

CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, JANUARY 23, 2023

6:30 P.M.

CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
 - A. **November 28, 2022 Minutes**
- IV. FIRST HEARING OF THE PUBLIC (*for items not scheduled for a public hearing*)
- V. PUBLIC HEARING(S)
 - A. **Case # 22-33 26260 Stollman (SLU)**
Public Hearing for a proposed childcare center for 7-12 children at a residential home located at 26260 Stollman Drive. Due to the number of children in care being proposed a review for a Special Land Use is required.
 - B. **Case # 22-36 Phase I - Parcel No. 44-013-05-0008-000 (SLU/PUD)**
Public hearing for a proposed redevelopment of Phase I of Lemoyne Gardens to demolish 16 existing townhouses for the construction of a new multiple family apartment structure on a 2.71-acre parcel.
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - A. **Case # 22-33 26260 Stollman (SLU)**
Special Land Use permit for a proposed childcare center for 7-12 children at a residential home located at 26260 Stollman Drive. Due to the number of children in care being proposed a review for a Special Land Use is required.
 - B. **Case # 22-36 Phase I - Parcel No. 44-013-05-0008-000 (SLU/PUD)**
Preliminary Site Plan review and Special Land Use permit for the proposed redevelopment of Phase I of Lemoyne Gardens to demolish 16 existing townhouses for the construction of a new multiple family apartment structure on a 2.71-acre parcel.
- VIII. MISCELLANEOUS
- IX. SECOND HEARING OF THE PUBLIC (*for items not scheduled for a public hearing*)
- X. ADJOURNMENT

CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, November 28, 2022
6:30 P.M.
CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

A regular meeting was held on Monday, November 28, 2022, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141.

Chairman Chisholm called the meeting to order at 6:41 PM

I. ROLL CALL

Present: Chairman Steve Chisholm, Commissioner Rebecca Daniels, Commissioner Sheryl Hayes-Bradford, Commissioner Daryl Davis, Commissioner Mack Willis, Commissioner Tavan Hall

Absent: Mayor Patrick Wimberly, Vice-Chair Kimberly Faison, Commissioner Tonia Williams (excused)

Quorum Present

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

II. ADOPTION OF AGENDA

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

Vote: 6-0, Motion carried.

III. ADOPTION OF MINUTES

A. Adoption of September 26, 2022 Meeting Minutes

B. Adoption of October 24, 2022 Meeting Minutes

MOVED by Hayes-Bradford, seconded by Daniels

Vote: 6-0, Motion carried.

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

V. PUBLIC HEARING(S) :

MOTION MADE TO OPEN PUBLIC HEARING(S): MOVED by Davis, seconded by Willis
MOTION MADE TO CLOSE PUBLIC HEARING(S): MOVED by Davis, seconded by Willis

VI. **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

Jane Dixon (Planning Dept) presented a detailed review of the subject as outlined in the attached packet.

Vote: 6-0, Motion carried.

MOVED by Davis to recommend approval of (TA) amendment of marijuana uses and standards, seconded by Daniels

Vote: 6-0, Motion carried

VII. **UNFINISHED BUSINESS: None**

B. Discuss Lemoyne Gardens Conceptual Planned Unit Development

Gage Belko (Planning Dept) presented a detailed review of the development.

Aaron Cooper (IHC Executive Director), Glen Hudson (Richman Group), Jim Pappas (Architect) was in attendance and gave overview for the proposed project. Report was given for informational purposes only

MOTION MADE TO CLOSE DISCUSSION): **MOVED** by Daniels, seconded by Hayes-Bradford

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 (Second Monday)

January 23, 2024

MOVED by Daniels to approve 2023-2024 Planning Commission Calendar, seconded by Hall

VIII **MISCELLANEOUS:**

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 30thh

Marijuana Update of zoning ordinance:
Option 1 unanimously chosen to take to City Council

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

X ADJOURNMENT: Adjournment made by Chairman Chisholm at 8:26 p.m.

