs to reach the 30% transparency, or this finding will not be met.

4. IMPACT ON PUBLIC SERVICES

Utility services, including sanitary, water and storm runoff, shall not exceed the existing or planned capacity of such services, and shall be developed in the best interest of the public health, safety and welfare of the community. The proposed development shall be designed and located so that public services, including streets and sidewalks, police and fire protection, and public schools have sufficient capacity to properly serve the development, and so that such services will not be adversely affected by the proposed development.

Findings: This item is subject to approval by the City Engineer and City Fire Chief.

5. VEHICULAR ACCESS & CIRCULATION

The vehicular circulation system planned for the proposed development shall be in the best interest of the public health, safety, and welfare in regard to on site circulation, onsite parking, the overall circulation of the neighborhood and community, egress/ingress to the site, vehicular turning movements related to parking areas, loading areas, street intersections, street gradient, site distance and potential hazards to the normal flow of traffic both on and off site.

Findings: The site has one existing approach off Michigan Avenue that will remain. Further analysis of vehicular circulation is subject to the review of the City Engineer and Wayne County Road Commission.

6. PEDESTRIAN ACCESS & CIRCULATION

The pedestrian circulation system planned for the proposed development shall be in the best interest of the public health, safety and welfare in regards to on site circulation and the overall pedestrian circulation of the neighborhood and community.

Findings: There is an existing concrete walkway along Michigan Avenue. The new parking lot to the east will include a pedestrian walk developed with pavers and concrete to the front of the building. A pedestrian sidewalk will be added for access from Michigan Avenue to the front of the building.

7. EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

All sites and buildings shall be designed to allow convenient and direct emergency access, and the emergency response needs of the proposed use(s) shall not exceed the City's emergency response capabilities.

Findings: This item is subject to approval by the City Engineer and City Fire Chief.

8. LANDSCAPING (§155.073; 155.080)

Proposed landscaping shall be appropriate and of such size, location, height and quantity to ensure that the proposed development will not be objectionable to nearby development or properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard.

Findings: The required and proposed site landscaping is detailed in the table on the following page. Some adjustments and additions are necessary to the landscape plans to comply with the minimum ordinance requirements. Due to the scope of this project and the availability of space on the site, no waivers are recommended.

Criteria	Required	Proposed	Comments
Right-of-Way: Deciduous Trees	1 per 35 ft. (108 ft. / 35 ft.) = 3 trees	3 trees	In compliance
Right-of-Way: Ornamental Trees	1 per 75 ft. (108 ft. / 75 ft.) = 2 trees	0 trees	ROW trees must be located within the right-of-way (between sidewalk and road) and at least an additional 2 ornamental trees must be planted.
Planted Yard Area Trees	1 per 3,000 SF	2 trees	Planted yard includes the front yard along the northern building elevation In compliance
Parking Lot: Interior Landscaping	5% of 9,612 SF impervious area = 480.6 SF	>480.6 SF	In compliance
Parking Lot: Trees	1 deciduous tree per 150 SF of interior area = 480.6 SF / 150 SF = 4 trees	4 trees	In compliance
Parking Lot: Terminal Landscape Islands	At end of each parking row; min. size of 144 SF and 18 ft. long	Two terminal landscape island	In compliance
Parking Lot: Interior Landscape Islands	Min. size of 160 SF and 8 ft. in width; plus 1 deciduous tree per each island	None proposed	-
Parking Lot: Divider Min. Size	8 ft. wide	None proposed	-
Parking Lot: Divider Trees	1 deciduous or 2 ornamental trees per 25 linear ft. = 90 ft. / 25 ft. = 4 deciduous or 8 ornamental trees	None proposed	-
Parking Lot: Divider Shrubs	Continuous hedge the entire length of the divider	None proposed	-

Parking Lot: Wheel Stops / Curb	2 ft. min. of overhand clearance needed for any landscape areas	None proposed	-
Curbing (General)	Concrete curbing is required along all landscape areas	Retaining walls	In compliance
Parking Lot: Perimeter Deciduous Trees	1 deciduous tree per 25 linear ft. = (60 ft. / 25 ft.) = 3 trees	6 trees	In compliance
Parking Lot: Perimeter Ornamental Trees	1 ornamental tree per 35 linear ft. = (60 ft. / 35 ft.) = 2 trees	3 trees	In compliance
Parking Lot: Perimeter Shrubs	Continuous hedge of shrubs, no more than 30-inches on center	Continuous hedge screening of shrubs	In compliance
Snow Storage	Plant materials must be hardy, salt-tolerant groundcover	None proposed	-
Irrigation	Automatic or drip irrigation required	Applicant proposes an automatic underground or drip irrigation system	In compliance

9. SCREENING AND BUFFER (§155.074; 155.075)

Proposed screening and buffer areas shall be appropriate and of such size, location, height and quantity to ensure that the proposed development will not be objectionable to nearby development or properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard. Screening shall be provided in a manner that adequately buffers adjacent land uses and screens off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from adjacent residential areas and public rights-of-way.

Findings:

Walls. No screening wall along the property is required (as detailed in section 155.074: Walls) since this property is not directly adjacent to any residentially zoned property. The applicant proposes a chained link security fence along the site, from the parking to the west to the east of the building. It is recommended that the fence is painted black and coated with vinyl.

Dumpster. *Dumpsters must be screened on four sides by a masonry wall, similar in material and/or color to the main structure and must feature an opaque gate to a height at least one foot taller than the receptacle. Waste areas shall be located in the rear yards and surfaced with concrete not less than six inches in depth.*

The dumpster enclosure is in the rear yard and proposed to be on a 20 x 11 ft., 6 in. concrete slab. The enclosure proposed is a 6-foot tall masonry wall with red brick veneer brick siding and a wooden screening gate. A 10 x 10 ft concrete apron is proposed in front of enclosure.

10. PARKING & LOADING (§155.077; 155.078; 155.079)

The parking pattern proposed shall be in the best interest of the public health, safety and welfare in regards to size, layout and quantity, and the location of parking and loading facilities will not be detrimental to nearby developments, properties or public streets.

Findings:

Parking. Per section 155.077: Table of Required Off-Street Parking, the following parking standards apply:

Marijuana Retail requires 2 spaces, plus 1 space per 175 SF of gross floor area
= 2 + (7,200 SF / 175 SF)
= 2 + 42
= 44 parking spaces required (including 1 van accessible space and 1 car accessible space)
Compliance not met: 15 parking spaces (including 1 van accessible) are proposed.

Applying these standards, the proposed project requires 44 parking spaces, 2 of which must be barrier-free. The site plan provides for 15 parking spaces, including one van accessible space. However, the Zoning Ordinance considers parking based off Gross Floor Area, not Total Floor Area. Staff's goal is to re-write the ordinance so that required parking is measured from Usable Floor Area, which would make sure that the City does not contribute to an over-abundance of parking and the creation of a more walkable community. The total Usable Floor Area is 1,664 sq ft (the waiting area plus the display and retail area). A total of 12 parking spaces would be required under this calculation, including one ADA space. It is recommended that Planning Commission waive the additional 29 required parking spaces to allow the site to move forward with 15 parking spaces, one of which is barrier free.

Loading Zones. Per section 155.061(H), off-street loading spaces must be provided in the rear yard, at a ratio of one per establishment. A 10 x 73 ft. loading zone is proposed in the rear yard.

EXTERIOR LIGHTING AND SECURITY CAMERAS (§155.076)

All exterior lighting fixtures shall be designed, arranged, and shielded to minimize glare and light pollution, prevent night blindness and vision impairments, and maximize security. For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.

Findings:

Exterior lighting. While the site plan details typical site light poles with security cameras dispersed throughout the parking lot, a Photometric Plan is missing from the submission. The applicant must provide a Photometric

Plan and the proposed project must meet the illumination and height standards set forth by the Zoning Ordinance and listed in the table below. Furthermore, due to the location of the project in the Trowbridge Corridor Sub-Area Plan, the applicant must provide lighting along the pedestrian walkway. It is recommended that lighting is 12 ft tall lantern lighting.

Additionally, the applicant must provide cut sheets to the city demonstrating that the following is met:

- *Only white, non-glare lighting shall be permitted.*
- *Lighting shall be placed and shielded to direct the light onto the site and away from adjoining properties.*
- *Lighting shall be shielded so that it does not cause glare for motorists.*
- *Lights shall be recessed into the fixture so that bulbs or elements are not visible from adjoining properties.*

The following table details the maximum illumination permitted (levels noted in footcandles "fc.") and the maximum height permitted, in comparison with that proposed on the site:

Standards	Standard	Proposed	Comments
Max. Illumination	20 fc.	-	Undetermined.
Max. Illumination at the Property Line			
For uses adjacent to residential (zoned or used) property	0.1 fc.	n/a	-
For uses adjacent to non-residential property	0.3 fc.	-	Undetermined.
Max. Lighting Fixture Height			
For uses adjacent to residential (zoned or used) property	20 ft.	n/a	-
For uses adjacent to non-residential property	25 ft.	n/a	Undetermined.

Security Cameras. The applicant proposes to install 30 night vision channel cameras on the inside building, 14 on exterior building walls and 18 covering the site. The cameras will be installed, maintained and approved by the Police Chief. An alarm system with grass break and sound sensors will also be installed. However, the applicant needs to provide information that the cameras will have a minimum resolution of 1080p, and at least 14 concurrent days of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 14 days of continuous operation.

Inkster
Discover. Grow. Unite.

Case number: _____

Date filed: _____

Project name: _____

Site Plan Review & Special Land Use Application

There are two stages for the City of Inkster's Site Plan Review process: Preliminary Review and Final Review. The Planning Commission oversees the Preliminary Site Plan Review process while the Planning Staff oversees the Final Site Plan Review. For more information about the process, see Chapter 155.286 of the Zoning Ordinance. Refer to Chapter 155.286, Article B, sections 1-4 to understand the different projects in which a site plan is or is not required.

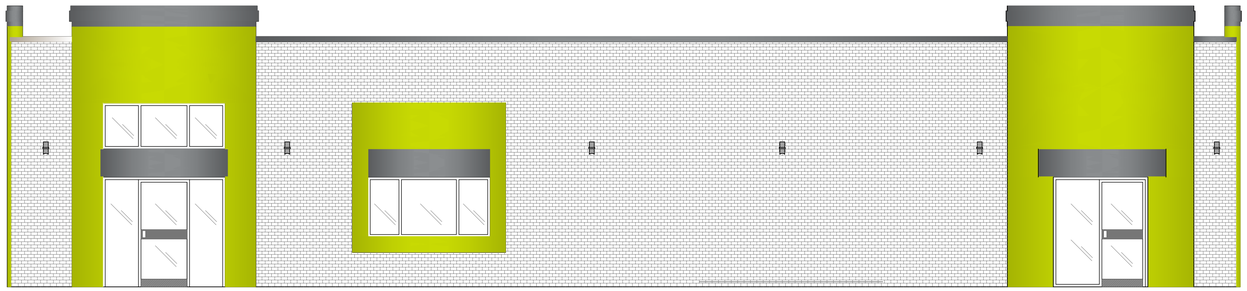
Listed below is the Site Plan Review Application for both Preliminary and Final Reviews. In addition, listed below are two checklists that must be completed during each review stage. Submissions can be brought to the Planning Department and e-mailed to: planning@cityofinkster.com. The following items are needed for a Site Plan Review application to be considered complete:

1. A complete application;
2. A complete Preliminary Site Plan Review checklist;
3. One Site Plan Review application fee, see fee schedule; and
4. Preliminary Site Plan submission: Five paper 24"x 36" copies* and one single pdf copy of the Site Plan. *Six paper copies of Site Plan if project is located within Town Center District.
5. Final Site Plan submission: Three paper 24"x 36" copies and one single pdf copy.
6. All Site Plans must be folded, stamped, sealed and signed by Michigan licensed architect or engineer.

