

CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, SEPTEMBER 26, 2022

6:30 P.M.

CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

A regular meeting was held on Monday, September 26, 2022, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141.

Chairman Chisholm called the meeting to order at 6:36 PM

I. ROLL CALL

Present: Chairman Steve Chisholm, Vice-Chair Kimberly Faison, Commissioner Rebecca Daniels, Mayor Patrick Wimberly, Commissioner Travon Hall, Commissioner Sheryl Hayes-Bradford, Commissioner Tonia Williams

Absent: Commissioner Mack Willis, Commissioner Darryl Davis (excused)

Quorum Present

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

Welcome Commissioner Travon Hall and Commissioner Sheryl Hayes-Bradford to the Planning Commission Board

II. ADOPTION OF AGENDA

MOVED by Faison, seconded by Daniels to adopt the agenda as presented.

Vote: 7-0, Motion carried.

III. ADOPTION OF MINUTES

A. Adoption of July 25, 2022, Meeting Minutes

MOVED by Daniels to approve the July 25th meeting minutes as presented. Seconded by Faison

Vote: 7-0, Motion carried.

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

MOVED by Daniels to approve the September 12th special meeting minutes as presented. Seconded by Mayor Wimberly

Vote: 7-0, Motion carried.

IV. FIRST HEARING OF THE PUBLIC (*for items on the agenda and not scheduled for a public hearing*): None

V. PUBLIC HEARING(S) :

MOTION MADE TO OPEN PUBLIC HEARING(S): **MOVED** by Mayor Wimberly, seconded by Daniels
Vote: 7-0, Motion carried.

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.

Mara Braciszewski (Planning Dept) presented and recapped a detailed review of the subject request, also stating it as a clerical error as the applicant asserts the rezoning was intended for 28440 Reynolds (Parcel 44008020027001) and the adjacent property at 28550 Reynolds (Parcel 44008020027002) 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, NSH Holdings was in attendance and addressed the body and public for discussion and/or questions

MOTION MADE TO CLOSE PUBLIC HEARING(S): **MOVED** by Daniels, seconded by Bradford
Vote: 7-0, Motion carried.

MOTION MADE TO RECOMMEND APPROVAL: **Case # 22-23 (RZ) Rezoning of Parcel 44-008-02-0027-002 (28550 Reynolds) from B-3, General Business to M-1**

MOVED by Daniels 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. Seconded by Bradford
Vote: 7-0, Motion carried.

MOTION MADE TO OPEN PUBLIC HEARING(S): **MOVED** by Bradford, seconded by Faison
Vote: 7-0, Motion carried.

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.

Mara Braciszewski (Planning Dept) presented a detailed review of the subject request

The applicant, NSH Holdings was in attendance and addressed the body and public for discussion

MOTION MADE TO CLOSE PUBLIC HEARING(S): **MOVED** by Faison, seconded by Mayor Wimberly
Vote: 7-0, Motion carried.

MOTION MADE TO RECOMMEND APPROVAL: **Case # 22-25 (SLU) Marijuana Grow and Cultivation Facility at 28440-28550 Reynolds**

MOVED by Mayor Wimberly to recommend approval of a proposed special land use to City Council as stated by the planning department along with the required conditions as listed in the report by the planning department, upon approval of 28550 Reynolds rezoning by City Council. Seconded by Daniels
Vote: 7-0, Motion carried

MOTION MADE TO OPEN PUBLIC HEARING(S): **MOVED** by Faison, seconded by Hall
Vote: 7-0, Motion carried

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.

Gage Belko (Planning Dept) presented a detailed review of the subject request

The applicant, Seed to Sale, was in attendance and approached the body and public for discussion

MOTION MADE TO CLOSE PUBLIC HEARING(S): **MOVED** by Faison, seconded by Bradford
Vote: 7-0, Motion carried.

MOTION MADE TO RECOMMEND APPROVAL: **Case # 22-26 (SLU) Marijuana Microbusiness at 30191 Michigan Avenue**

MOVED by Faison to recommend approval of the proposed special land use for a marijuana microbusiness at 30191 Michigan Ave to City Council, with the required conditions listed in the report as stated by the planning department. Seconded by Daniels

Vote: 7-0, Motion carried.

VI. UNFINISHED BUSINESS: **None**

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 proposed rezoned M-1, Light Industrial district at 28440-28550 Reynolds Avenue. NSH Holdings is the Applicant.

MOVED by Bradford, to approve recommendation to City Council as listed and stated by planning department. Seconded by Hall

Mara Braciszewski (Planning Dept)) presented a detailed review of the subject request

DISCUSSION:

Clarification made by Mayor Wimberly regarding buffers, considering a comment made from the public via Zoom: "Cultivation facilities are required to be 300 ft away from any residential area and 1000 ft for Retail as it stands today per the City's ordinance"

Mara Braciszewski (Planning Dept) continued by stating the term "Grow" versus "Cultivation" should, and will be used as recommended by the State

MOTION AMMEDED by Bradford to approve recommendation to City Council for a proposed site plan for a recreational marijuana growth facility and a terminal facility for armored vehicles at 28440-28550 Reynolds, provided that a special land approval are granted by City Council, and contingent on the following requirements listed in the planners review dated September 9th. Seconded by Daniels

Vote: 7-0, Motion carried.

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.

Gage Belko (Planning Dept) presented a detailed review of the subject request

MOVED by Daniels to approve recommendation as stated by Assistant Gage Belko of the Planning Department to City Council. Seconded by Faison

Vote: 7-0, Motion carried.

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.

General and informal conversation on the proposed subject

Attached in the packet are 4 worksheets to assist with feedback. The purpose of the worksheet is to receive feedback on the idea of having a Green Zone area and social equity hubs. Proposed Green Zone would include the area on Michigan Ave between Henry Ruff & Middlebelt Rd.

Commissioners are requested to complete attached Work Sheets and send back to the Planning Department by Monday, October 10th.

VIII. MISCELLANEOUS:

- A. **Planning Commission Application Schedule:** Included in PC packet, confirmed as received for reference and filing

IX. SECOND HEARING OF THE PUBLIC (*for non-agenda items*): None

X. ADJOURNMENT: Adjournment made by Chairman Chisholm at 9:25 p.m.

MOVED by Daniels to adjourn the meeting at 9:25 p.m. Seconded by Bradford

Vote: 7-0, Motion carried.

Rebecca J. Daniels, Secretary

Date Adopted: _____

Rebecca J. Daniels, Secretary