MOVED by Hayes-Bradford to adjourn the meeting at 8:26 p.m. Seconded by Willis

Vote: 6-0, Motion carried.

Rebecca J. Daniels, Secretary

Date Adopted: _____

Rebecca J. Daniels, Secretary

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

RE: Case No. 22-36 (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, January 23, 2023 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 for the phased redevelopment of the multifamily housing on 11 lots, known as Lemoyne Gardens, in the RM, Restricted Multifamily District in the City's southwest quadrant. The Richman Group is the applicant. The site is located on the east side of Henry Ruff Road, north of Liberty Avenue, south of Andover Avenue, including a small section at the northeast corner of Annapolis Avenue and Burton Avenue, and is legally described as follows:

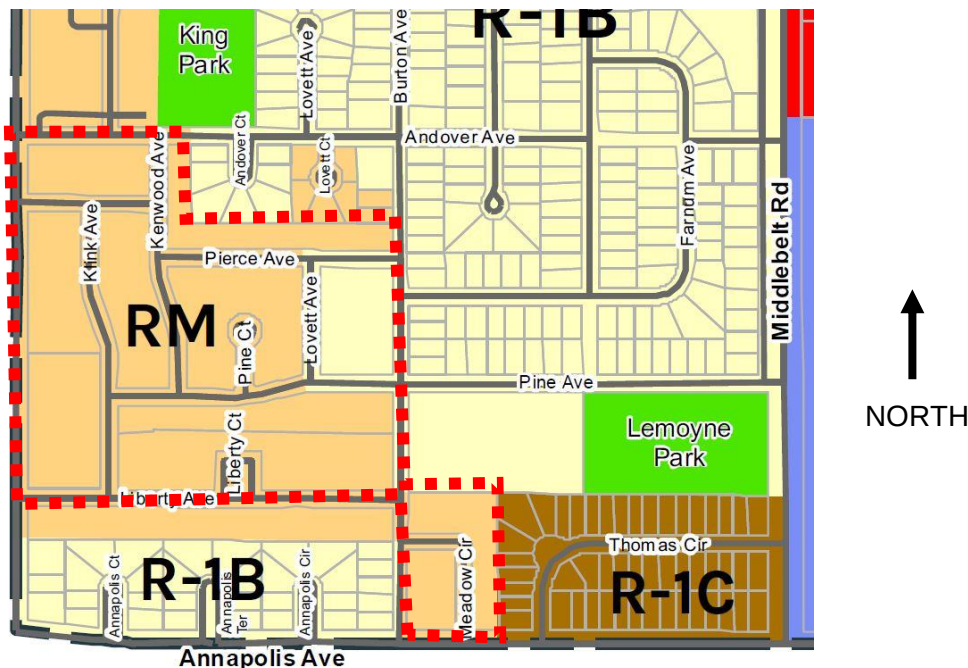
TAX ID(s): 44-013-01-000-1000; 44-013-01-000-2000; 44-013-01-000-3000; 44-013-01-000-4000; 44-013-01-000-5000; 44-013-01-000-6000; 44-013-01-000-7000; 44-013-05-000-8000; 44-013-05-000-9000; 44-013-05-001-0000; 44-013-05-001-1000

(per ATA Absolute Title Agency, File Number: 82-22831004-ANN, Commitment Date: April 5, 2022)

The land referred to in this commitment is situated in the City of Inkster, County of Wayne, State of Michigan, as follows:

Lots 1 through 7, LeMoyne Gardens Subdivision, as recorded in Liber 83, Page 48 of Plats, Wayne County Records;

Also, Lots 8 through 11, LeMoyne Gardens Subdivision No. 2, as recorded in Liber 87, Page 6 of Plats, Wayne County Records.