APPLICANT INFORMATION		
Name: Seed to Sale, LLC		
Address: 30181 Michigan Ave		
City: Inkster	State: MI	Zip: 48141
Phone: (586) 634-5734	E-mail: martha@gabbertsconcrete.com	

PROPERTY INFORMATION
Name of project: Seed to Sale, LLC Micro Business
Address: 30181 Michigan Ave
List all parcel identification numbers included in development
Property owner **(must include proof of ownership within application, e.g. copy of the property deed)**
Current use: VACANT
Proposed use: MICRO BUSINESS

Proposed renovation of 7,200 square feet existing building of a collision shop use to house future Micro Business. The building is located at 30191 & 30181 Michigan Ave. Inkster Michigan



Proposed Elevation

Existing Elevation

Design team and consultants

HANNA ENGINEERING AND CONSULTING
Planners,Architect and Engineers
31786 Clarita
Livonia, Michigan 48152
Tel: (313) 575-0220
jsaad.hec@gmail.com

Applicant

APPLICANT: SEED TO SALE LLC.
29501 Glenwood Street, Inkster , Michigan 48141
Tel: (734) 635-6000
ruthewms2618@aol.com

Governing Codes

1. 2015 Michigan Building Code
2. 2015 International Fire Code
3. 2015 Michigan Plumbing Code
4. 2015 Michigan Mechanical Code
5. 2017 National Electric Codes, with part 8 rules
6. ANSI 117.1-2009 (Accessibility)
7. ASHRAE 90.1 2013 Energy Code

Jurisdiction

1. City of Inkster Zoning Ordinance

Building Data

	CODE SECTION	
PROPOSED USE		*MICRO BUSINESS USE*
USE GROUP	*508.3*	*M – MERCANTILE*
BUILDING HEIGHT		*VARIES 18" TO 19'-5"*
CONSTRUCTION TYPE		*IIIB*
GROSS BUILDING AREA		*EXISTING 7,200 SQ.FT*
BUILDING –A– AREA		*3,660 SQ.FT*
BUILDING–B– AREA		*3,540 SQ.FT*
OCCUPANT LOAD	*1004.1*	*RETAIL AREA (SQ.FT)/30 = 1,664/60=28 OCCUPANTS* *STOCK ROOM 4221/300= 14 OCCUPANTS* *TOTAL OCCUPANT LOAD = 28+14=42 OCCUPANTS* *42X.02= .84"*
EGRESS REQUIREMENT	*1005*	*PROVIDED (4) 36" "=144"*
PARKING CALCULATIONS		*RETAIL : 2+ 9 (RETAIL) = TOTAL OF 11*
PARKING CALCULATIONS		*GROW AND UTILITY = NUMBER OF EMPLOYEE =TOTAL OF 4*
TOTAL PARKING REQUIRED		*15 SPACES INCLUDING ONE H.C. AND ONE VAN ACCESSIBLE*
TOTAL PARKING PROVIDED		*15 SPACES INCLUDING ONE VAN ACCESSIBLE*
SPRINKLER SYSTEM	*TABLE 1006.2.1*	*NOT PROVIDED AREA < 12,000 SQ.FT*
TRAVEL DISTANCE FROM MOST REMOTE POINT		*LESS THAN 200 FEET COMMON PASS < THAN 50 FEET*
HOURS OF OPERATION		*9 TO 5 PM*
NUMBER OF EMPLOYEES		*6 EMPLOYEES PER THREE SHIFTS*

Site Data

ZONING	*B-3*
AREA	*.548 ACRES*
DESCRIPTION	*EXISTING BUILDING AND A VACANT LOT USED AS COLLISION CENTER*

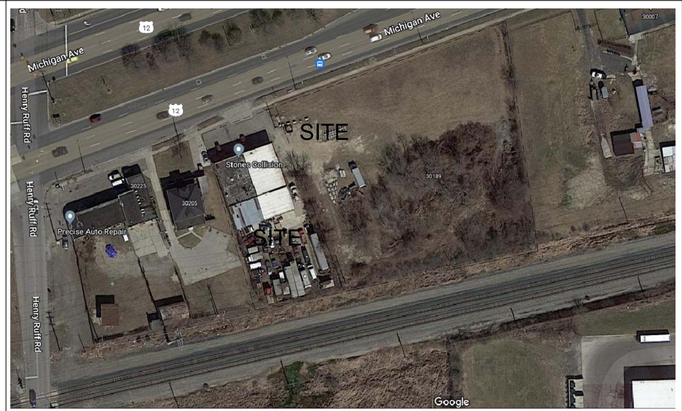
Date — Permits and Approval Requests

08-09-2022	*Site plan approval*
09-13-2022	*PLANNING COMMISSION HEARING*

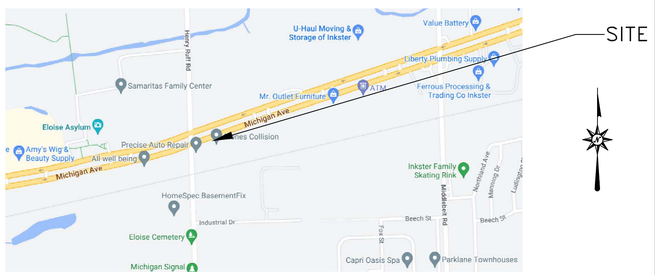
Drawing Index

COV	*COVER SHEET*
SUR	*TOPOGRAPHICAL SURVEY*
C.A.1	*PROPOSED SITE PLAN*
C.A.2	*SITE DETAILS*
A-1	*EXISTING AND DEMOLITION PLAN*
A-2	*PROPOSED FLOOR PLAN*
A-3	*PROPOSED BUILDING ELEVATIONS*
L-1	*PROPOSED LANDSCAPE PLAN*
L-2	*LANDSCAPE DETAILS AND NOTES*

Existing Areal view



Location Map



CENTER POST SEC. 26
T-02S, R-09E
FD. DISK IN MON. BOX.
L. 53502, P. 79 W.C.R.

HENRY RUFF ROAD (76' WD)

N00°09'35"W 2608.27' M.

N00°09'35"W 1687.53' M.

MICHIGAN AVE. (204' WD)

ASPHALT

BM#1
632.40

BM#2
629.48

BM#3
628.88

BM#4
629.98

N72°57'00"E 231.33' R.

N72°57'00"E 315.42' R.313.27' M.

PARCEL 1
ZONED B-3
0.54827 ACRES

PARCEL 2
ZONED B-3
1.68134 ACRES

20' EASEMENT
PUBLIC UTILITIES
L. 31215, P. 763
W.C.R.

12' EASEMENT
FOR SEWER AND
PUBLIC UTILITIES
L. 19227, P. 93
W.C.R.

#30205
EXISTING
COMMERCIAL
BUILDING

#30191
EXISTING
COMMERCIAL
BUILDING
7248 S.F.

#30181
VACANT LAND

CONCRETE WALK

CONCRETE DRIVEWAY

CONCRETE WALL
± 1' HIGH

FENCE
ON LINE

FENCE
0.5' IN

EDGE OF HEAVILY
WOODED AREA

S.1/4 COR. SEC. 26
T-02S, R-09E
FD. DISK IN MON. BOX.
L. 45685, P. 175 W.C.R.

S17°45'57"W 233.59' M.

S17°03'00"E 242.17' R.
S17°28'35"E 243.97' M.

N17°03'00"W 242.17' R.
N17°28'35"W 243.97' M.

S78°55'56"W 100.72' R.

S78°46'00"W 254.19' R.
S78°55'56"W 254.65' M.

S02°52'30"E 281.60' R.
S04°54'45"E 276.69' M.

NORTH LINE MICHIGAN
CENTRAL RAIL ROAD

MICHIGAN CENTRAL RAIL ROAD (100' WD)

SAN MH
RIM 628.46
12" INV N 621.7
12" INV S 622.8

SAN MH
RIM 631.44
12" INV N&S 625.0
6" INV W 625.4

ST MH
RIM 631.04
12" INV E 626.0
12" INV N 624.3

ST MH
RIM 632.22
6" INV E 626.7

BEH CATCH BASIN
RIM 629.91
12" INV W 626.9
6" INV SE 627.4
6" INV SW 627.4

CATCH BASIN
RIM 627.25
12" INV E 623.6

CATCH BASIN
RIM 626.97
12" INV E&W 623.4
12" INV N 623.2

CATCH BASIN
RIM 627.12
12" INV W 624.0

ST MH
RIM 628.30
12" INV E&W 619.6
12" INV S 622.6

ST MH
RIM 629.14
FULL OF WATER

CATCH BASIN
RIM 628.86
FULL OF MUD

BEH CATCH BASIN
RIM 628.76
12" INV N 624.4

CATCH BASIN
RIM 630.87
12" INV N 627.9

CATCH BASIN
RIM 635.47
6" INV E 633.0
6" INV NE 633.0
6" INV NW 633.3

CATCH BASIN
RIM 635.58
6" INV W 633.6

EMPM

BLDG.
0.1' OUT

BLDG.
0.4' IN

F.I.R.

F.I.P.

S.I.R.

SAN. MH.
LOCATION PER RECORD
NOT FOUND IN THE FIELD

GREAT

WYD

X

GAS

SAN

DH

ST

BENCHMARK DATA (NAVD-88 DATUM FROM RTK OBSERVATION)

BM#1: SET PK NAIL NORTH FACE UTILITY POLE ±30 FEET WEST OF BUILDING.
ELEVATION 632.40

BM#2: SET PK NAIL NORTH FACE UTILITY POLE ±54 FEET EAST OF BUILDING.
ELEVATION 629.48

BM#3: SET PK NAIL NORTH FACE UTILITY POLE ±225 FEET EAST OF BUILDING.
ELEVATION 628.88

BM#4: SET PK NAIL NORTH FACE UTILITY POLE ±400 FEET EAST OF BUILDING.
ELEVATION 629.98

LEGAL DESCRIPTION

(Per Fidelity National
Title Insurance company
Commitment No. 12092-1
Dated June 10, 2022 at 8am)

PARCEL 1:
Parcel 1: Part of the East 1/2 of Section 26, Town 2 South, Range 9 East, described as beginning at a point on the South line of Michigan Avenue, 204.00 feet wide, distant North 72 degrees 57 minutes 00 seconds East 231.33 feet from the intersection of said South line and the North-South 1/4 line of Section 26 and proceeding thence along said South line North 72 degrees 57 minutes 00 seconds East 100.00 feet; thence South 17 degrees 03 minutes 00 seconds East 242.17 feet; thence South 79 degrees 47 minutes 00 seconds West 100.72 feet; thence North 17 degrees 03 minutes 00 seconds West 230.19 feet to the point of beginning.

PARCEL 2:
Parcel 2: Part of the Southeast 1/4 of Section 26, Town 2 South, Range 9 East, described as beginning at a point on the Southerly line of Michigan Avenue, 204.00 feet wide, distant North 72 degrees 57 minutes 00 seconds East 331.33 feet from the intersection of said Southerly line and the North-South 1/4 line of Section 26 and proceeding thence North 72 degrees 57 minutes 00 seconds East, along said Southerly line, 315.42 feet; thence South 03 degrees 35 minutes 00 seconds East 283.62 feet to the Northerly line of the Michigan Central Railroad right of way; thence South 79 degrees 46 minutes 00 seconds West, along said Northerly line, 254.19 feet; thence North 17 degrees 03 minutes 00 seconds West 242.17 feet to the point of beginning.

BOUNDARY CERTIFICATION

Land Specialists hereby certifies that it has surveyed the above described property, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated herein.

BASIS OF BEARING IS THE SOUTH ROW LINE OF MICHIGAN AVENUE PER LEGAL DESCRPTION.

LEGEND

- R. — RECORD
- M. — MEASURED
- F.N. — FOUND PK NAIL
- F.I.P. — FOUND TEE IRON
- F.I.R. — FOUND IRON ROD
- S.I.R. — SET IRON ROD
- EM — ELEC. METER
- GM — GAS METER
- UTILITY POLE
- SANITARY MANHOLE
- STORM MANHOLE
- FIRE HYDRANT
- CATCH BASIN
- CLEAN OUT
- WATER SHUT OFF
- STEEL POST
- GATE VALVE & WELL
- SIGN
- ×641.40 — EXISTING GRADE
- X — X — EX. FENCE LINE
- DH — OVER HEAD LINES
- W — WATERMAIN
- SAN — SANITARY SEWER
- ST — STORM SEWER
- GAS — GAS MAIN
- TELEPHONE LINE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 INCH = 20 FT.

LOCATION MAP
NOT TO SCALE
MICHIGAN AVE.
ANNAPOLIS
MERRIMAN RD
MIDDLEBELT RD
INKSTER RD
VAN BORN RD

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG®
811
FOR FREE LOCATION
OF PUBLIC UTILITY LINES

UTILITY NOTE:
ALL WATER MAIN, STORM SEWER, SANITARY SEWER AND PUBLIC LIGHTING UTILITIES AS SHOWN HEREON ARE TAKEN FROM THE BEST AVAILABLE RECORDS AS DISCLOSED BY THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES. NO GUARANTEE CAN BE GIVEN BY US AS TO THE ACCURACY OR COMPLETENESS THEREOF.

STATE OF MICHIGAN
AYMAN A. TAMIMI
PROFESSIONAL SURVEYOR
NO. 55485
LICENSED PROFESSIONAL SURVEYOR

AYMAN TAMIMI, PS NO. 55485

BOUNDARY AND TOPOGRAPHIC SURVEY
30191 MICHIGAN AVE., INKSTER, MI. 48141

LAND SPECIALISTS
LAND SURVEYORS
21418 EWING DR
MACOMB, MI. 48044
(586) 703-1794
www.landspecialists.us

