

CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, NOVEMBER 28, 2022

6:30 P.M.

CITY COUNCIL CHAMBERS

OPEN TO THE PUBLIC

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
 - A. **Adoption of September 26, 2022 Meeting Minutes**
 - B. **Adoption of October 24, 2022 Meeting Minutes**
- IV. FIRST HEARING OF THE PUBLIC (*for items not scheduled for a public hearing*)
- V. PUBLIC HEARING(S)
 - A. **Case # 22-34 (TA) Amendment of Marijuana Uses and Standards**
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - A. **Case # 22-34 (TA) Amendment of Marijuana Uses and Standards**
Review and consideration of text amendments in Chapter 155, Article 29 to include additional definitions, and Article 146 to include additional uses and standards, and Chapter 124 to update the business licensing standards
 - B. **Discuss Lemoyne Gardens Conceptual Planned Unit Development**
Review and offer feedback on the conceptual site plan for the redevelopment of Lemoyne Gardens.
 - C. **Approval of 2023-2024 Planning Commission Calendar**
January 23, 2023
February 27, 2023
March 27, 2023
April 24, 2023
May 22, 2023
June 26, 2023
July 24, 2023
August 28, 2023
September 25, 2023
October 23, 2023
November 27, 2023
December 12, 2023
January 23, 2024

*Please note that pursuant to the City Charter, Planning Commission meetings will begin at 6:30 p.m. on 4th Mondays of each month.
- VIII. MISCELLANEOUS

A. Parks and Recreation Master Plan Public Review Period

The plan is available for review on the City's website and at City Hall to review until December 30th.

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

X. ADJOURNMENT

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

CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, OCTOBER 24, 2022
6:30 P.M.
CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

A regular meeting was held on Monday, October 24, 2022, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141.

Chairman 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 Sheryl Hayes-Bradford, Commissioner Tonia Williams, Commissioner Mack Willis

Absent: Mayor Patrick Wimberly, Commissioner Darryl Davis, Commissioner Tavan Hall (excused)

Quorum Present

Others in attendance: Jane Dixon (Planning Dept) and Members of the Public

II. ADOPTION OF AGENDA

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

Vote: 6-0, Motion carried.

III. ADOPTION OF MINUTES

A. Adoption of September 26, 2022, Meeting Minutes

MOVED by Willis to table adoption of the minutes until the next following meeting. Seconded by Williams

Vote: 6-0, 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 Daniels, seconded by Willis

Vote: 6-0, Motion carried.

A. Case # 22-28 (SLU) Religious Institution at 646 Inkster Review and consideration of recommendation of approval of a special land use request for a Religious Institution in the B-2, Thoroughfare Mixed-Use District at 646 Inkster Road. Pastor Richard Adjei is the Applicant.

Jane Dixon (Planning Dept) presented a detailed review of the subject SPU request at 646 Inkster Road recommending consideration of approval with the following requirements stated on page 2 of the PC packet.

The applicant, Pastor Richard Adjei was in attendance and addressed the body and public for discussion and/or questions

MOTION MADE TO CLOSE PUBLIC HEARING(S): **MOVED** by Williams, seconded by Willis
Vote: 6-0, Motion carried.

MOVED by Daniels to recommend approval to City Council the proposed religious institution at 646 Inkster Road, provided that special land use approval is granted by City Council, and contingent on the following recommendations stated on page 2 of PC packet. Seconded by Willis
Vote: 6-0, Motion carried.

VI. UNFINISHED BUSINESS: **None**

VII. **NEW BUSINESS:**

A. Case # 22-29 (SP) Site Plan Application for 646 Inkster for a Religious Institution. Review and consideration of approval of the proposed site plan for the proposed reoccupancy of a religious institution in the B-2, Thoroughfare Mixed use District at 646 Inkster Road. Richard Adjei is the Applicant.

MOVED by Williams, to approve recommendation of approval to City Council with the following recommendation as listed and stated by planning department on Page 2 of PC packet. Seconded by Willis

Jane Dixon (Planning Dept) presented a detailed review of the subject request formerly Marcel's Salon at 646 Inkster Road. The site is approximately 0.72-acres and is located on the west side of Inkster Road, The applicant proposes to re-occupy the vacant 1,818 square foot building and associated parking lot.
Vote: 6-0, Motion carried.

B. 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:**

Planning Commission ad hoc Committee RRC (Ready Redevelopment Communities) Certification process update given by Commissioner Faison. Next meeting to be held on November 14th at the library

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

X. ADJOURNMENT: Adjournment made by Chairman Chisholm at 7:34 p.m.

MOVED by Willis to adjourn the meeting at 7:34 p.m. Seconded by Williams

Vote: 6-0, Motion carried.

Rebecca J. Daniels, Secretary

Date Adopted: _____

Rebecca J. Daniels, Secretary

DRAFT

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

RE: Case No. 22-34 (TA)

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, November 28, 2022, at 6:30 p.m.**, held in Council Chambers, Inkster City Hall, 26215 Trowbridge. The purpose of this hearing is to consider potential amendments to the City Zoning Ordinance, being Chapter 155, Article 29 to include additional definitions, and including additional uses and standards in Article 146, and updating of the business licensing standards in Chapter 124.