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, January 23, 2023. Please reference Case No. 22-36 (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: January 6, 2023

Planning Department • 313.563.9760



MCKENNA

January 13, 2023

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Land Use, Site Plan, and Planned Unit Development Review for Lemoyne Gardens
Multifamily Housing Phase I: Parcel 44-013-05-0008-000
Location: Lemoyne Gardens
Zoning: RM, Restricted Multifamily District
Project #: SLU 22-36; SP 22-37

Dear Commissioners,

We have reviewed the above-stated application for preliminary Site Plan, Special Land Use, and Planned Unit Development consideration. FSP Architects, on behalf of the Richman Group (the "Applicant") proposes to demolish 16 existing townhouses for the construction of a new multiple family apartment structure on a 2.71-acre parcel as part of a larger effort to redevelop the entire Lemoyne Gardens site. The entire project involves the replacement of 275 units across an area of approximately 26 acres, largely bounded by Henry Ruff Rd., Liberty St., Burton St., and Andover St. in the city's southwest corner.

The subject review is for Phase I only; the Applicant will seek all three approvals for each subsequent phase of the project upon satisfactory completion of the previous phase, including all building permits, site inspections, and certificates of occupancy.



HEADQUARTERS
235 East Main Street
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Northville, Michigan 48167

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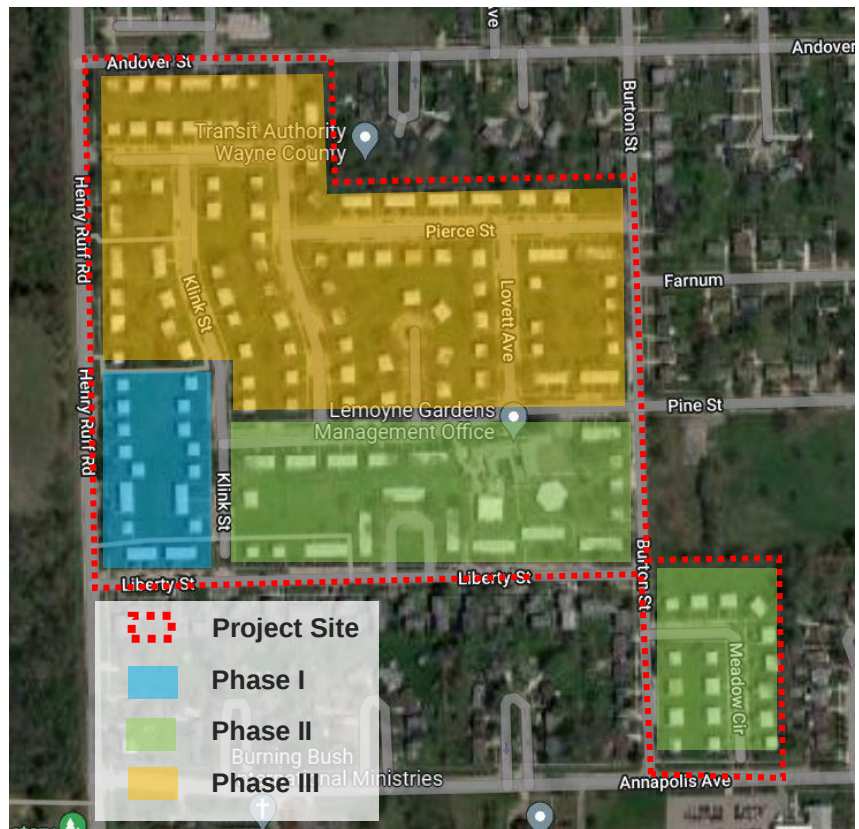
PROJECT SUMMARY

The proposed project seeks to split development into three phases:

Phase I: Demolish 16 buildings containing 28 dwelling units and construct a 60-unit multifamily housing structure.

Phase II: Demolish 37 buildings containing 87 dwelling units and a management office and construct two 58-unit multifamily housing structures, totaling 116 units.

Phase III: Demolish the remaining 80 buildings containing 160 dwelling units and construct 25 multi-unit townhome structures containing 99 dwelling units.