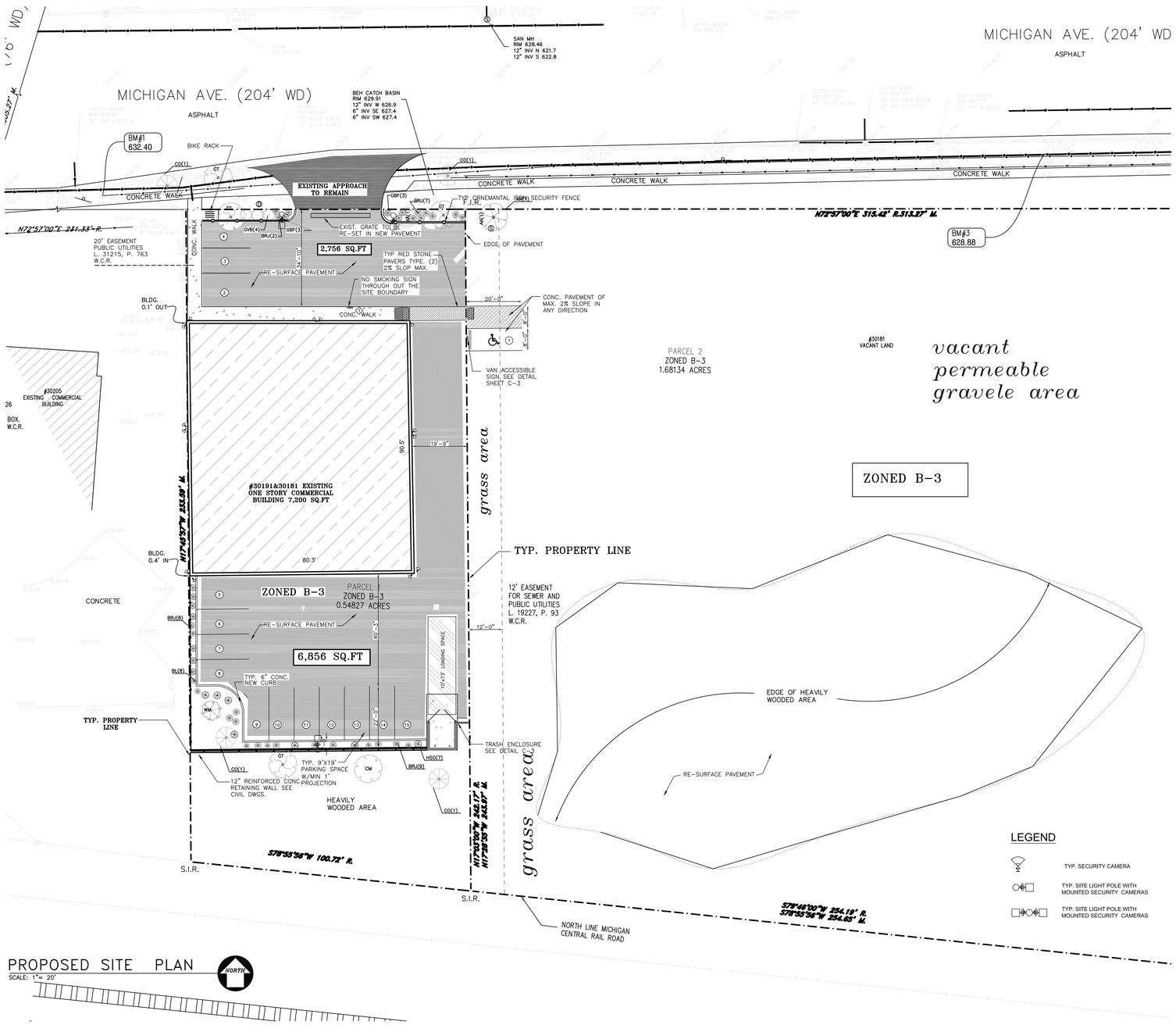
SCALE 1" = 20'
FOR RBE HADEM
DATE 7-19-2022

SURVEY BY
DRAWN BY
CHECKED BY
APPROVED BY
A. TAMIMI
R. TAMIMI

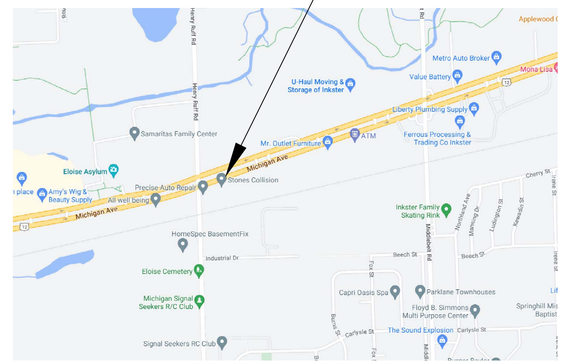
DATE:
BY:
REVISIONS

ORDER NO. 22-038
FIELD BOOK N/A
DRAWING FILE NO.

SHT. NO. 1 OF 1



PROPOSED SITE PLAN
SCALE: 1"= 20'



1 NON-SMOKING SIGN

GENERAL NOTES

1- ALL MARIJUANA RELATED ACTIVITY SHALL BE DONE INDOORS
2- APPLICANT SHALL COMPLIES WITH ALL THE RULES AND REGULATIONS ESTABLISHED BY THE MARIJUANA REGULATORY AGENCYY SHALL BE DONE INDOORS
3- ALL MARIJUANA WILL BE CONTAINED WITHIN AN ENCLOSED , LOCKED FACILITY
4- SALE,CONSUMPTION OR USE OF ALCOHOL OR TOBACCO PRODUCTS ON THE PROMISES IS PROHIBITED.
5- WATER EMANATING FROM THE RECREATIONAL MARIJUANA MICROBUSINESS SHALL MEETS OR EXCEEDS ALL APPLICABLE STATE AND LOCAL ENVIRONMENTAL STANDARDS.
6- CULTIVATION SHALL BE LIMITED TO A MAXIMUM OF 150 MARIJUANA PLANTS.
7- RECREATIONAL MARIJUANA MICROBUSINESS SHALL NOT OPERATE AT MULTIPLE LOCATIONS.

SITE NOTES:

1- STRIPE ACCORDING TO ADA STANDARDS EVERY YEAR ALL DESIGNATED H.C PARKING SPACES AND WALKWAYS. MAINTAIN MAXIMUM SLOPE OF 2% LONG, CROSS DIRECTION AND LANDING
2- SCRAPE TOP 2" OF EXISTING PAVEMENT AND LEVEL ACCORDING TO PROPOSED ELEVATIONS. RECOMPACT SURFACE AFTER REMOVAL OF ALL VEGETATION AND GRADING
3- ALL SIGNAGE WILL BE IN COMPLIANCE WITH THE CITY OF INKSTER REQUIREMENTS WITH A SEPARATE PERMIT
4- WATER AND SEWER SERVICES WILL MEET CITY CODE AND WATER AND SEWER DEPARTMENT REQUIREMENTS
5- ALL FEES ARE TO BE PAID BEFORE CONSTRUCTION BEGINS
6- NO PROPOSED IMPROVEMENTS WILL IMPACT ANY WOODLANDS, WETLANDS OR FLOOD PLAIN
7- OWNER SHALL TAKE ALL NECESSARY STEPS TO INSURE THAT DUST, FLASHING, GAS, NOISE, ODOR, SMOKE, VAPOR OR VIBRATION DO NOT CREATE A CONDITION MORE DETRIMENTAL TO THE SURROUNDING AREAS
8- ALL TRAFIC CIRCULATION ARROWS TO BE STRIPED ON PAVEMENT WITH MDOT STANDARDS
9- ALL FOOT-CANDLES MUST NOT EXCEED .3 FOOT-CANDLES ON ADJACENT PRIVATE PROPERTY

SECURITY PLAN AND NOTES:

NIGHT VISION CHANNEL CAMERA 42 (21 IN EACH BUILDING), 14 ON EXTERIOR BUILDING WALLS AND 6 COVERING SITE)

GLASS BREAK AND SOUND SENSORS WITH ALARM SYSTEM ON FRONT DOOR AND DOORS THAT IS CONNECTED TO INKSTER POLICE DEPARTMENT AND ALARM COMPANY

SECURITY CAMERAS SHALL BE INSTALLED , MAINTAINED AND APPROVED BY THE CITY POLICE CHEIF.

TOTAL ESTIMATED COST OF SITE IMPROVEMENTS

ESTIMATED SITE PAVING ,GRADING,WATER AND SEWER ,LIGHTING , TRASH ENCLOSURE AND LANDSCAPING IS APPROXIMATELY $ 45,000

HANNA ENGINEERING AND CONSULTING
Planners,Architect and Engineers
31786 Clarita
Livonia, Michigan 48152
Tel: (313) 575-0220
jsaad.hec@gmail.com

JOB No. 14-2022
SHEET No. C-A-1

SHEET TITLE: PROPOSED SITE PLAN

PROPOSED RENOVATION OF AN EXISTING BUILDING TO HOUSE A MICRO BUSINESS USE LOCATED @ 30191 & 30181 MICHIGAN AVE., INKSTER, MI

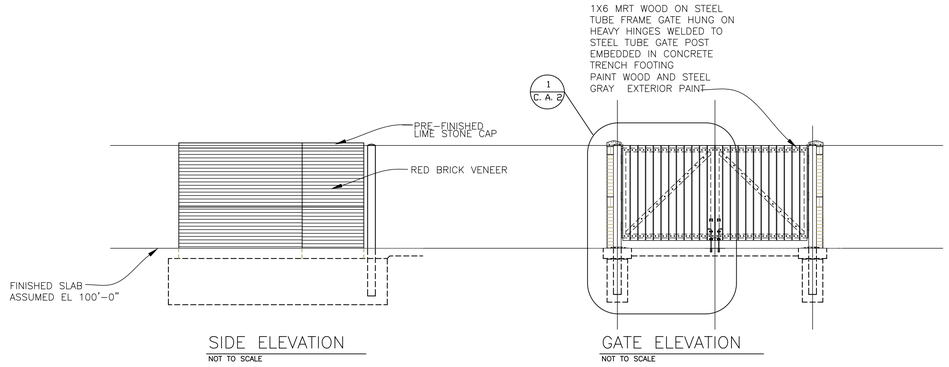
APPLICANT: SEED TO SALE LLC.
29501 Glenwood Street, Inkster , Michigan 48141
Tel: (734) 635-6000
ruthewms2610@aol.com

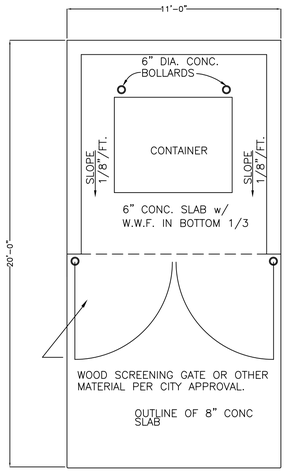
STATE OF MICHIGAN
JOHN SAAD
ENGINEER
No. 42117
PROFESSIONAL ENGINEER

ACAD FILE: 26201 michigan

DATE	ISSUED FOR
05-14-2022	SPECIAL LAND USE/SITE PLAN REVIEW
08-29-2022	PLANNING REV #2
09-13-2022	PLANNING REV #3

DATE: 04-04-2022
SCALE: AS NOTED
DRAWN BY J.S
DESIGNED BY J.S
CHECKED BY J.S.

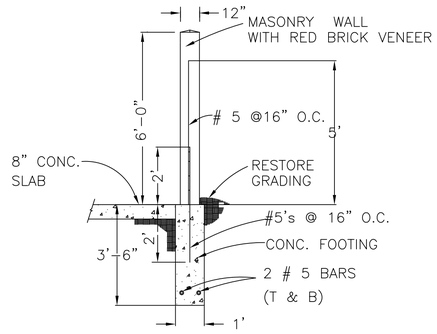




TRASH ENCLOSURE DETAIL

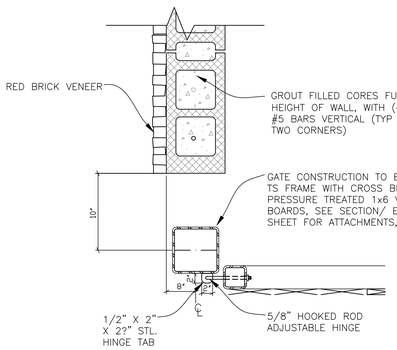
NOT TO SCALE

NOTE: PROVIDE 10'x10' CONCRETE APRON IN FRONT OF TRASH ENCLOSURE



TRASH ENCLOSURE WALL DETAIL

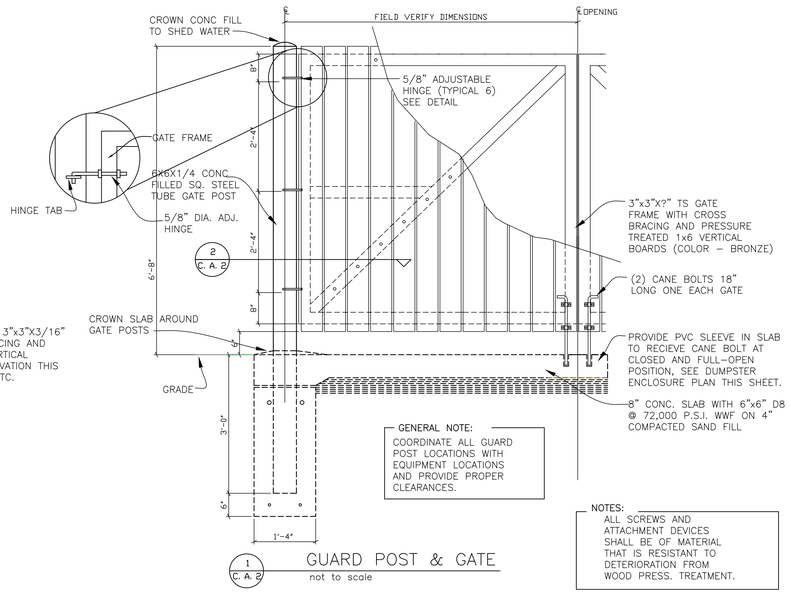
NOT TO SCALE



PLAN DETAIL & HINGE

2 C. A. 2

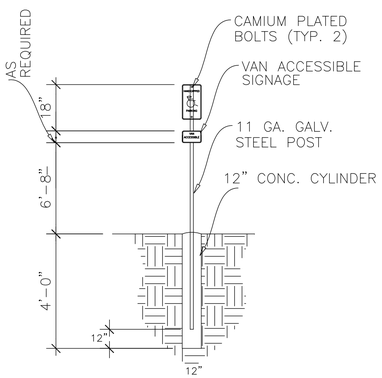
not to scale



GUARD POST & GATE

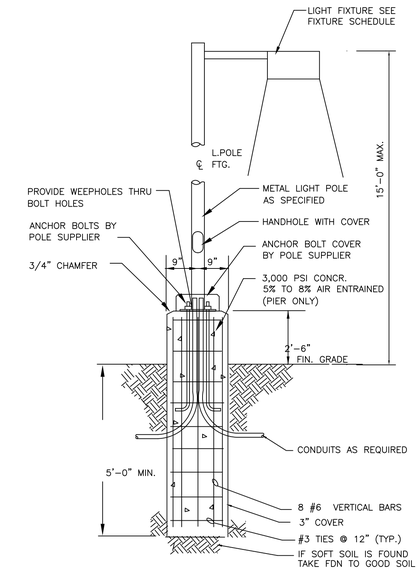
1 C. A. 2

not to scale



EXTERIOR BUILDING WALL MOUNTED VAN ACCESSIBLE SITE SIGN

not to scale



TYP. LIGHT POLE BASE DETAIL

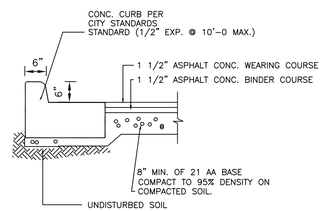
NO SCALE:

LIGHTING NOTES:

1– PARKING LOT LIGHT POLE FIXTURES 250 WATT METAL HALIDE

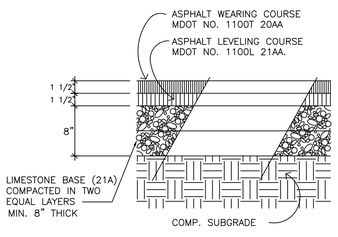
2– WALL PACK ON WEST WALL AT LOADING ZONE – 150 WATT METAL HALIDE

3– ALL LIGHTS TO BE SHIELDED FROM ADJACENT PROPERTY.