The proposed text amendments are available for inspection at the Inkster City Hall between the hours of 8:30 a.m. – 4:00 p.m., Monday through Friday, excluding holidays. 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, November 21, 2022. Please reference Case No. 22-34 (TA) 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: November 10, 2022

Planning Department • 313.563.9760



Memorandum

TO: City of Inkster
FROM: Mara Braciszewski, Senior Planner
SUBJECT: Chapter 124 Marijuana Business License Update
DATE: October 17, 2022

The purpose of this memorandum is to amend Title XI of the Inkster City Code, Chapter 124: Marijuana Business License. The following language in this memo is meant to be included in the ordinance update as written below.

INTRODUCTION

“Marijuana Businesses” refers to the list of business licenses below. All marijuana businesses must conform to and be subject to the following sections listed in this Chapter and in the City’s Code of Ordinances.

Marijuana Business Licenses	Type of Marijuana
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

SECTION 1: DEFINITIONS

Words used herein have the definitions as provided for in the Michigan Regulation and Taxation of Marijuana Act (MCL 333.27951, et seq.), the Michigan Medical Marijuana Facilities Licensing Act (MCL 333.2710 I, et seq.), the Michigan Medical Marijuana Act (MCL 333.26421 et seq.), and the administrative Rules promulgated for the abovementioned Acts.



SECTION 2: PERMITTED MARIJUANA BUSINESSES BY LOCATION

The City of Inkster allows for different types of marijuana businesses depending on their location within the City. The City created a Green Zone overlay that allows marijuana businesses to operate without location buffer requirements from other marijuana businesses. Outside of the Green Zone, marijuana businesses are required to have a 1,000 FT buffer from other marijuana retailers and designated consumption establishments. The Green Zone includes the northern and southern properties along Michigan Ave between Henry Ruff Rd and Middlebelt Rd. All marijuana businesses (besides at times marijuana educational research and marijuana events), regardless of if they are located in the Green Zone, require a Special Land Use Permit from City Council and Site Plan approval from Planning Commission. Below is a table that shows what Marijuana Businesses are permitted in the Green Zone and in other Zoning Districts. Legend: P- Permitted; NP- Not Permitted; SLU- Special Land Use permit required.

Marijuana Business License	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						SLU
Excess Grower	Recreational						SLU
Processor	Medical and Recreational						SLU
Secure Transporter	Medical and Recreational						SLU
Safety Compliance Facility	Medical and Recreational						SLU
Provisioning Center	Medical	SLU		SLU	SLU		
Retailer	Recreational	SLU		SLU	SLU		
Microbusiness (including Class A)	Recreational	SLU		SLU	SLU		SLU
Designated Consumption Establishment	Recreational	SLU		SLU	SLU		
Event Organizer	Recreational	P			SLU	SLU	
Temporary Event	Recreational	P			SLU	SLU	
Educational Research	Recreational	P		P	P		P

SECTION 3: SOCIAL EQUITY REQUIREMENTS FOR APPLICANTS

In order to apply for a marijuana business license, the City of Inkster requires that applicants fall under at least one of the four categories, listed below. Applicants are defined as individuals or a team of individuals that have majority ownership (more than 50%) of their business and is the entity seeking to hold the marijuana business license.

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



- or
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.

For examples of Social Equity Plans, [see this link](#). Note, these plans may not include the required Corporate Spend and Community Reinvestment information. Use them as templates and for reference.

If you have any questions regarding the All-Star Program, the social equity team can be contacted via telephone, email, or mail at: Cannabis Regulatory Agency Social Equity Program P.O. Box 30205 Lansing, MI 48909 | (517) 284-8599 (Option 3, # 4) | CRA-SocialEquity@Michigan.gov.

SECTION 5: BUSINESS LICENSE REQUIREMENTS

All marijuana business applicants must meet the requirements set forth in this ordinance and Chapter 155: Zoning Ordinance. When beginning the Marijuana Business License process, Applicants start with the Planning Department to receive zoning approval. See the process outlined in Section 6. Marijuana Business License Applicants must pay the non-refundable Marijuana Business License Application fee and become a State licensee within one year of receiving City Clerk Business License approval. The nonrefundable licensing fee set forth in this chapter shall be in addition to, and not in lieu of, any other licensing, application fees, and permitting requirements including any applicable fees for special land use review, site plan review, zoning review, inspections or building permits. Below is a list of information relevant for marijuana business license applicants:

- A. **Majority Ownership:** Applicant must demonstrate that they have majority ownership within the proposed business. Majority ownership means that the applicant owns more than 50% of the company.
- B. **Social Equity:** Applicant must fall within one of the four Social Equity categories.
- C. **City-wide Approvals and Fees:** No person can establish or operate a Marijuana Business in the City of Inkster without receiving the necessary approvals from the City Clerk, the Planning Department, the Building Department, the City Engineer, and any other required approvals during the application process. The applicant must also pay all corresponding fees including but not limited to the Marijuana Business License Application fee, Site Plan and Special Land Use fees, and Certificate of Occupancy fees. See the City's Fee Schedule to understand associated fees.
- D. **Marijuana Business License Application Requirements:** Applicant must submit a marijuana business



license application. Below is a list of applicant requirements and attachments:

1. Signed and notarized application, verified under oath;
 2. General applicant information (address, phone number, etc.);
 3. Proof of property ownership or copy of the lease. If site is leased, attach written permission from the owner of the property for the proposed use;
 4. Driving record and criminal complaint history;
 5. Recent color photograph;
 6. Brief description of the business (e.g. provide description of all products and services they propose to provide);
 7. Location and mailing address of proposed business (see Item F below);
 8. Signed release permitting the police department to perform a criminal background check;
 9. A binding release of liability and agreement to hold harmless the City of Inkster from any liability arising out of the operation and application process for the proposed marijuana project and actual business;
 10. Proof of insurance providing coverage for fire and loss liability and claims arising out of conditions, activities, structures and facilities maintained in relation to the medical marijuana facility, in an amount of no less than one million dollars umbrella coverage;
 11. Proof that all employees are over the age of 21;
 12. Describe storage facilities on site;
 13. Describe security plan, including but not limited to lighting, alarms, recording/monitoring devices, and/or security guards;
 14. Describe the process for tracking marijuana quantities and inventory controls;
 15. Provide an area map, drawn to scale. Indicate the proximity of the site to any drug free zone.
 16. If applying for a Grow Facility, include proof that the Operator is legally registered with the Michigan Department of Licensing and Affairs (LARA in accordance with the Michigan Medical Marijuana Act, as amended).
- E. **General Business License:** If the applicant intends to operate an unincorporated individual proprietorship, they must also obtain a general business license.
- F. **Establish a Property Address:** Applicant must establish a property address for the marijuana business prior to submitting marijuana business license application.
- G. **License Expiration:** Licenses shall expire at the end of each calendar year from the date of issuance. See the Renewals Section 7 below for more information.

SECTION 6: MARIJUANA BUSINESS LICENSE PROCESS

The following table represents the process for a Marijuana Business License Application. Applicants will be treated on a first come, first-serve basis. Once an applicant submits a Marijuana Zoning Verification application with the Planning Department, the applicant reserves its space, establishes separation buffers and the clock begins. Applicants must continue progressing with their proposed business in accordance with the process listed below; they may not reserve their space and speculate the land. If an applicant does not meet deadlines as indicated in the Timeline section of the process, then the Applicant will lose their hold on the property and separation buffers will be enforced on the property if there is another applicant in the pipeline.

If more than one applicant applies for marijuana use at the same property on the same day, then the City will host a live lottery the following week. The winner of the lottery will move forward with their application. See Section 8: Lottery, for more information. However, if there is any error in their application and/or they miss a deadline, their application will be revoked, and the other applicant will be notified and can pursue their



application.

Requirement	Timeline	Governmental Lead
1. Establish property address for marijuana business	Prerequisite	
2. 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
3. Submit Zoning Verification application to the Planning Department. Application includes project site, proposed use and fee and the Social Equity All Star Program Form (if applicable) .	If outside of Green Zone, buffer is established.	Planning Department
4. After receiving Zoning Verification approval of the project site and use (this process includes project alignment with required buffer standards), and verifies that applicant fits within one of the four social equity categories, apply for the marijuana business license application for preliminary approval. Clerk will perform background check and ensure that applicant owns more than 50% of the business.		City Clerk
5. After receiving City Clerk preliminary business license approval, submit Preliminary Site Plan and Special Land Use application with corresponding fees. Attend a Pre-Development meeting with the Planning Department. Submit draft Social Equity Plan, along with sections on Corporate Spending and Community Reinvestment (if applicable).	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



<i>Note: All Site Plans are approved by the Planning Commission. Special Land Use permits are approved by the City Council, upon recommendation of the Planning Commission.</i>		
6. 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
7. Staff schedules a Public Hearing and puts the Preliminary Site Plan, Special Land Use permit and draft Social Equity Plan (if applicable) on the Planning Commission Meeting Agenda	This process could take a minimum of 30 days. For a schedule of Planning Commission meetings and deadlines, see calendar on Planning Department website.	Planning Department
8. Receive Approval or Denial of Site Plan, Special Land Use and Social Equity Plan (if applicable) from Planning Commission. Planning Commission has the final authority on Site Plans. City Council has the final authority on Special Land Use permits.	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 and Special Land Use permit request.	Planning Department, Planning Commission
9. Staff schedules the applicant for a City Council meeting to review Special Land Use permit and Social Equity Plan.	This process could take a minimum of 30 days.	Planning Department, City Clerk
10. Receive Approval or Denial of Special Land Use permit and Social Equity Plan (if applicable) 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 begin process over by submitting another Preliminary Site Plan and Special Land Use request.	Planning Department, City Council