The Applicant expects to have Phase I completed by early 2024, Phase II completed by 2025, and Phase III completed by 2026. In addition to the new and improved housing, the site will have a community center, landscaping and green space, playground equipment, and off-street parking for residents. The site is zoned RM, Restricted Multifamily District, in which multifamily structures of three stories require Special Land Use permits. All PUDs require Special Land Use permits. The applicant seeks preliminary Site Plan approval, a recommendation of approval for a Special Land Use, and a recommendation of approval for a PUD agreement for Phase I from City Council; after which, the applicant will seek Special Land Use approval and a PUD agreement for Phase I from City Council. Once the applicant has been cleared for preliminary approval, the project will move forward with final site planning and a signed PUD agreement, followed by demolition and construction for Phase I.



RECOMMENDATIONS

Special Land Use 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 60-unit multifamily building for Lemoyne Gardens (Parcel ID # 44-013-05-0008-000) to City Council, with the required conditions listed in the Planner's Report.

Conditions:

1. *Provide a revised site plan with satisfactory dimensions of buildings to the nearest driveway, maneuvering lane, and/or parking lot, as noted in the Additional Use Standards, to be reviewed and approved administratively.*
2. *Receive a waiver from the Planning Commission regarding ingress and egress onto a minor interior road, as recommended by the City Planner.*
3. *Receive approval from the Planning Commission regarding the modified block face build-to line, as recommended by the City Planner.*

Site Plan Consideration. Provided there is consensus on the Commission regarding the special land use review, we recommend the Planning Commission consider the following motion:

I move to approve the proposed 60-unit multifamily building for Lemoyne Gardens (Parcel ID # 44-013-05-0008-000), provided that special land use and planned unit development approval is granted by City Council, and with the required conditions listed in the Planner's Report.

Conditions (requiring administrative approval):

1. *Provide a revised, sealed, and signed site plan package prior to City Council review, meeting the following requirements:*
2. *A deviation from density requirements must be stated and approved by the Planning Commission;*
3. *A deviation from height requirements must be approved by the Planning Commission;*
4. *Rear setback standard is met;*
5. *Building material recommendations are considered;*
6. *Barrier-free ramp locations on sidewalks are shown;*
7. *All landscaping standards are met;*
8. *Construction details of the decorative fence, security gate, and dumpster enclosure are provided;*
9. *Parking space dimensional and location standards are met;*
10. *Security cameras are provided, per recommendations of the Planning Commission and City Planner, subject to approval by the City Police Chief;*
11. *A separate signage application is provided for the monument sign on Klink Avenue – no signage has been approved during this review.*
12. *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*
13. *Address any other comments raised by the Design Review Team.*



Planned Unit Development Consideration. Provided there is consensus on the Commission regarding the special land use and site plan review, we recommend the Planning Commission consider the following motion:

I move to recommend approval for a planned unit development proposed for Lemoyne Gardens (Parcel ID # 44-013-05-0008-000), provided that special land use approval is granted by City Council, and with the required conditions listed in the Planner's Report.

Conditions:

1. *Receive special land use approval from the City Council;*
2. *Address the following PUD review criteria:*
 - a. *Receive approval from City Council for the noted deviations, including increased height, density, block face setbacks, etc.;*
 - b. *Receive waiver from City Council/Planning Commission for street tree requirements or provide additional plantings within the landscaped area between the public sidewalk and street.*
 - c. *Open space standard is met;*
 - d. *Fence and screening details, per site plan review requirements, are provided.*
3. *A planned unit development agreement is developed with the City Attorney, including performance bonds and required amenities, signed by all parties, prior to the applicant receiving final site plan approval and applying for building permits and certificate(s) of occupancy.*

Respectfully submitted,

McKENNA

Jane Dixon
Associate Planner

Gage Belko
Assistant 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 Medium Density Residential, which intends for a wide variety of housing types including duplexes, townhouses, and public housing up to three stories. The Master Plan also supports housing for all phases of life in this area, including senior housing types. As a public housing complex, the proposed project meets this requirement.

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 a redevelopment of existing public housing. As such, the design and construction of the project is in keeping with the intended medium density residential character of the area.