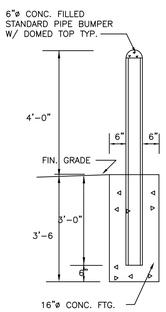
ASPHALT PAVT./CURB DETAIL/CONC. SIDEWALK

NOT TO SCALE



BITUMINOUS PAVING DETAIL

NOT TO SCALE



BUMPER POST DETAIL

N.T.S.

HANNA ENGINEERING AND CONSULTING
Planners,Architect and Engineers
31786 Clarita
Livonia, Michigan 48152
Tel: (313) 575-0220
jsaad.hec@gmail.com

JOB No. 14–2022
SHEET No. C.A.2

SHEET TITLE: EXISTING AND DEMOLITION PLAN

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STATE OF MICHIGAN
JOHN SAAD
ENGINEER
No. 42117
PROFESSIONAL ENGINEER

ACAD FILE: 30191 michigan
DATE: 04–04–2022

ISSUED FOR

DATE	
08–09–2022	SPECIAL LAND USE/SITE PLAN REVIEW
09–13–2022	PLANNING REV #3

SCALE: AS NOTED
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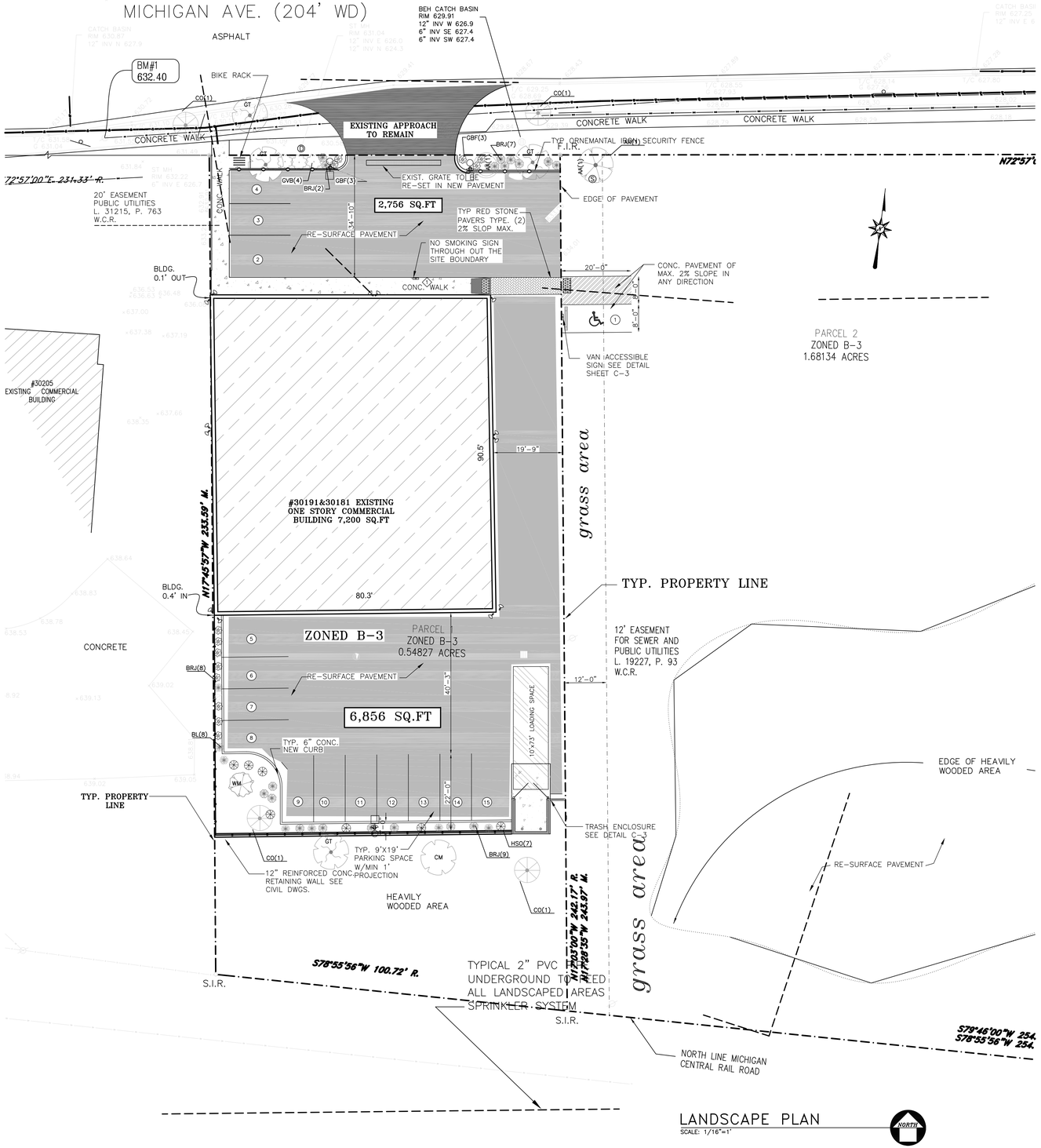

NOTES:

1– ALL LANDSCAPED AREAS (INCLUDING LAWNS SHALL BE PROVIDED WITH AUTOMATIC UNDERGROUND OR DRIP IRRIGATION SYSTEM.

PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS
CM	*1*	*Acer (Freeman" Celzan")*	*Celebration Maple*	*2" cal.*	*B&B*
CO	*4*	*Celtis Occidentails*	*Common Hackberry*	*3" cal.*	*B&B*
AA	*1*	*Amelanchier Arborea*	*Downy Serviceberry*	*7' ht.*	*B&B*
WM	*1*	*Morus Alba*	*Weeping Mulberry*	*7' ht.*	*B&B*
GBF	*8*	*Caillardia Grandi Flora*	*Colbin Blanket Flower*	*9 to 12" ht.*	
DKL	*1*	*SYRINGA MEYERI " PALIBIN"*	*DWARF KOREAN LILAC*	*2" cal.*	*B&B*
GVB	*3*	*Buxus x Green Valvet*	*Green Velvet Boxwood*	*One Galon*	
HSO	*7*	*Hemerocallis Stella D,Oro*	*Stella D,Oro Daylilly*	*18" Spr.*	*30" o.c*
BRJ	*18*	*Juniperus Horizontalis " Wiltoni"*	*Blue Rug Juniper*	*24"*	*Container*
BL	*8*	*Liriope Muscari (big Blue)*	*Blue Lily Turf Plant*	*One Galon*	
AR	*1*	*Acer Rubrum*	*Red Sunset Maple*	*3" cal. B&B*	
GT	*4*	*GLEDITSIA TRIACANTOS*	*SKYLINE HONEYLOCUST*	*3" cal. B&B*	

JOB No. 14–2022
SHEET No. L–1

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31786 Clarita
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BUSINESS USE LOCATED @ 30191 & 30181 MICHIGAN AVE., INKSTER, MI
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STATE OF MICHIGAN
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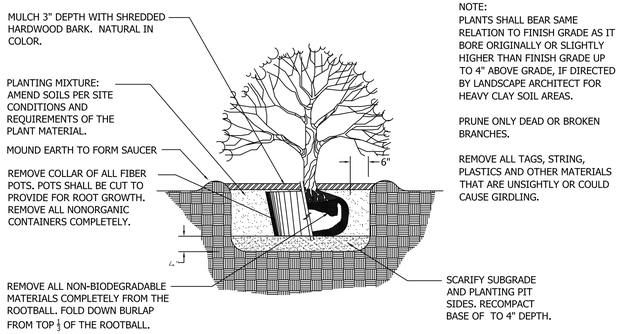
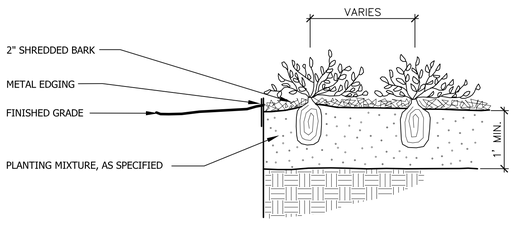


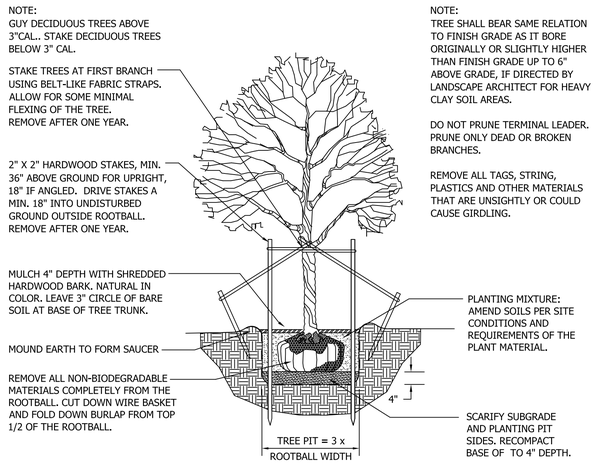
SHRUB PLANTING DETAIL

NOT TO SCALE

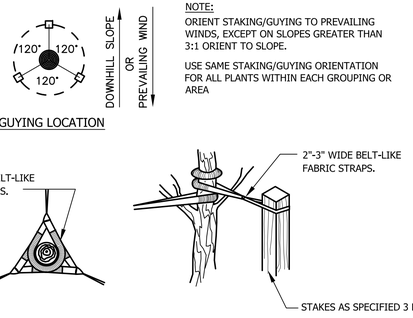


PERENNIAL PLANTING DETAIL

Not to scale



DECIDUOUS TREE PLANTING DETAIL



TREE STAKING DETAIL

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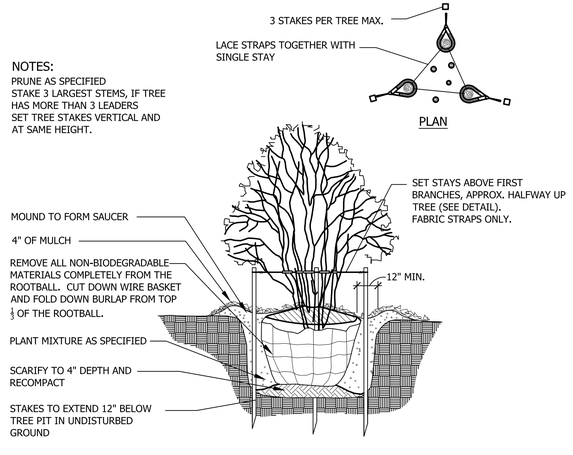
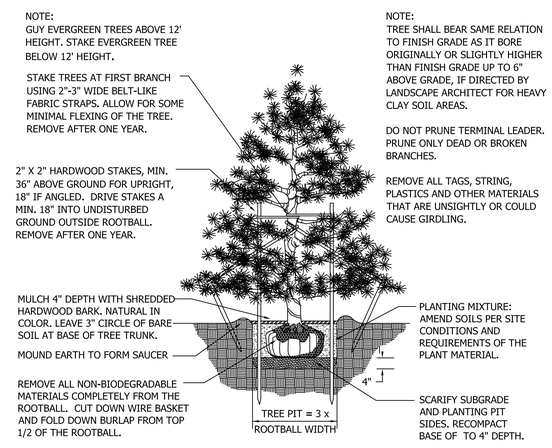


MULTI-STEM TREE PLANTING DETAIL

Not to scale



EVERGREEN TREE PLANTING DETAIL

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS ARE TO BE INSTALLED IN A SOUND, WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH THE CURRENT MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.

2. ALL PLANT MATERIALS SHALL BE INSTALLED BETWEEN MARCH 15th AND NOVEMBER 15th.

3. ALL PLANT MATERIALS ARE TO BE NORTHERN NURSERY GROWN NO.1 GRADE AND INSTALLED ACCORDING TO ACCEPTED PLANTING PROCEDURES. ALL PLANT MATERIALS SHALL CONFORM TO THE CURRENT AAN STANDARDS FOR NURSERY STOCK. THEY SHALL BE PLANTED ACCORDING TO THE STANDARD LANDSCAPE DETAILS AND SPECIFICATIONS. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PLANT MATERIALS PRIOR TO PLANTING AND TO REJECT ANY PLANT MATERIALS DEEMED NOT TO MEET AAN AND MDOT STANDARDS.