11. 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. Planning Department will post this Plan online.	The applicant has 60 days to submit Final Site Plan after receiving City Council approval of Special Land Use permit.	Planning Department, City Engineer
12. Applicant receives staff review of Final Site Plan. Perform any necessary revisions and submit back to Planning Department. Final Site Plan fees are required.	If revisions are required, applicant has 2 weeks to submit revisions.	Planning Department, City Engineer
13. After approval, work with Building Department by requesting permits and scheduling inspections.		Building Department
14. 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
15. (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
16. Submit Marijuana Business License Application . Receive Business License from City Clerk.		City Clerk
17. Submit Social Equity All Star Program Form and required plans to the Cannabis Regulatory Agency.		State of Michigan



18. Provide the City Clerk's office with a copy of the approved State Marijuana Facility License. Open your business!		City Clerk
19. One year after opening, renew business license. In this process, the City will verify that all application requirements are met (including site plan landscaping requirements) 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

SECTION 7: BUSINESS LICENSE ANNUAL RENEWALS

Marijuana Business Licenses must be renewed annually and must be accompanied by the required fees, listed in the City Fee Schedule. Applications to renew a license to operate a marijuana related business shall be filed with the City Clerk at least 30 days prior to the date of expiration. Failure to renew a license could result in revocation of local and state licenses.

SECTION 8: LOTTERY

If more than one marijuana business applicant applies to open a marijuana facility at the same property address, then a lottery will take place to choose the applicant. The winning applicant will have the first opportunity to open a marijuana business at the proposed location. If they do not meet application requirements and timeline, as represented in Section 6, then the runner-up applicant will be able to take over and proceed with their project.

If a lottery is needed, City Staff (Planning Department, City Clerk and Office of the Mayor) will set a date for a public lottery. All applicants will be notified one week before the lottery with the lottery time, date and location. Lottery information will be posted online and at the front entrance of City Hall. City Staff will write each project name on a sheet of paper and place the sheets of paper in a bowl. The City Clerk will remove each sheet of paper one by one and record the order they were drawn. The order the projects are drawn is the order of project hierarchy; the first project drawn will be the project with the first opportunity to proceed, and so on and so forth.

SECTION 9: ASSIGNABLE; TRANSFERABLE

If the current owner, operator, possessor, or person becomes ineligible, Marijuana Business approval is assignable or transferable to a new owner, operator, possessor, or person with the specific approval of the City of Inkster City Council, which will be conditioned upon the proposed assignee or transferee's compliance with



ordinance requirements, and laws, rules, and regulations of the State of Michigan relating to Marijuana Businesses. The Planning Commission's Special Land Use and/or Site Plan approval is not assignable to any new owner, operator, possessor, or person without the specific approval of the City of Inkster City Council. It may be assignable or transferable to spouses, adult children, or other operators in the Marijuana Business if there are mitigating circumstances. Unapproved transfer, sale or other conveyance of interest is grounds for suspension or revocation of the license or for other appropriate sanction.

SECTION 10: OTHER LAWS REMAIN APPLICABLE

To the extent the State of Michigan adopts in the future any additional or stricter law or regulation governing the sale or distribution of Marijuana, the additional or stricter regulation shall control the establishment or operation of any Marijuana Business in the City. Compliance with any applicable State law or regulation shall be deemed an additional requirement for issuance or denial of any approval under this Ordinance, and noncompliance with any applicable State law or regulation shall be grounds for revocation or suspension of any approval issued hereunder.

SECTION 11: NONRENEWAL, SUSPENSION, REVOCATION, APPEALS

- A. It is hereby expressly declared that nothing in this ordinance be held or construed to give or grant to any authorized Recreational (adult use) Marijuana Establishment or Medical Marijuana Facility a vested right, privilege or permit to continued licensure from the City for operations within the City.
- B. Each license is exclusive to the licensee. No transfer, sale or other conveyance of an interest in a license may occur without prior approval by the City of Inkster City Council. Unapproved transfer, sale or other conveyance of interest is grounds for suspension or revocation of the license or for other appropriate sanction.
- C. The City of Inkster City Council, after notice and hearing, may suspend, revoke or refuse to renew a license for any of the following reasons:
 - 1. The applicant or licensee, or his/her agent, manager or employee, has violated, does not meet or has failed to comply with any of the terms, requirements, conditions of provisions of this ordinance or with any applicable state or local law or regulation;
 - 2. The Recreational (adult use) Marijuana Establishment and/or Medical Marijuana Facility has operated in a manner that adversely affects the public health, safety and welfare.
- D. Evidence to support a finding for nonrenewal, suspension or revocation of a license may include, without limitation, a continuing pattern of conduct of drug related criminal complaints within the premises of the Recreational (adult use) Establishment and/or Medical Marijuana Facility or in the immediate surrounding area or an ongoing nuisance condition emanating from or caused by a Recreational (adult use) Marijuana Establishment and/or Medical Marijuana Facility.
- E. An applicant may appeal any City decision regarding licensure, nonrenewal, suspension or revocation of a license to the full City of Inkster City Councils, upon written request. An applicant requesting such appeal shall submit the request in writing to the City of Inkster Clerk, which request shall include reasons for the appeal. The City of Inkster Clerk shall, within a reasonable time thereafter, provide notice to the application



of the time and date of the City Council meeting at which the appeal will be heard. At such City of Inkster City Council meeting, the applicant will have the opportunity to present his/her case supporting their appeal request.