3. IMPROVEMENT 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 current housing stock in this area is in poor condition, with several vacant and blighted structures. Currently, residents must park on the street and the existing parkland and open space is underutilized. The redevelopment of this site represents a significant visual and physical improvement to the area. In turn, providing higher quality housing and open space will likely generate additional physical and economic development in the surrounding community.

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: As a developed site, public utilities are available. At full buildout of all three phases, units will be redeveloped at a 1:1 ratio, so there will be no net increase of dwellings in the area and the applicant will propose stormwater infrastructure for each phase of the project. We defer to the City Engineer, Police Chief, and Fire Chief for additional review and comments.



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: The proposed project is a redevelopment of existing residential units at a 1:1 ratio along with a community center. No additional uses proposed at this time. We do not anticipate the generation of nuisances because of this development.

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 currently contains several vacant and blighted buildings, impacting the economic viability of adjacent land uses. The redevelopment of the site constitutes an increase in economic viability for the community.

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: As a developed site, public services and utilities are available. Units are being redeveloped at a 1:1 ratio, so there will be no net increase of dwellings in the area and the applicant will propose site engineering, utilities, and services for each phase of the project. We defer to the City Engineer, Police Chief, and Fire Chief for additional review and 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 residential nature of the site will remain the same and the redevelopment of the existing structures into multifamily dwellings is consistent with the intent and purpose of the RM District. Furthermore, Site Plan and Planned Unit Development review enforces Ordinance standards and guides the site to follow the community's vision for a healthier, safer city. The project is evaluated against Site Plan Review criteria later in this report.



Additional Use Standards Review

Additional use standards for townhomes and multifamily residential uses are prescribed in the Zoning Ordinance, as noted in the table below. Because the applicant is seeking Special Land Use approval for the entire site, we have evaluated all phases of the project. We offer the following comments for your consideration.

Use	Zoning Ordinance Use Standards – Applicable Sections
Multifamily Dwellings (3 stories or less)	155.122

MULTIFAMILY DWELLING, 3 STORIES OR LESS

1. *The entire area of the site shall be treated to service the residents of the dwelling units located thereon, and any accessory buildings, uses or services shall be developed solely for the use of residents of the main building. Uses considered herein as accessory uses include: swimming pools, cabanas, pavilions, recreation areas, and other similar uses*

Findings: The project proposes a tot lot in Phase I, substantial greenspace in Phase II, and a community center in Phase III as an accessory structure for all dwelling units within the site. We find this standard has been met.

2. *The site plan shall be so planned as to recognize yard and general development relationships with adjacent land uses. The Planning Commission may recommend physical features to be provided which will insure harmony in these relationships*

Findings: The project accounts for the relationship of the buildings to adjacent uses of land. Proposed multifamily structures are placed to recognize the future multifamily structures within the project as well as the neighboring multifamily residential uses to the site's south. Sufficient screening in the form of landscaping exists between the proposed and existing units. Significant open space separates the proposed multifamily structures and the future townhomes.

3. *The site plan shall be so planned as to provide ingress and egress directly onto a major or secondary thoroughfare, except when the Planning Commission finds, upon review of the site plan, that ingress and egress directly onto an adjacent minor street will not be detrimental to the harmonious development of adjacent properties.*

Findings: The proposed multifamily structure has access to the minor interior streets of the development, as is the case for the existing dwelling units on the site. We find that the placement of the building with access to interior streets would not be detrimental to the development of adjacent properties and is supported by the existing development of the site. We recommend that the Planning Commission waive this standard.



4. *Access drives, parking areas and maneuvering lanes shall be so located as to minimize their conflict with buildings and outdoor living areas so as to encourage pedestrian and vehicular safety and convenience. The following requirements shall be considered by the Planning Commission in reviewing the site plan:*

Drives, maneuvering lanes and open parking spaces shall be a distance of at least 15 feet from any residential building wall with a window and/or door penetration at the ground floor level.