4. ALL TREES SHALL HAVE A CENTRAL LEADER AND A RADIAL BRANCHING STRUCTURE. PARK GRADE TREES ARE NOT ACCEPTABLE. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B).

5. ANY DECIDUOUS CANOPY TREES WITH BRANCHES THAT MIGHT TEND TO DEVELOP INTO "V" CROTCHES SHALL BE SUBORDINATED SO AS NOT TO BECOME DOMINANT BRANCHES.

6. MULCH SHALL BE NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK FOR ALL PLANTINGS. 4" THICK FOR TREES IN 4-FOOT DIAMETER CIRCLE WITH 3" PULLED AWAY FROM TRUNK. 3" THICK FOR SHRUBS AND SHRUB BEDS AND 2" THICK BARK FOR PERENNIALS.

7. ALL PLANT MATERIAL SHALL BE WARRANTIED FOR TWO (2) FULL YEARS AFTER DATE OF ACCEPTANCE BY THE OWNER. ALL UNHEALTHY AND DEAD MATERIAL SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT APPROPRIATE PLANTING PERIOD WHICH EVER COMES FIRST.

8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, INCLUDING WATERING, CULTIVATION, WEED CONTROL AND SOIL ENRICHMENTS AS MAY BE NECESSARY.

9. A MINIMUM OF ONE WEED CONTROL CULTIVATION PER MONTH OCCURRING IN JUNE, JULY AND AUGUST SHALL BE PERFORMED DURING THE TWO-YEAR ESTABLISHMENT PERIOD.

10. ANY SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED IN WRITING BY OWNER PRIOR TO INSTALLATION.

11. ALL TREE WRAP, STAKES, AND GUYS MUST BE REMOVED BY JULY 1ST FOLLOWING THE FIRST WINTER SEASON AFTER INSTALLATION.

12. ALL LANDSCAPE AREAS ARE TO BE MAINTAINED IN HEALTHY GROWING CONDITION FREE OF DEBRIS AND REFUSE AND IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.

13. CONTRACTOR TO REMOVE All CONSTRUCTION DEBRIS AND EXCESS MATERIALS FROM THE SITE PRIOR TO FINAL ACCEPTANCE.

14. PLANT MATERIALS, EXCEPT SOD, GROUND COVERS, AND CREEPING VINE TYPE PLANTINGS, SHALL NOT BE LOCATED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.

15. ALL BERMS MUST BE PLANTED WITH A COMBINATION OF TREES, SHRUBS, SOD OR OTHER EVERGREEN GROUND COVERS.

16. THE CONTRACTOR IS RESPONSIBLE FOR REQUEST OF FINAL INSPECTION AND ACCEPTANCE OF THE LANDSCAPE AT THE END OF THE 2-YEAR GUARANTEE PERIOD.

17. ALL LANDSCAPE AREA IS TO BE SPRINKLED WITH A 2" PVC UNDERGROUND PIPE FEEDING ZONED AREA

THE DETAILS AND NOTES SHOWN ON THIS PAGE ARE STANDARDS. THESE DETAILS ARE NOT ALL INCLUSIVE AND ARE NOT MEANT TO SUBSTITUTE FOR ANY CITY, MDOT, OR CODE REQUIREMENT.

JOB No. 14-2022
SHEET No. L-2

HANNA ENGINEERING AND CONSULTING
Planners,Architect and Engineers
31786 Clarita
Livonia, Michigan 48152
Tel: (313) 575-0220
jsaad.hec@gmail.com

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SCALE:	AS NOTED
DRAWN BY	J.S
DESIGNED BY	J.S
CHECKED BY	J.S.
DATE:	04-04-2022
ACAD FILE:	30191 michigan

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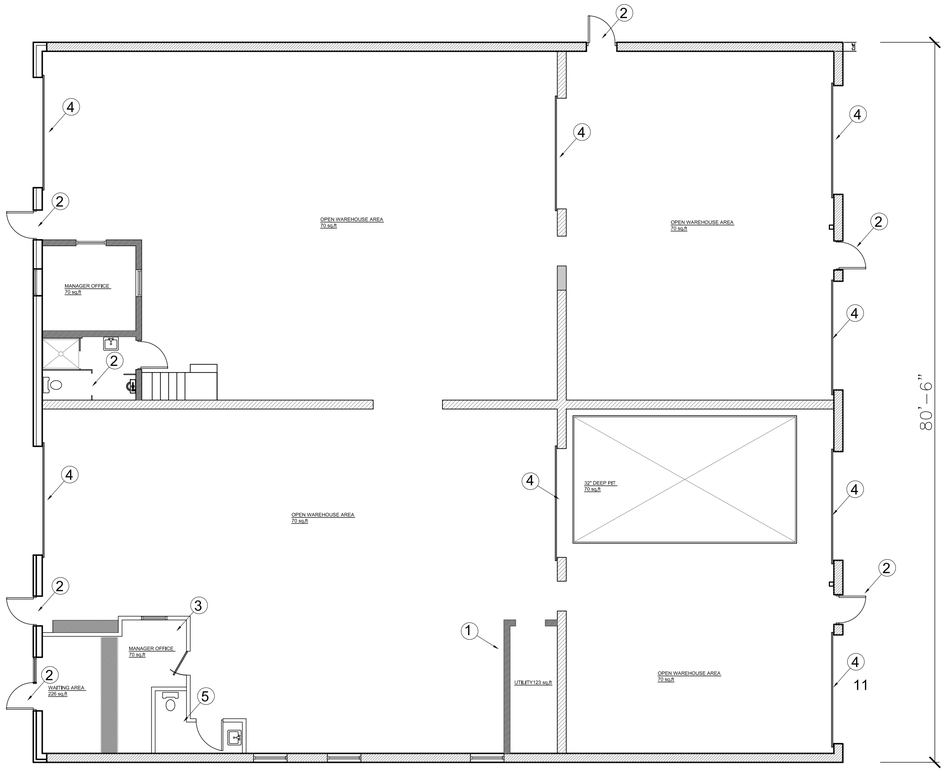
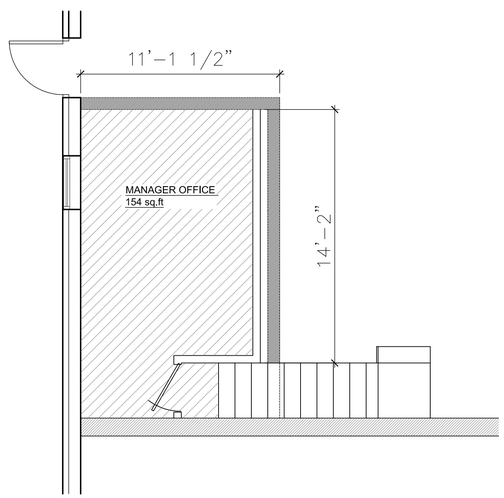


EXISTING FLOOR PLAN

SCALE: 1/8"=1'-0"

EXISTING WALLS TYPE

- 1/2" DRY WALL ON 3 1/2" STEEL STUDS PARTITION WALLS
- EXTERIOR 8" MASONRY BLOCK WITH 3.5" BRICK VENEER
- INTERIOR 12" MASONRY WALL
- EXTERIOR 12" MASONRY WALL
- INTERIOR 8" MASONRY WALL
- EXISTING AND PROPOSED MASONRY WALL TO BE PAINTED



PARTIAL MEZZANINE PLAN

SCALE: 1/4"=1'-0"

REMOVAL & DEMOLITION SCOPE

1- DEMOLISH 8" MASONRY UTILITY ROOM WALLS
2- REMOVE EXISTING DOORS TO BE REPLACED BY NEW DOORS OR BLOCKED WITH MASONRY PER PROPOSED PLAN. SALVAGE DOORS THAT ARE IN GOOD CONDITION
3- DEMOLISH ALL NON BEARING WALLS AND CEILING
4- REMOVE EXISTING ROLLING DOORS
5- REMOVE PARTITIONS AND EXISTING PLUMBING FIXTURES. CAP UNDERGROUND PLUMBINGS AND WATER LINES

JOB No. 14-2022
SHEET No. A-01

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Livonia, Michigan 48152
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STATE OF MICHIGAN
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ENGINEER
No. 42217
PROFESSIONAL ENGINEER

ACAD FILE: 30191 michigan

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SPECIAL LAND USE/SITE PLAN REVIEW	08-09-2022
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PLANNING REVIEW #3	09-13-2022

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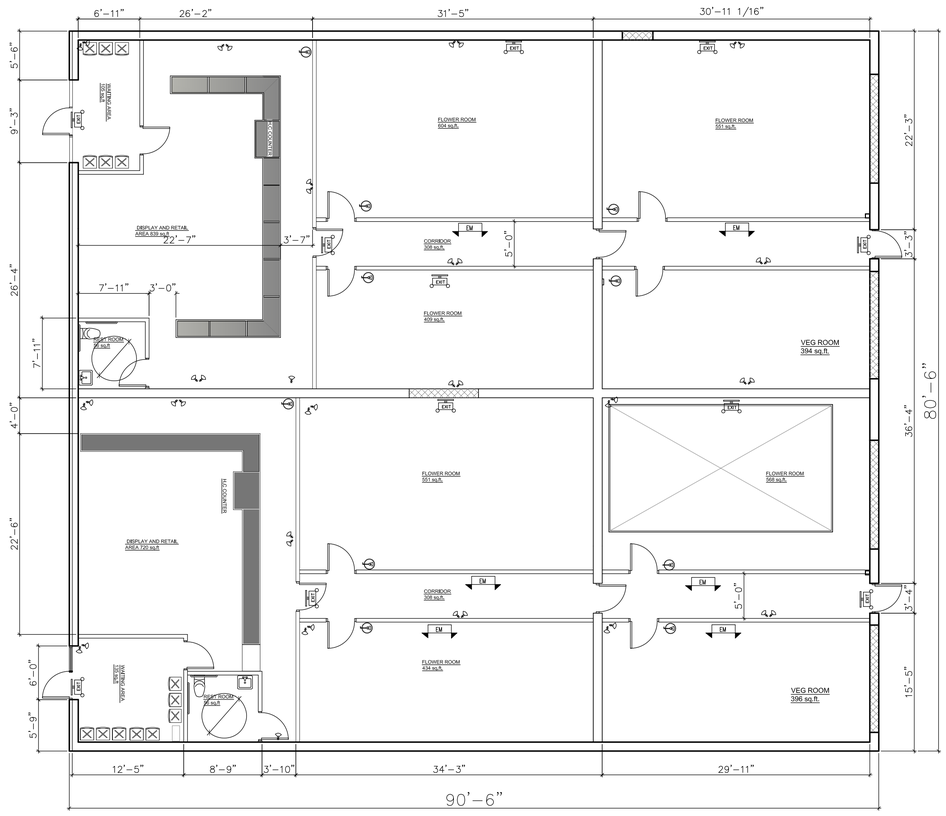


PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"

BUILDING SECTION (A)
3,660 SQ.FT
30181 MICHIGAN

BUILDING SECTION (B)
3,540 SQ.FT
30191 MICHIGAN

LEGEND

- EM — EMERGENCY BACK UP LIGHT
- TYP. SECURITY CAMERA
- EXIT — TYP. EMERGENCY EXIT LIGHTS
- WALL MOUNTED FIRE EXTINGUISHER APPARATUS

WALLS TYPE

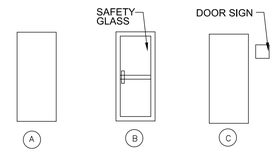
- 5/8" DRY WALL ON 3 1/2" STEEL STUDS PARTITION WALLS TO BOTTOM OF STEEL ROOF DECK
- EXTERIOR 8" MASONRY BLOCK WITH 3.5" BRICK VENEER
- EXTERIOR 8" MASONRY BLOCK WITH 2" CULTURED STONE ON 2.5" METAL STUDS OR NICHIHA FIBER GLASS SYSTEM
- EXISTING INTERIOR 8" MASONRY BLOCK WITH 3.5" BRICK VENEER
- INTERIOR 8" MASONRY WALL SOLID FILL TO UNDER STEEL ROOF
- EXTERIOR 8" MASONRY WALL SPLIT FACE
- EXISTING AND PROPOSED MASONRY WALL TO BE PAINTED

ROOM FINISH SCHEDULE

ROOM No.	ROOM NAME	FLOOR MATERIAL	BASE	WALLS				CEILING		REMARKS
				NORTH	SOUTH	EAST	WEST	MAT.	HT.	
001	LOBBY	P.T.	P.T.B	DWP	DWP	DWP	DWP	ACT	9'-0"	
002	TOILET	P.T.	P.T.B	4" P.T. DWP	4" P.T. DWP	4" P.T. DWP	4" P.T. DWP	5/8 typ. on 2x6 @12"	8'-0"	
003	GROW/TRIM/DRY	C	RCB	UT	UT	UT	UT	DECK		OPEN TO BOTTOMN OF TRUSS
004	UTILITY	C.T.	MBP	MBP	DWP	MBP	MBP	DECK		OPEN TO BOTTOMN OF TRUSS
005	OFFICE	P.T.	P.T.B	MBP	DWP	DWP	MBP	ACT	8'-0"	
006	CORRIDOR	C	RCB	DWP	DWP	DWP	MBP	DECK		OPEN TO BOTTOMN OF TRUSS
007	shiping/receiving	C	MBP	MBP	MBP	MBP	MBP	DECK		OPEN TO BOTTOMN OF TRUSS