SECTION 12: VIOLATION AND PENALTIES

- A. Any person, including, but not limited to, any licensee, manager or employee of a Marijuana Establishment or Marijuana Facility, or any customer of such business, who violates any of the provisions of this Ordinance shall be responsible for a municipal civil infraction punishable by a fine of \$500.00, plus court-imposed costs and any other relief that may be imposed by the court.
- B. In addition to any civil fine imposed for a municipal civil infraction violation, a violation of this Ordinance shall also be sufficient grounds for the suspension, revocation or nonrenewal of the City of Inkster City Council approval.
- C. In addition to the possible suspension, revocation or nonrenewal of approval issued under the provisions of this Ordinance, the City Attorney is authorized to seek such other relief that may be available and provide by law or equity, including filing a public nuisance action or seeking injunctive relief against a person alleged to be in violation of the Ordinance or the City of Inkster Zoning Ordinance.

SECTION 13: SEVERABILITY

The provisions of this Ordinance are hereby declared to be severable. If any clause, sentence, word, section or provision is hereafter declared void or unenforceable for any reason by a court of competent jurisdiction, it shall not affect the remainder of such ordinance which shall continue in full force and effect. The provisions herein shall be construed as not interfering or conflicting with the statutory regulations for licensing recreational (adult use) and medical Marijuana businesses, pursuant to the Michigan Regulation and Taxation of Marijuana Act (MCL 333.279.51 et seq.), the Michigan Medical Marijuana Facilities Licensing Act (MCL 333.27101, et seq.), and the Michigan Medical Marijuana Act (MCL 333.26421 et seq.).

SECTION 14: EFFECTIVE DATE AND REPEAL

This ordinance shall become effective immediately after publication after adoption. All ordinances or parts of ordinances in conflict with this Ordinance are repealed to the extent of such conflict.

SECTION 15: PURPOSE

The purpose of this chapter is to establish standards and procedures for the issuance, renewal and/or revocation of licenses for marijuana facilities to:

- 1. Serve and protect the health, safety and welfare of the general public;
- 2. Establish a set of rules and regulations which are fair and equitable for those interested in operating a medical marijuana facility in compliance with the Michigan Medical Marijuana Act, Medical Marijuana Facilities Licensing Act and State of Michigan regulations; and
- 3. To provide reasonable regulation pursuant to the city's general police power granted to cities by the Michigan Constitution of 1963 and the Home Rule City Act, MCL § 117.1 et seq., as amended.



Nothing in this chapter, or in any companion regulatory provision adopted in any other provision of the Code of Inkster, is intended to grant, nor shall they be construed as granting, immunity from criminal prosecution for growing, sale, consumption, use, distribution, or possession of marijuana not in strict compliance with the Code of Inkster and state and federal laws. The provisions provided herein do not protect users, caregivers or the owners/operators of a medical marijuana facility where the medical use of marijuana is occurring from federal prosecution, or from having their property seized by federal authorities under the Federal Control Substances Act.



Memorandum

TO: City of Inkster
FROM: Jane Dixon, Associate Planner
SUBJECT: Ordinance 876 Recreational and Medical Marijuana Zoning Text Amendments
DATE: November 21, 2022

The purpose of this memorandum is to amend Title XV of the Inkster City Code, regarding Land Use Regulations. The following language in this memo is meant to be included in the ordinance update.

INTRODUCTION

“Marijuana Businesses” refers to the list of business licenses below. All marijuana businesses must conform to and be subject to the following sections listed in this Chapter and in the City’s Code of Ordinances.

Marijuana Business Licenses	Type of Marijuana
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

This amendment would add five additional marijuana use types: designated consumption establishments, event organizers, temporary events, and educational research.

SECTION 1: DEFINITIONS

“Drug-free Zone” means any library, church, child care center, licensed day care facility, preschool program center, primary, intermediate or secondary school, city-owned playgrounds, or facilities similar to those listed.

“Marijuana Establishment” means a marijuana grower, marijuana safety compliance facility, marijuana processor, marijuana retailer, marijuana secure transporter, or any other type of marijuana-related business licensed by the department.

“Medical Marijuana Cultivation Facility” means a licensed commercial grower that cultivates, dries, trims, cures,



and packages marijuana for sale to a processor or provisioning center, as defined by Public Act 281 of 2016, the Medical Marijuana Facilities Licensing Act, as amended.

"Medical Marijuana Processing Facility" means a licensed commercial processing facility that purchases marijuana from a grower and extracts resin from the marijuana or creates a marijuana-infused usable product for sale and transfer in packaged form to a provisioning center, as defined by Public Act 281 of 2016, the Medical Marijuana Facilities Licensing Act, as amended.

"Medical Marijuana Testing Facility" means a licensed commercial safety compliance facility that receives marijuana from a marijuana facility or registered primary caregiver, tests it for contaminants and for tetrahydrocannabinol and other cannabinoids, returns the test results, and may return the marijuana to the marijuana facility, as defined by Public Act 281 of 2016, the Medical Marijuana Facilities Licensing Act, as amended.