Findings: This standard can be met. The applicant must demonstrate compliance with appropriate dimensions from the building to the nearest driveway, maneuvering lane, and/or parking area labeled on the site.

The required parking spaces shall be well related to the building they are intended to serve.

Findings: The proposed structure has its own dedicated parking lot, sufficient for the anticipated residents of the building. Subsequent phases include their own dedicated parking as well. We find this standard has been met.

5. *In order to provide continuity with abutting and/or adjacent public thoroughfares, the Planning Commission may recommend, and the City Council may require, dedication of a public right-of-way through the site area prior to site plan approval.*

Findings: This standard can be met. The site is presently developed and contains through-access on Pierce Avenue, Liberty Avenue.

6. *Front building lines found on the balance of the block face shall be respected, except upon discretion of the Planning Commission as based upon the recommendation of the City Planner.*

Findings: In the conceptual plan, the applicant proposed a structure built to the same line as the other building lines found on the opposite side of Liberty Avenue. In this submission, the building is set back significantly to accommodate a detention pond for stormwater management. Given the increased size of the development at three stories and the need for stormwater management, we find that the setback is appropriate to respect the low-rise buildings to the south. We recommend that the Planning Commission accept the modifications to this standard.

7. *All design and dimensional standards of this chapter shall be complied with.*

Findings: Design and dimensional standards are reviewed in detail in the Site Plan Review section of this report.



Site Plan Review

All Planned Unit Development require Special Land Use review and approval. 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 RM, Restricted Multifamily District where the proposed uses are detailed in the table below.

The RM District is intended for the provision of higher density, multifamily housing. As such, the proposed use is compatible with this zoning district and the surrounding uses. However, special land use approval (by City Council) is required for all potential planned unit development, for which the applicant is seeking an agreement for deviations from the zoning ordinance.

Proposed Phase	Building Footprint (SF)	Proposed Use	Zoning Requirement
Phase I	19,541 SF (One new building, 60 units)	Multifamily Housing	Special Land Use

Location	Existing Land Use	Zoning District	Future Land Use Designation
Subject Site	Multifamily Housing	RM, Restricted Multifamily Residential	Medium Density Residential
North ¹	Multifamily and Single-Family Housing	RM, Restricted Multifamily and R-1B, One Family Residential	Medium Density and Low Density Residential
East	Single-Family Housing	R-1B and R-1C, One Family Residential	Low Density Residential
South ²	Multifamily and Single-Family Housing	RM, Restricted Multifamily and R-1B, One Family Residential	Medium Density and Low Density Residential
West ³	Vacant	I-1, Light Industrial	Industrial

¹ Directly to the north is Andover Avenue.

² Directly to the south is Liberty Street; a portion of the site extends south to Annapolis Avenue.

³ Directly to the west is the border of the City of Westland.



2. DIMENSIONAL STANDARDS (§155.061, 155.073)

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 building is appropriate to maximize access from the road and is so arranged to respect the relationship to adjacent uses. The proposed building also serves to create open green space between future building typologies. The multifamily structure has a typical orientation, with the L-shaped corner of the building aligning with the corner of Liberty and Henry Ruff. The dimensional requirements for the RM District and the proposed dimensions are listed in the table below:

Phase I

Dimensional Measurement	Required	Proposed	Comments
Min. Lot Area	4,000 SF per DU	1,967 SF per DU – Phase I 4,145 SF per DU full build	In compliance*
Min. Lot Frontage	-	N/A	N/A
Min. Front Yard Setback	20-25 ft.**	> 25 ft.	In compliance
Min. Side Yard Setback	15 ft.	>15 ft.	In compliance
Min. Rear Yard Setback	35 ft.	<u>30 ft.</u>	Adjusted by PUD***
Max. Height	2-stories; 24 ft.	3-stories; 40 ft.- 9in.	Adjusted by PUD***
Max. Lot Coverage	50%	14%	In compliance