DOORS SCHEDULE

DOOR NO.	DOOR SIZE	DOOR MTL	FRAME MTL	HARD. TYPE	REMARKS
1	3'x7'x1 3/4	ALUM.	ALUM.	1	DOOR TYPE B
2	3'x7'x1 3/4	H.M.	H.M.	3	DOOR TYPE A
3	3'x7'x1 3/4	H.M.	H.M.	2	DOOR TYPE C
4	INSULATED 2" METAL /METAL TRACK/1/4" TEMP. GLASS PER SUPPLIER				DOOR TYPE D
5	3'x7'x1 3/4	H.M.	H.M.	3	DOOR TYPE A

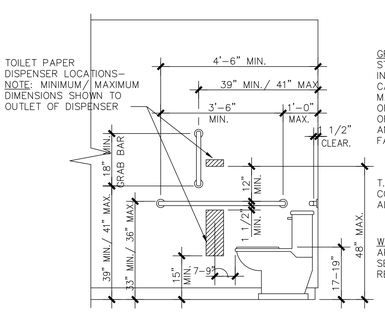


ABBREVIATION

H.M	HOLLOW METAL
C	CONCRETE FLOOR
RCB	RUBBER COVE BASE 4"
DWP	DRYWALL PAINTED
MBP	MASONRY BLOCK PAINTED
ACT	ACOUSTIC TILES 2'x4' (TO BE APPROVED BY OWNER)
P.T.	PORCELAIN TILE
P.T.B	PORCELAIN TILE BASE
G.L.Z.	GLAZING
C.T.	CERAMIC TILE
UT	UTILITE INTERLOCKING WALL PANELS CLASS A.FIRE RATED
S.C.W	SOLID CORE WOOD

HARDWARE TYPES:

1. (3) 1 1/2" BUTTS/PUSH. PULL PLATES/DEAD BOLTS W/ TURN BOTTON/CLOSER/ WEATHER STRIP/KICK PLATES (BOTH SIDES)/TREASHOLD
2. 1 1/2 PR BUTTS/PUSH. PULL PLATES/WALL BUMPER/CLOSER/PRIVACY SET/LATCH SET/DOOR SIGN
3. 1 1/2 PR BUTTS/LEVER HANDLES/PRIVACY SET/WALL BUMPER/CLOSER/DOOR STOP

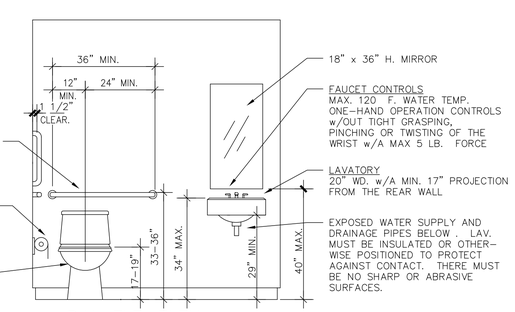


P.H. TLT. SIDE ELEV.
NOT TO SCALE

GRAB BAR– 1–1/2" DIA. STRENGTH: ALLOW STRESSES IN BENDING SHEAR & TENSION CANNOT BE EXCEEDED FOR MATERIALS USED WHEN A FORCE OF 250 LBS. APPLIED VERTICALLY OR HORIZONTALLY IS APPLIED AT ANY POINT ON A GRAB BAR, SEAT, FASTENER, OR SUPPORTING STRUC.

T.P. DISPENSER CANNOT HAVE A CONTROLLED DELIVERY OR NOT ALLOW CONTINUOUS PAPER FLOW

W.C. APPROVED A.D.A. COMPLIANCE– SEAT MAY NOT BE SPRUNG TO RETURN TO AN UP POSITION



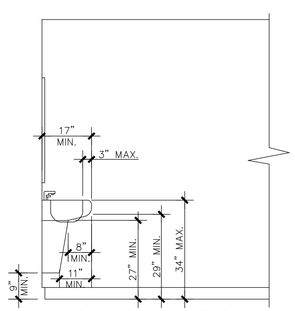
P.H. TLT. ELEV.
NOT TO SCALE

18" x 36" H. MIRROR

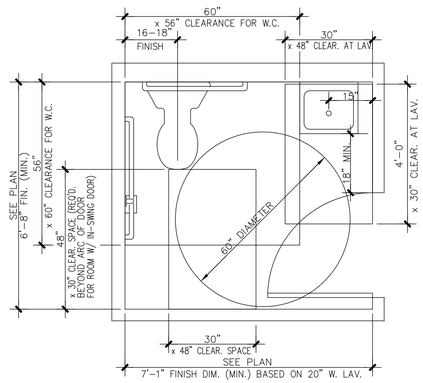
FAUCET CONTROLS MAX. 120 F. WATER TEMP. ONE–HAND OPERATION CONTROLS w/OUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST w/A MAX 5 LB. FORCE

LAVATORY 20" WD. w/A MIN. 17" PROJECTION FROM THE REAR WALL

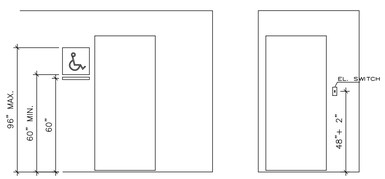
EXPOSED WATER SUPPLY AND DRAINAGE PIPES BELOW . LAV. MUST BE INSULATED OR OTHER–WISE POSITIONED TO PROTECT AGAINST CONTACT. THERE MUST BE NO SHARP OR ABRASIVE SURFACES.



P.H. SINK SIDE ELEV.
NOT TO SCALE



P.H. BATHROOM
NOT TO SCALE



BARRIER FREE TOILET DETAILS
NOT TO SCALE

HANNA ENGINEERING AND CONSULTING
Planners,Architect and Engineers
31786 Clarita
Livonia, Michigan 48152
Tel: (313) 575–0220
jsaad.hec@gmail.com

JOB No. 14–2022
SHEET No. A–02

SHEET TITLE: PROPOSED FLOOR PLAN

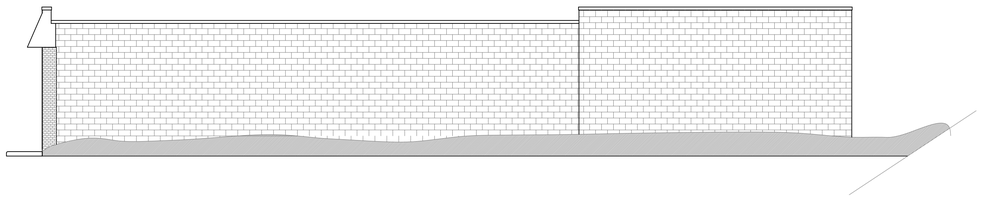
PROPOSED RENOVATION OF AN EXISTING BUILDING TO HOUSE A MICRO
BUSINESS USE LOCATED @ 30191 & 30181 MICHIGAN AVE., INKSTER, MI
APPLICANT: SEED TO SALE LLC.
29501 Glenwood Street, Inkster , Michigan 48141
Tel: (734) 635–6000
ruthewms2618@aol.com

STATE OF MICHIGAN
JOHN SAAD
ENGINEER
No. 42117
PROFESSIONAL ENGINEER

SCALE:	DATE:	ACAD FILE:
AS NOTED	04–04–2022	30191 michigan

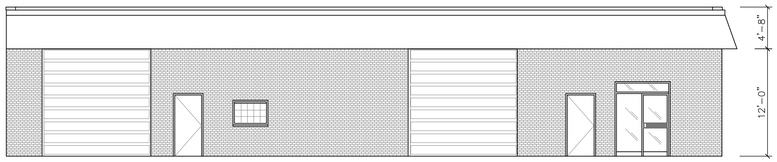
DRAWN BY	DESIGNED BY	CHECKED BY
J.S	J.S	J.S.

DATE	ISSUED FOR
08–09–2022	SPECIAL LAND USE/SITE PLAN REVIEW
08–29–2022	PLANNING REVIEW #2
09–13–2022	PLANNING REVIEW #3



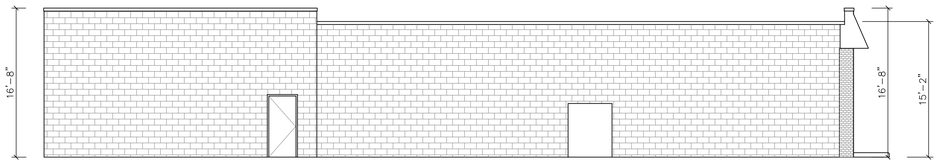
EXISTING WEST ELEVATION

SCALE: 1/8"=1'-0"



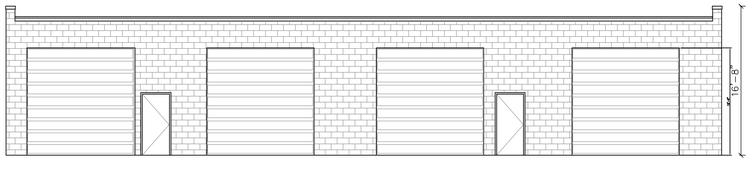
EXISTING NORTH ELEVATION

SCALE: 1/8"=1'-0"



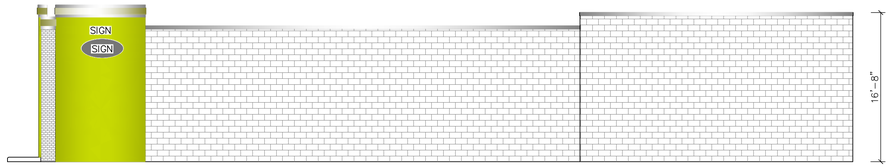
EXISTING EAST ELEVATION

SCALE: 1/8"=1'-0"



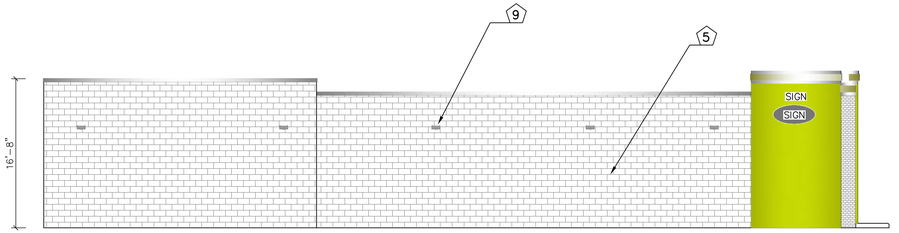
EXISTING SOUTH ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION

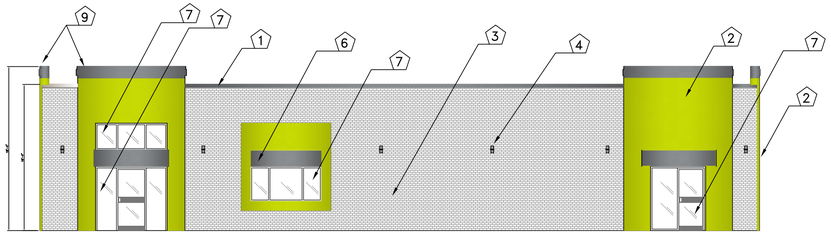
SCALE: 1/8"=1'-0"



PROPOSED EAST ELEVATION

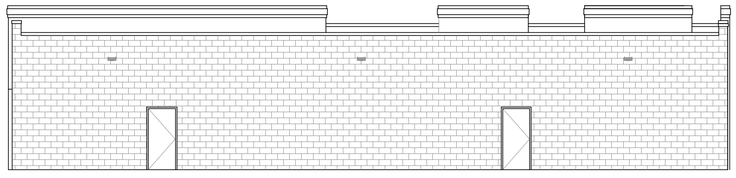
SCALE: 1/8"=1'-0"

AREA OF FACADE FROM FLOOR TO CEILING ELEVATION = 938 SQUARE FEET
PERCENTAGE OF GLASS AREA TO FACADE = 176/938 X100%=19%



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"

1. TYPICAL. 4" METAL CAP SILVER METALLIC COLOR
2. TYPICAL. NICHIHA WOOD CLADDING EXTENDED 3.5" FROM BRICK VENEER . LINE OR SOFT MODERN GREEN COLOR E.I.F.S SYSTEM
3. TYPICAL. 4" DARK SILVER BRICK VENEER
4. TYPICAL. DECORATIVE SCONCES EXTERIOR LIGHTS
5. TYPICAL. 12" EXISTING PAINTED MASONRY TO BE REPAINTED
6. TYPICAL. METAL PANELS CLADDING . DARK SILVER COLOR
7. TYPICAL. ALUM.STORE FRONT W/LOW "E" LAMINATE INSULATED GLASS
8. TYPICAL WALL PACK LIGHTS 175 WATTS SHIELDED DOWN
9. TYPICAL METAL CLADDING AND COPING . DARK SILVER ON 2X4 METAL STUDS AND WOOD BLOCKING BUILD UP TO PARAPET DETAIL

NOTES:

ALL MECHANICAL EQUIPMENTS ON ROOF IS TO BE 10' AWAY FROM ALL PARAPET WALLS AND 25 FEET AWAY FROM THE NORTH WALL (SEE SITE PLAN FOR EQUIPMENT POSITION)
ALL EQUIPMENTS ARE TO BE SHEILDED FROM STREET LEVEL VIEW

JOB No. 13-2022
SHEET No. A-03

HANNA ENGINEERING AND CONSULTING
Planners,Architect and Engineers
31786 Clarita
Livonia, Michigan 48152
Tel: (313) 575-0220
jsaad.hec@gmail.com

SHEET TITLE: EXISTING AND PROPOSED BUILDING ELEVATIONS

PROPOSED RENOVATION OF AN EXISTING BUILDING TO HOUSE A MICRO
BUSINESS USE LOCATED @ 30191 & 30181 MICHIGAN AVE., INKSTER, MI
APPLICANT: SEED TO SALE LLC.
29501 Glenwood Street, Inkster , Michigan 48141
Tel: (734) 635-6000
ruthewms2618@aol.com

STATE OF MICHIGAN
JOHN SAAD
ENGINEER
No. 42117
REGISTERED PROFESSIONAL ENGINEER

SCALE: AS NOTED
DRAWN BY J.S
DESIGNED BY J.S
CHECKED BY J.S.
DATE: 04-04-2022
ACAD FILE: 30191 michigan

DATE	ISSUED FOR
08-09-2022	SPECIAL LAND USE/SITE PLAN REVIEW
08-29-2022	PLANNING REV #2
09-13-2022	PLANNING REV #3

MICRO BUSINESS USE APPLICATION:
APPLICANT: SEED TO SALE LLC.
30191 & 30181 MICHIGAN AVE. INKSTER, MI

WASTE DISPOSAL PROCEDURES

SEED TO SALE, LLC, ("30191 & 30181") **Destruction Policy:** This will be in accordance with former Emergency Rule 36 and current Rule 37 for Destruction and Waste Management/Disposal of Cannabis and cannabis infused products. 30191 & 30181 shall render into an unusable and unrecognizable form through grinding and incorporating the marihuana product waste with the non-consumable solid waste the resulting mixture is not less than 50% non-marihuana product waste:

(a) Paper waste.