"Medical Marijuana Transportation Facility" means a licensed commercial entity that stores and/or transports marijuana between marijuana facilities for a fee, defined by Public Act 281 of 2016, the Medical Marijuana Facilities Licensing Act, as amended.

"Recreational Marijuana Grower" means a person licensed to cultivate marijuana and sell or otherwise transfer marijuana to marijuana establishments as defined in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.

"Recreational Marijuana Microbusiness" means a person licensed to cultivate not more than 150 marijuana plants; process and package marijuana; and sell or otherwise transfer marijuana to individuals who are 21 years of age or older 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.

"Recreational Marijuana Processor" means a person licensed to obtain marijuana from marijuana establishments; process and package marijuana; and sell or otherwise transfer marijuana to marijuana establishments, as defined in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.

"Recreational Marijuana Retailer" means a person licensed to obtain marijuana from marijuana establishments and to sell or otherwise transfer marijuana to marijuana establishments and to individuals who are 21 years of age or older, as defined in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.

"Recreational Marijuana Secure Transporter" means a person licensed to obtain marijuana from marijuana establishments in order to transport marijuana to marijuana establishments, as defined in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.

"Recreational Marijuana Safety Compliance Facility" means a person licensed to test marijuana, including certification for potency and the presence of contaminants, as defined in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.

"Designated Consumption Establishment" means a commercial space that is licensed by the agency and authorized to permit adults 21 years of age and older to consume marihuana products at the location indicated on the state license, as defined in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.



“Event Organizer” means a person licensed to apply for a temporary marihuana event license under the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.

“Temporary Event” means a state license held by a marijuana event organizer under the Michigan Regulation and Taxation of Marihuana Act, for an event where the onsite sale or consumption of marijuana products, or both, are authorized at the location indicated on the state license during the dates indicated on the state license, as defined in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.

“Educational Research” means a person licensed to obtain marijuana, produce marijuana products, perform research on marijuana and marijuana products, and dispose of marijuana and marijuana products, as defined in the Michigan Regulation and Taxation of Marihuana Act, MCL 333.27951, et seq.

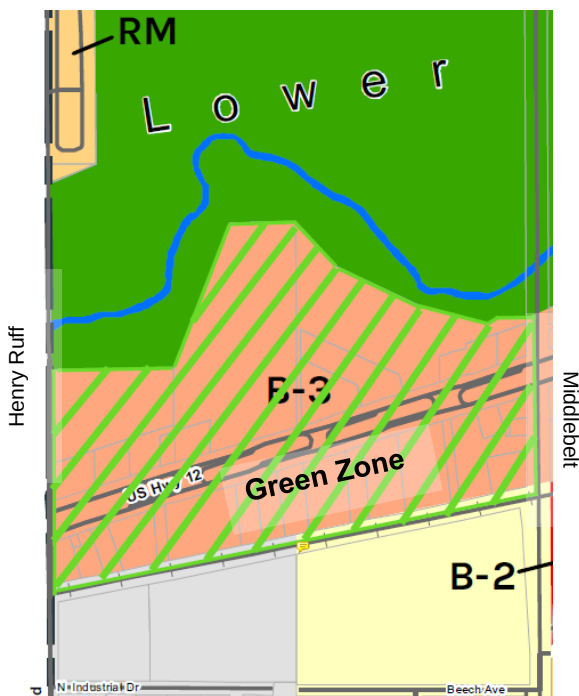
“Separation” means the shortest distance as measured from property line to property line.



SECTION 2: PERMITTED MARIJUANA BUSINESSES BY LOCATION

The City of Inkster allows for different types of marijuana businesses depending on their location within the City. This amendment would create a “Green Zone” that eliminates any separation requirements aside from those included in the drug-free zone statutory requirements of the state. The State requires all marijuana related uses be a minimum of 400 feet from all drug-free zones, as defined in the above section. The City of Inkster has increased this separation to 500 feet from all drug-free zones. All separation requirements are measured as the shortest distance from property line to property line.

The Green Zone Corridor shall be defined as follows: The Green Zone Corridor is bound by Henry Ruff on the west, the railroad on the south, Middle Belt Road on the east, and the river on the north. Marijuana Businesses located in the Green Zone Corridor (as defined in this Ordinance) are not subject to this Ordinance's location restrictions or its setbacks from other Zoned Districts, uses, or other Municipalities' boundary lines.



Outside of the Green Zone, marijuana retailers and designated consumption establishments are required to have a 1,000 feet separation from other marijuana retailers and designated consumption establishments. Except where located recreational retailer is operated by the same owner and within the same building as the medical marijuana provisioning center.

Marijuana grow operations, processors, secure transporters, are required to have a 300 feet separation from any residentially zoned district. Marijuana grow operations and processors must be 1000 feet from other grow operations or processors except where the grow operation is located by the same owner and within the same building as the processor.



All marijuana businesses, regardless of if they are located in the Green Zone, require a Special Land Use Permit from City Council and Site Plan approval from Planning Commission. The facility location is required to conform to all standards of the zoning district in which it is located.

Below is a summary table that shows what Marijuana Businesses are permitted in the Green Zone and in other Zoning Districts. Legend: P- Permitted; NP- Not Permitted; SLU- Special Land Use permit required.