**Phase I constitutes the development of a 2.71-acre (118,047 SF) parcel for 60 DUs, equaling ~2,000 SF per DU; however, at full-build, the development will have a density equal to that which already exists within the Lemoyne Gardens development. The applicant should formally request a deviation from the ordinance for Phase I; we recommend approval of this deviation.*

***Section 155.061.M: The distance from the front lot line to the nearest point of a principal building shall not be less than 25 feet, except that where an entire block frontage is developed at one time, under single ownership of control, then the minimum setback may be reduced to 20 feet provided that the average setback for all structures shall not be less than 25 feet.*

**** As part of the PUD review process, the applicant is seeking approval of the deviations from the RM zoning requirements for building height and setback.*

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:



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 proposed building in Phase I demonstrates sufficient variation in façade depths and details. The variations are provided primarily for the provision of balconies and includes varying rooflines and depths to further accentuate these details. This ensures the building is not overly imposing or aesthetically drab. The relationship of the proposed massing to the surrounding neighborhood is an improvement from the existing buildings.

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 proposed building in Phase I demonstrates a suitable color palette in tones of beige, grey, and brown. The façade is comprised primarily of fiber-cement lap siding, which has a similar appearance to vinyl siding but is more durable and higher quality. Brick veneer accents can be seen at the ground level entrances. To bring visual appeal to all sides of the building, we recommend the application of brick veneer to all ground level extrusions where balconies are proposed, like that which is proposed for the north and east elevations on the columns adjacent to the balconies.

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, Police Chief, and 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: Analysis of vehicular circulation is subject to the review of the City Engineer and Wayne County Road Commission. Interior vehicular access will be generally limited to residents and their guests, with different lots for guests and residents. The provision of off-street parking is examined further under Item #10.

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: All existing 5-foot concrete sidewalks fronting a street throughout the site are to remain and be repaired or replaced as necessary. Sidewalks are proposed for the parking lot; barrier-free ramp locations must be shown.



7. EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

All sites and buildings must 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 must be appropriate and of such size, location, height and quantity to ensure that the proposed development is not objectionable to nearby 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.