(b) Plastic waste.

(c) Cardboard waste.

(d) Food waste.

(e) Grease or other compostable oil waste.

(f) Fermented organic matter or other compost activators.

(g) Other wastes approved by the department that will render the marihuana product waste unusable and unrecognizable.

(h) Soil.

The marihuana product rendered unusable and unrecognizable and, therefore, considered waste, must be recorded by 30191 & 30181 in the statewide monitoring system via the METRC/BIOTRACKTHC statewide monitoring system. 30191 & 30181 shall not sell marihuana waste or marihuana products that are to be destroyed, or that the department orders destroyed. 30191 & 30181 shall manage all waste that is hazardous waste pursuant to part 111 of 1994 PA 451, MCL 324.11101 to 324.90106.

30191 & 30181 shall dispose of marihuana product waste in a secured waste receptacle using 1 or more of the following:

(a) A manned and permitted solid waste landfill.

(b) A manned compostable materials operation or facility.

(c) An in-vessel digester.

(d) An incineration method approved by state and local laws and regulations; and

(e) In a manner in compliance with applicable state and local laws and regulations.

30191 & 30181 shall dispose of wastewater generated during the cultivation of marihuana and processing of marihuana products shall be disposed of in compliance with applicable state andlocal laws and regulations.

The Primary Agent in Charge will be responsible for the destruction and disposal of cannabis and cannabis infused products. When it is determined that a cannabis or a cannabis infused product has been contaminated or unusable, the on-duty Facility Agent will quarantine the items within the high security vault in a separate vault in a separate container. 30191 & 30181 shall use the services of authorized hazardous medical waste companies as defined by the Departmentof Environmental Quality for the disposal of cannabis and cannabis infused products waste. Any medicine that is deemed to be 'unusable' by reason of contamination or expiration, shall be stored in a sealed biohazard bin in a designated storage area until it is removed by the medicalwaste company.

There will be a Destruction Request and Log. The employee must weigh the item and record its weight on the Facility Center Form, Destruction Request and Log. They will then place the items in a cardboard box and seal it with a tamper proof seal. The Facility Organization Agent will seal its contents and place his/her signature across it. They will next weigh the sealed box and indicate it on Form and forward the completed form to the Primary Agent in Charge.

The Primary Agent in Charge upon receipt of the form will immediately inspect the item listed for destruction and verify the tamper proof seal has not been compromised and Weigh the item in its sealed box and verify its weight as listed on the form. Then he or she will notify the

Michigan State Police and the Michigan Department of Licensing seven (7) days prior to destruction of the date/ time of scheduled destruction.

The Facility will upon approval of this application seek a weekly scheduled destruction time as allowed by the Rules. On the date of designated destruction, the Facility will institute a two-person rule to witness and record the destruction. The Primary Agent in Charge and on Duty of will bring the item(s) to the Destruction Room. The Primary Agent in Charge will verify that the destruction is visible to the CCTV to facilitate Michigan State Police remote monitoring. Both the Primary Agent in Charge and on Duty Facility Organization Agent will inspect the item scheduled for destruction and verify the tamper proof seal has not been compromised. They will then weigh the box and verify by documenting their concurrence on The Facility Form Destruction Request and Log. Next, open the box and weigh the items and verify its weight buy documenting their concurrence on Facility Form Destruction Request and Log. The contents of the item and pour/place the cannabis or cannabis infused product onto the scale and weigh it. Record its raw weight on the Facility Center Destruction Request and Log. Pour the Cannabis contents on the scale. Record this weight on form Destruction Request Log. Measure a quantity of soil three times the weight of the cannabis or cannabis infused product and record this raw weight on the Facility Center Form Destruction Request and Log. The Primary Agent in Charge will ensure that marihuana product is rendered indistinguishable from any other plant material through grinding and incorporating the marihuana product waste with the non-consumable solid waste the resulting mixture is not less than 50% non-marihuana

product waste as required by MCL 333.237 (Rule 37) which includes the following products:

(a) Paper waste.

(b) Plastic waste.

(c) Cardboard waste.

(d) Food waste.

(e) Grease or other compostable oil waste.

(f) Fermented organic matter or other compost activators.

(g) Other wastes approved by the department that will render the marihuana product waste unusable and unrecognizable.

(h) Soil.

A 50% (non-consumable solid waste) to 50% (Cannabis) weight ratio shall be measured to ensure compliance by volume. Place the grinding attachment container bowl containing the

combined items on the scale and weigh the same and record results on Form Destruction Request and Log. Grind the contents of the non-consumable solid waste materials specified in MCL 333.237 (Rule 37) and cannabis/cannabis infused product, any edibles or flowers that does not meet quality or is perished needs to be mixed and grinded with 50% non-consumable solid waste materials specified in MCL 333.237 (Rule 37) and then pour the mixed contents into a biodegradable container and add 1-part bleach.

30191 & 30181 Primary Agent shall ensure that 30191 & 30181disposes of marihuana product waste in a secured waste receptacle using 1 or more of the following:

(a) A manned and permitted solid waste landfill.

(b) A manned compostable materials operation or facility.

(c) An in-vessel digester.

(d) An incineration method approved by state and local laws and regulations; and

(e) In a manner in compliance with applicable state and local laws and regulations.

30191 & 30181's Primary Agent shall ensure that the marihuana product waste is, after proper recording and reporting in the statewide monitoring system via the METRC/BIOTRACKTHC statewide monitoring system, is properly disposed of with a license solid waste Company station. 30191 & 30181 shall obtain a receipt(s) for its disposal and then attach to the Completed Facility Center Form Destruction Request and Log. Upon completion both the Primary Agent in Charge and Facility Organization Agent will sign the Facility Center Form attesting to the destruction. The PrimaryAgent in Charge will then record the results of this destruction into the computerized METRC/BIOTRACKTHC Software System. The Destruction Request and Log will be retained for five (5) years.

DISPOSAL SUMMARY

- Dumpsters on the exterior of the facility shall be fenced in and locked and secured to deter theft and rummaging through the trash by unwanted pests, rodents and people.
- Trash shall be stored in a manner to minimize the developments of Odors.
- Cannabis waste will be composted or disposed of in a manner which prevents the unauthorized use and such disposal will be documented. Disposal shall not violate any other ordinance, code section or provision of laws regarding the disposal of cannabis.
- Soil mediums, bulbs, ballast utilized during the cultivation process must be

disposed in accordance with the manufacturer's recommendations or recycled when possible.

- Nutrients, pesticides and other chemicals used in cultivation and processing operations shall be disposed of in accordance with the manufacturer's recommendations.
- Litter and waste will be properly removed and the operating systems for waste disposal shall be maintained in a manner so that they do not constitute a source of contamination in areas where medical marihuana is exposed.
- Marihuana products that are to be destroyed or are considered waste, will be rendered into an unusable and unrecognizable format and will be recorded into the state-wide monitoring system as set forth above.
- Marihuana waste or marihuana products that are to be destroyed or that has been ordered destroyed by the MRA/BMMR will not be resold.
- All Hazardous Waste Will Be Managed in accord to "part 111 of 1994 PA 451,MCL 324.11101 to 324.90106.
- Per State regulations "a licensee shall dispose of marihuana product waste in a secured waste receptacle using 1 or more the following:"
    - A Manned And Permitted Solid Waste Landfill.
    - A Manned Compostable Materials Operations Or Facility.
    - An in-vessel digester.
    - An incineration method approved by state and local laws and regulations; and
    - In a manner in compliance with applicable state and local laws and regulations.

MICRO BUSINESS USE APPLICATION:
APPLICANT: SEED TO SALE LLC.
30191 & 30181 MICHIGAN AVE. INKSTER, MI

Odor Control and Response Plan

SEED TO SALE, LLC, ("30191 & 30181") wants to be a good neighbor. 30191 & 30181 will take measures to control odor emanating from our Micro Business FACILITY

30191 & 30181 will prevent the escape of odor from its FACILITY by the following measure:

1. Adequate design measures to ensure that the building is sealed ;
2. Using industry standard carbon filters throughout the facility, including:
    a. Canned filters; and
    b. Placing filters within the HVAC system designed to purify the air;
4. Training staff to monitor and report odors; and
5. Retain third party air quality experts to measure, test and recommend measures designed to prevent odor leaks,

I. Design Measures to Prevent Off Site Odors

30191 & 30181 will renovate our building with an eye toward completely sealing the building, interior andexterior, to prevent air leaks.

II. Use of Activated Carbon Filters

All spaces within our facility that contain cannabis goods will be equipped with a carbon scrubbing filter. These filters are highly effective at eliminating odor that could be caused from the permeation of our cannabis goods. The filters will include a powerful fan that will pull the air of the room towards the filter, pulling it through carbon (a known odor eliminator), and then reintroduced into the room (scrubbing).

Carbon filtration is known in the cannabis industry to be very effective at controlling marijuana odors. We will install activated carbon air filters which remove 99.5% of all odors and other airborne particles.

2. *Carbon Filtration within the HVAC System.* Carbon filters will be installed within the HVAC system, and at all points of exhaust. As the air in the HVAC is circulated through the filter. This will scrum the circulating air of and odor of marihuana and maintain air quality. As filters age their effectiveness deteriorates. The carbon filters shall be placed on a regular maintenance schedule. To ensure maximum effectiveness, the carbon filters will also be monitored and changed regularly, per the manufacturers' recommendation.

III. Staff Training Staff to Engage in Odor Mitigating Practices

30191 & 30181 employees will be trained to engage in odor mitigation practices to further the effectiveness of this Odor Control and Response Plan. 30191 & 30181 employees will be trained to alert management of any odors that are detectable from the outer perimeter of the building. 30191 & 30181 shall be employee strained on the importance of ensuring that doors and windows remain closed at all times to prevent escaping odors. The employees will also be trained to ensure that the air exhaust and filtration systems are running at all times as required.

IV. Evaluating the Effectiveness of Odor Control Measures

30191 & 30181 will implement a weekly odor analysis to determine the effectiveness of our odor control measures. 30191 & 30181 employees will walk the perimeter of the property to determine if any odor is escaping.

If the analysis determines that odor is escaping, 30191 & 30181 will reconsider its controls and formulate measures to prevent the escape of odors. Records shall be maintained and will be made available to the City of Detroit or the state upon request.

V. Professional Indoor/Outdoor Air Quality Testing

30191 & 30181 will intend to engage the services of a professional Air Quality Testing consultant to evaluate the quality of the air in the GROW FACILITY Center and to design the best method to control the air quality and to prevent odors from escaping.

VI. Tracking Complaints and Response

30191 & 30181 will take complaints of odor emanating from its facility seriously. 30191 & 30181 will encourage neighbors and its employees to report any odor so that we can immediately resolve the issue. Any complaints will be tracked and recorder. 30191 & 30181 will swiftly address and resolve any odor claims.