Option 1 – Relaxing of Buffers in Green Zone

Marijuana Business License	Type of Marijuana	Green Zone	Separation Requirements		Districts outside of the Green Zone				
			Green Zone	All Other Districts	B-1	B-2	B-3	TCD	M-1
Grower (Class A, B, C)	Medical and Recreational			500 ft from Drug Free Zones 300 ft from residential district 1,000 ft from Grow & Processor					SLU
Excess Grower	Recreational			500 ft from Drug Free Zones 300 ft from residential district 1,000 ft from Grow & Processor					SLU
Processor	Medical and Recreational			300 ft from residential district 500 ft from Drug Free Zones 1,000 ft from Grow & Processor					SLU



Secure Transporter	Medical and Recreational			500 ft from Drug Free Zones 300 ft from residential district					SLU
Safety Compliance Facility	Medical and Recreational			500 ft from Drug Free Zones					SLU
Provisioning Center	Medical	SLU	500 ft from Drug Free Zones	500 ft from Drug Free Zones 1,000 ft from Marijuana Retailer		SLU	SLU		
Retailer	Recreational	SLU	500 ft from Drug Free Zones	500 ft from Drug Free Zones 1,000 ft from Marijuana Retailer		SLU	SLU		
Microbusiness (including Class A)	Recreational	SLU	500 ft from Drug Free Zones	500 ft from Drug Free Zones 1,000 ft from Marijuana Retailer		SLU	SLU		SLU
Designated Consumption Establishment	Recreational	SLU	500 ft from Drug Free Zones	500 ft from Drug Free Zones 1,000 ft from Marijuana Retailer		SLU	SLU		
Event Organizer	Recreational	P	500 ft from Drug Free Zones	500 ft from Drug Free Zones			SLU	SLU	
Temporary Event	Recreational	P	500 ft from Drug Free Zones	500 ft from Drug Free Zones			SLU	SLU	
Educational Research	Recreational	P	500 ft from Drug Free Zones	500 ft from Drug Free Zones		P	P		P



Below is summary of an alternative land use schedule that only allows marijuana uses in the Green Zone.

Option 2 – Marijuana Establishments Limited to the Green Zone

Marijuana Business License	Type of Marijuana	Green Zone	Separation Requirements		Districts outside of the Green Zone				
			Green Zone	All Other Districts	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	SLU							
Retailer	Recreational	SLU							
Microbusiness (including Class A)	Recreational	SLU							
Designated Consumption Establishment	Recreational	SLU							
Event Organizer	Recreational	P							
Temporary Event	Recreational	P							
Educational Research	Recreational	P							



SECTION 3: ADDITIONAL REGULATIONS FOR MARIJUANA USES

Special regulation of marijuana related uses is necessary to ensure that the adverse effects of this land use will not contribute to the deterioration of the surrounding neighborhood, including the diversity and vibrancy of business districts, or negatively impact the health and well being of minors.

- A. All activity related to the marijuana establishment or facility shall be done indoors. All marijuana shall be contained within a structure that meets all applicable building code requirements in an enclosed, locked area. A floor plan shall be provided with the site plan application.
- B. All establishments and facilities must ensure that any water emanating from the establishment or facility meets or exceeds all applicable state and local environmental standards.
- C. No required water supply and sanitary sewerage facilities shall be erected, altered, or moved upon a lot or premises and used in whole or in part for a marijuana facility unless it shall be provided with a safe, sanitary and potable water supply and with a safe and effective means of collection, treatment, and disposal of human excreta and domestic, commercial, and industrial waste. All such installations and facilities shall conform to the minimum requirements of Wayne County, and any applicable statutes, ordinances, or regulations.
- D. 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.
- E. Exterior lighting shall be required for security purposes, but in accordance with the provisions of the Zoning Ordinance.
- F. All marijuana facilities 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.
- G. 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.
- H. Marijuana facilities are not permitted to operate in a manner that results in adverse impacts on adjacent property; including excessive odor, traffic, noise, or loitering. The City may place reasonable conditions on facilities to ensure operation consistent with community norms. Failure to comply with City regulations or conditions of approval shall be cause to revoke a local license.
- I. Marijuana facilities shall be required to provide a vestibule at the primary point of entrance/exit of the facility with proper ventilation to further deter odor from emitting from the building or present an alternative odor prevention plan for approval. Any area that is an entrance from the outside but has a separate door to any area where marijuana is present qualifies as a vestibule.
- J. All waste products must be disposed of in compliance with the Michigan Department of Environment, Great Lakes, and Energy’s (EGLE’s) solid waste, hazardous waste, and liquid industrial by-product regulations.
- K. **Growers and Processors are further regulated as follows:**
 - 1. The building shall be equipped with an activated carbon filtration system for odor control and air scrubbing to ensure that air leaving the building through an exhaust vent first passes through an activated carbon filter.
 - 2. The filtration system shall consist of one or more fans and activated carbon filters. At a minimum, the fan(s) shall be sized for cubic feet per minute (CFM) equivalent to the volume of the building (length multiplied by width multiplied by height) divided by three. The filter(s) shall be rated for the applicable CFM.