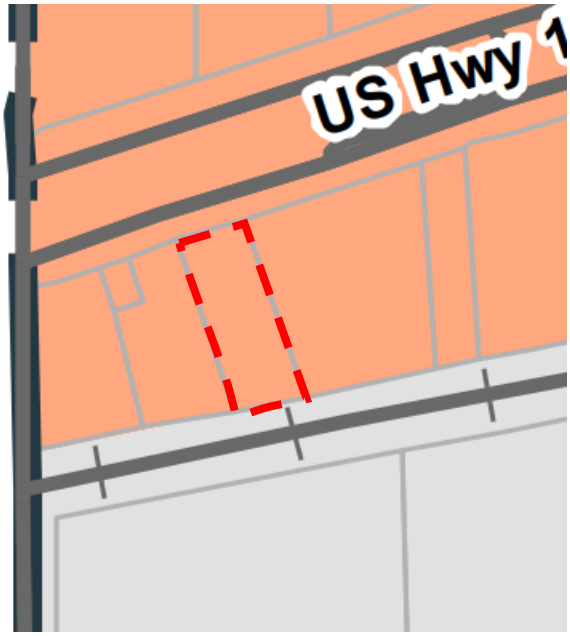
NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

RE: Case No. 22-26 (SLU)

In accordance with and pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, notice is hereby given that the City of Inkster Planning Commission will hold a public hearing on **Monday, September 26, 2022 at 6:30 p.m**. Information to join the meeting can be found at City Hall located at 26215 Trowbridge, Inkster, Michigan, 48141 or at www.cityofinkster.com. The purpose of this hearing is to consider a special land use to allow a marijuana microbusiness in the B-3 General Business District at 30191 Michigan Ave. Seed to Sale, LLC is the applicant. The site is located on the south side of Michigan Avenue, north of the railroad tracks, east of Henry Ruff Road and is legally described as follows:

TAX ID: 44-012-99-0004-002

26E3A2 3B1 PT OF SE 1/4 SEC 26 T2SR9E BEG N72DEG 57M E 231.33FT FROM INT OF SLY LINE OF MICHIGAN AVE AND N AND S 1/4 LINE OF SEC 26 TH N72DEG 57M E 100FT TH S17DEG 03M E 242.17FT TH S79DEG 47M W 100.72FT TH N17DEG 03M W 230.19 FT POB 0.54 AC



NORTH

Public comments are invited. Persons unable to attend the public hearing may send their comments in writing to the attention of the City of Inkster Planning Department, 26215 Trowbridge, Inkster, Michigan, 48141. Comments will be received through 12:00 noon, Monday, September 19, 2022. Please reference Case No. 22-26 (SLU) in all correspondence.

The City of Inkster will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the public hearing to individuals with disabilities upon five business days written notice. Individuals with disabilities requiring auxiliary aids or services should contact the City of Inkster at 313.563.9770.

Verna Chapman
Inkster City Clerk

PUBLISH BY: September 8, 2022

MCKENNA

Worksheet 1: Assessing the Appropriateness of the Green Zone

The purpose of this worksheet to receive feedback on the idea of having a Green Zone in the City of Inkster, which is a concentrated area that allows for marijuana use as an automatically permitted use. As of right now, the City requires a Special Land Use permit for marijuana uses and uses have to be 1000 ft away from other marijuana businesses. Within the Green Zone, Special Land Use permits and separation buffers would not be required. The Green Zone includes northern and southern properties along Michigan Ave between Henry Ruff Rd and Middlebelt Rd, see map below. After reviewing, answer question below.

Your thoughts: How appropriate is a Green Zone in the City of Inkster along Michigan Ave between Henry Ruff and Middlebelt?

Circle one: *Very appropriate – Appropriate – Neutral – Inappropriate – Very inappropriate*

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.

Worksheet 2: Where Do We Want (or Not Want) Marijuana?

The purpose of this worksheet to is receive feedback on where marijuana should or should not exist in the City of Inkster. In the table below, please mark how you think marijuana should be regulated in each zoning district. Either put: **P**-Permitted, **NP**-Not Permitted, or **SLU**- Requires a Special Land Use permit. Additionally, indicate what uses you would like to see within the proposed Green Zone with an **"X".** See Table 2: *Existing Marijuana Uses by Zoning District* as a reference to understand where marijuana is currently allowed in the city today.

Table 1: Proposed Marijuana Uses by Zoning District and Green Zone.

Marijuana Business/Use	Type of Marijuana	Green Zone	Districts outside of the Green Zone				
			B-1	B-2	B-3	TCD	M-1
Grower (Class A, B, C)	Medical and Recreational						
Excess Grower	Recreational						
Processor	Medical and Recreational						
Secure Transporter	Medical and Recreational						
Safety Compliance Facility	Medical and Recreational						
Provisioning Center	Medical						
Retailer	Recreational						
Microbusiness (including Class A)	Recreational						
Designated Consumption Establishment	Recreational						
Event Organizer	Recreational						
Temporary Event	Recreational						
Educational Research	Recreational						

Table 2: Existing Marijuana Uses by Zoning District

Commented [MB1]: Jane please create this!

Marijuana Business/Use	Type of Marijuana	Applicable Zoning Districts				
		B-1	B-2	B-3	TCD	M-1
Grower (Class A, B, C)	Medical and Recreational					SLU
Excess Grower*	Recreational					
Processor	Medical and Recreational					SLU
Secure Transporter	Medical and					SLU

	Recreational					
Safety Compliance Facility	Medical and Recreational					SLU
Provisioning Center	Medical	SLU	SLU	SLU	SLU	
Retailer	Recreational	SLU	SLU	SLU	SLU	
Microbusiness (including Class A)	Recreational			SLU		
Designated Consumption Establishment*	Recreational					
Event Organizer*	Recreational					
Temporary Event*	Recreational					
Educational Research*	Recreational					

*Uses not regulated under current zoning ordinance.

Worksheet 3: Social Equity: What Types of Marijuana Applicants Do We Allow?

The purpose of this worksheet to is receive feedback on the qualifying factors for applicants to apply for a marijuana business within the City of Inkster. After researching this topic and reviewing policy from different cities and the State of Michigan, the Planning Department suggests that Applicants needs to fall within one of the four different categories. After reviewing, answer the question at the end.

1. The applicant must live within one of the 184 Michigan communities that have been disproportionately impacted by marijuana prohibition and enforcement as founded by the Cannabis Regulatory Agency for at least 5 cumulative years;

2. The applicant must provide evidence of a marijuana conviction, either misdemeanor or felony, of a marijuana-related offense;

3. The applicant must have been registered as a primary caregiver under the Michigan Medical Marijuana Act for at least 2 years between 2008 and 2017; or

4. The applicant must be a Gold level participant of the Cannabis Regulatory Agency Social Equity All-Star Program and provide all documents not only to the State of Michigan, but also the City of Inkster to publish online. The following Gold level participants are required to provide the City of Inkster the following:
    a. *Statement allowing the City to post the required plans online;*
    b. *Social Equity Plan. The Plan needs to identify how the business will support employment, educational programs, provide monetary assistance or training. The Plan needs to include a Corporate Spend Plan and Community Reinvestment Plan section.*
    c. *Corporate Spend Plan section. This section needs to include a dedicated percentage of the business' annual spending to diverse supplier(s). Certified diverse suppliers can be found by using this list; and*
    d. *Community Reinvestment Plan section. This section needs to detail volunteer time or donation percentages of their revenue to organizations, non-profits, and/or charities that support City of Inkster individuals or groups of any of the following categories: Racial/Ethnic Minorities, Women, Veterans, Native American tribes, LGBTQ+, People with Disabilities, and returning citizens.*

Your thoughts: How appropriate is requiring that a marijuana business applicant fall under one of the four categories listed above?

Circle one: *Very appropriate – Appropriate – Neutral – Inappropriate – Very inappropriate*

Worksheet 4 (optional): Offer Feedback on Proposed Marijuana Business License Process

This worksheet is for the over-achiever. If you have time and ideas and would like to offer more perspective on the marijuana business license process, please review the proposed process in the table below. Offer thoughts in the section below the table. Thanks for helping the City of Inkster 😊

Requirement	Timeline	Governmental Lead
1. Establish property address for marijuana business	Prerequisite	
2. Submit Marijuana Zoning Verification application to the Planning Department. Application includes project site, proposed use and fee, proof of Applicant category and the Social Equity All Star Program Form (as needed).	If outside of Green Zone, buffer is established.	Planning Department
3. Submit Step 1: Prequalification Application to the Cannabis Regulatory Agency	Prequalification status is valid for a period of two years after CRA issues a notice of prequalification. If the applicant does not submit a Step 2 application within that timeframe, the prequalification status will expire and new application and fee will be required.	State of Michigan
4. After receiving Zoning Verification approval of the project site and use, submit Preliminary Site Plan and Special Land Use application (if needed) with corresponding fees. Also submit draft Social Equity Plan, along with sections on Corporate Spending and Community Reinvestment. If a Preliminary Site Plan is not needed, submit a Re-Occupancy Application with the Planning Department and skip to Step 11. *Note: All Site Plans may not require Special Land Use permits, and*	Applicant has 60 days from zoning approval to submit Preliminary Site Plan, Special Land Use application and draft Social Equity Plan to the Planning Department.	Planning Department, City Engineer, Building Department, Fire Department, Police Department

therefore, do not require a public hearing or council approval.		
5. After receiving staff review of Preliminary Site Plan, perform any necessary revisions and submit back to Planning Department. Additional fees may be required per Staff review.	If revisions are required, applicant has 2 weeks to submit revisions.	Planning Department, City Engineer, Building Department, Fire Department, Police Department
6. Staff schedules a Public Hearing and puts the Preliminary Site Plan, Special Land Use permit (if applicable) and draft Social Equity Plan on the Planning Commission Meeting Agenda	This process could take a minimum of 30 days.	Planning Department
7. Receive Approval or Denial of Site Plan, Special Land Use and Social Equity Plan from Planning Commission. Planning Commission has the final authority on Site Plans. City Council has the final authority on Special Land Use permits. If Special Land Use permit is not required, skip to step 10.	If denial, applicant loses establishment of buffer. If another applicant is not in the pipeline for the same address, the applicant can begin process over by submitting another Preliminary Site Plan.	Planning Department, Planning Commission
8. Receive Approval, and if a Special Land Use permit is required, Staff schedules the applicant for a City Council meeting.	This process could take a minimum of 30 days.	Planning Department
9. Receive Approval or Denial of Special Land Use permit from City Council.	If denial, applicant loses establishment of buffer. If another applicant is not in the pipeline for the same address, the applicant can	Planning Department, City Council

	begin process over by submitting another Preliminary Site Plan.	
10. Receive Approval and submit Final Site Plan to the Planning Department and City Engineer. Also submit Final Social Equity Plan with designated sections on corporate spending and community reinvestment.	The applicant has 60 days to submit Final Site Plan after receiving City Council approval of Special Land Use permit.	Planning Department, City Engineer
11. Applicant receives staff review of Final Site Plan or Re-Occupancy Application. Perform any necessary revisions and submit back to Planning Department. Additional fees may be required per Staff review.	If revisions are required, applicant has 2 weeks to submit revisions.	Planning Department, City Engineer
12. After approval, work with Building Department by requesting permits and scheduling inspections. *Note: For Re-Occupancy Applications, submit final Social Equity Plan with designated sections on corporate spending and community reinvestment at this time.*		Building Department
13. Finish construction of project with all required site plan elements and apply for Certificate of Occupancy.	Applicant has one year to apply for Certificate of Occupancy after receiving Final Site Plan Approval.	Building Department
14. (State of Michigan) After receiving Certificate of Occupancy, submit Step 2: New Applicants Application to the Cannabis Regulatory Agency.	Do not submit a Step 2 application unless the proposed marijuana establishment will be ready to pass an inspection by the CRA within 60 days of Step 2 application submission. Failure to pass inspection may result in denial of license application.	State of Michigan

15. Submit Marijuana Business License Application and final Social Equity Plan for the Clerk to publish online. (Send copy of Social Equity Plan to Planning Department).		City Clerk, Planning Department
16. Submit Social Equity All Star Program Form and required plans to the Cannabis Regulatory Agency.		State of Michigan
17. Provide the City Clerk's office with a copy of the approved State Marijuana Facility License. Open your business!		City Clerk
18. One year after opening, renew business license. In this process, the City will verify that all application requirements are met and that a Gold Level Certificate from the Cannabis Regulatory Agency is posted on the front window.	One year after receiving local and state marijuana business license approval, renew local license.	City Clerk

Your thoughts:

2022 Planning Commission Meetings, Application, and Notice Deadlines

For Applications Requiring a Public Hearing

These applications require a Public Hearing by either State or City law.

Meeting Date *4th Monday of the Month*	Application Submission Date* *7 weeks before meeting*	Revised Submission Date *For minor revisions***	Notice Due Date *3+ weeks before meeting – Friday for next week publish*	Packet Distribution *1 week before meeting*
January 24	December 6	January 3	December 22	January 17
February 28	January 10	February 2	February 4	February 21
March 28	February 7	March 2	March 4	March 21
April 25	March 7	March 30	April 1	April 18
May 23	April 4	April 27	April 29	May 16
June 27	May 9	June 1	June 3	June 20
July 25	June 6	June 29	July 1	July 18
August 22	July 5	July 27	July 29	August 15
September 26	August 8	August 31	September 2	September 19
October 24	September 6	September 28	September 30	October 17
November 28	October 10	November 2	November 4	November 21
December 12	October 24	November 16	November 18	December 5
January 23	December 5	January 2	December 23	January 16

**Pre-Application Meeting with the Planning Department is advised; PDF and hard copies required.*

***Multiple reviews may be necessary if significant changes are needed; applicants will be shifted to the next appropriate review window.*

For Applications Not Requiring a Public Hearing

These applications do not carry the same noticing requirements and, thus, may be submitted closer to the meeting.

Meeting Date *4th Monday of the Month*	Application Submission Date* *5 weeks before meeting*	Final Submission Date *For minor revisions***	*Public Hearing and Notice not Required*	Packet Distribution *1 week before meeting*
January 24	December 20	January 14		January 17
February 28	January 24	February 18		February 21
March 28	February 21	March 18		March 21
April 25	March 21	April 14		April 18
May 23	April 18	May 13		May 16
June 27	May 23	June 10		June 20
July 25	June 20	July 15		July 18
August 22	July 18	August 12		August 15
September 26	August 22	September 16		September 19
October 24	September 19	October 21		October 17
November 28	October 24	November 18		November 21
December 12	October 24	November 18		December 5
January 23	December 19	January 13		January 16