3. The filtration system shall be maintained in working order and shall be in use. The filters shall be changed a minimum of once every 365 days, or according to manufacturer recommendations, whichever is less.
4. Negative air pressure shall be maintained inside the building.
5. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
6. An alternative odor control system is permitted if the applicant submits and the City accepts a report by a mechanical engineer licensed by the state of Michigan demonstrating the alternative system will control odor as well or better than the activated carbon filtration system otherwise required. The City may hire an outside expert, at the cost of the applicant, to review the alternative system design and advise as to its comparability and whether in the opinion of the expert it should be accepted.
7. Secure transporters and safety compliance facilities shall also be required to submit plans for odor control for approval if in the opinion the planning commission such plans are required for the protection of the City and its residents.

L. Provisioning Centers, Retail Establishments and Microbusinesses are further regulated as follows:

1. Hours of operation Permitted for retail, provisioning centers, and microbusinesses: Monday – Saturday: 9:00 a.m. – 9:00 p.m.; Sunday: 10:00 a.m. – 6:00 p.m.
2. Marijuana drive-through retail establishments and provisioning centers shall be prohibited.
3. The sale, consumption, or use of alcohol or tobacco products on the premises shall be prohibited at provisioning centers, retail establishments, and microbusinesses.
4. Microbusinesses are limited to a maximum cultivation of 150 marijuana plants.
5. A recreational marijuana microbusiness shall not operate at multiple locations.

M. Designated Consumption Establishments are further regulated as follows:

1. Mechanical ventilation shall be supplied in compliance with the Michigan Mechanical Code to ensure sufficient ventilation of the consumption establishment. The recirculation and the natural ventilation of air from the consumption establishment is prohibited; and the air supplied to the consumption establishment shall be exhausted and discharged to an approved location in compliance with the Michigan Mechanical Code.
2. Designated consumption establishments shall destroy and dispose of any marijuana product left at the establishment that is considered waste in accordance with the City of Inkster's ordinances, the acts, and state of Michigan marijuana administrative rules, as amended and future amendments.
3. Designated consumption establishments must employ or otherwise retain onsite security personnel during all business hours.
4. Designated consumption establishments hours of operation shall be within the hours of 9:00 a.m. to 12:00 a.m.
5. Patrons of a licensed designated consumption lounge can have food on the premises one of two ways:
 - (1) Brought onto the premises by the patron in take-out containers.
 - (2) Delivered to the front door of the premises in take-out containers at the request of the patron. Employees of a designated consumption establishment shall not have any involvement in food preparation or service.
6. Outdoor dining may be permitted provided it is in compliance with the zoning ordinance and does not violate any other section of the Code or state law.
7. No outdoor dining shall occur at a business operating a licensed designated consumption establishment with outdoor seating between the hours of 12:00 a.m. and 10:00 a.m.



N. Temporary marijuana events are further regulated as follows:

1. Temporary marijuana events must be held within a specific designated area that may include parking lots and the public right-of-way, with the issuance of all necessary local and state permits.
2. The temporary marijuana event organizer shall provide the proposed dates and times of the requested temporary marijuana event. All dates and times shall be subject to the approval of the City Council. The City reserves the right to set the dates and times and the sale and/or consumption for all marijuana events, regardless of what was proposed on the application.
3. A licensed marijuana event organizer shall maintain a clearly legible sign not less than seven inches by 11 inches in size reading, "No Persons Under 21 Allowed" at or near each public entrance to any area where the sale or consumption of marijuana products is allowed. The lettering of the sign shall be no less than one inch in height.
4. The licensed marijuana event organizer shall post signs containing information on the hazards of vaping, the hazards of driving while impaired, and the potential side effects cannabis can have.
5. The marijuana event organizer licensee shall ensure that access to event is restricted to persons 21 years of age or older and ensure that marijuana sales or consumption is not visible from any public place or non-age-restricted area.
6. The marijuana event organizer licensee, who holds the temporary marijuana event license, shall be responsible for ensuring that all rules and requirements for the onsite consumption and/or sales of marijuana products are followed.
7. A marijuana event organizer may apply to the City to facilitate a temporary marijuana event for no more than seven consecutive days. The City reserves the right to approve the number of days a temporary marijuana event is operational. This number may be less than what the marijuana event organizer applied for.
8. The marijuana event organizer licensee shall ensure that all debris, garbage, litter, and marijuana waste generated at a temporary marijuana event shall be collected and disposed of from the temporary marijuana event location including the parking lot, sidewalk, and all areas visible to the public, in accordance with the City of Inkster's ordinances, the acts, and state of Michigan marijuana administrative rules, as amended and future amendments.
9. The City may require the marijuana event organizer and all participants to cease operations without delay if, in the opinion of the code department, city officials or law enforcement, it is necessary to protect the public's health, safety or welfare.

PRELIMINARY SITE PLAN

PHASE:
CONCEPTUAL
DESIGN

REVISIONS		
Revision #	Revision Description	Date

SEAL:

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DATE: 2/18/2021
JOB No.: 2020-33
DRAWN BY: Author
APPR BY: Approver

SHEET NUMBER:
A-1.00