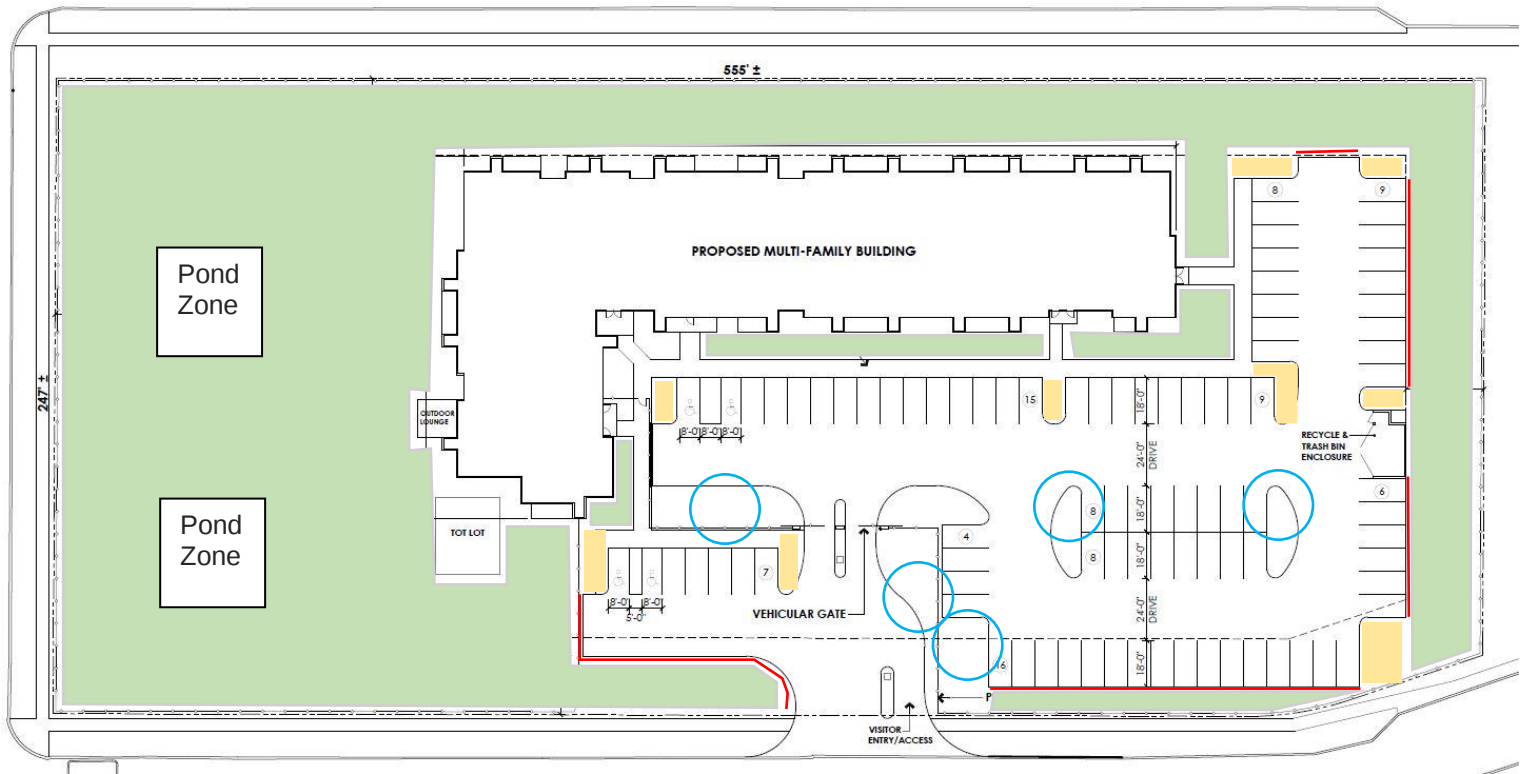
Findings: The required and proposed site landscaping is detailed in the table on the following page. Several adjustments and additions are necessary to the landscape plan to comply with the minimum ordinance requirements. Due to the scope of this project and the availability of space on the site, no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

Phase I

Criteria	Required	Proposed	Comments
Right-of-Way: Deciduous Trees	1 per 35 ft. Henry Ruff: 555 ft. = 16 Liberty: 247 ft. = 7 Klink: 559 ft. = 16	17 trees 7 trees 16 trees	In compliance
Right-of-Way: Ornamental Trees	1 per 75 ft. Henry Ruff: 555 ft. = 8 Liberty: 247 ft. = 4 Klink: 559 ft. = 8	8 trees 4 trees 8 trees	In compliance
Planted Yard Area Trees	1 per 3,000 SF	<u>Undetermined</u>	<u>The applicant must provide the total planted yard area first (this includes all planted lawn area and the detention basin, but not the pond zone) See photo below.</u>
Parking Lot: Interior Landscaping	5% of ±20,000 SF impervious area = 1,742 SF	3,638 SF	In compliance.
Parking Lot: Trees	1 deciduous tree per 150 SF of required interior landscaped area = 1,742 / 150 = 12 trees	<u>5 AB + 2 QB</u> <u>= 7 trees</u>	<u>An additional 5 deciduous trees are required within the specified interior landscaped area. See photo below.</u>



Parking Lot: Terminal Landscape Islands	At end of each parking row; min. size of 144 SF and 18 ft. long	<u>Terminal islands appear to be provided, but areas are not detailed and some areas appear to be proposed sidewalk.</u>	<u>Terminal island areas must be detailed. See photo below.</u>
Parking Lot: Interior Landscape Islands	Min. size of 160 SF and 8 ft. in width; plus 1 deciduous tree per each island	Interior landscape islands are provided by way of the interior landscaping requirement.	In compliance.
Parking Lot: Divider Min. Size	8 ft. wide	None proposed.	N/A
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.	N/A
Parking Lot: Divider Shrubs	Continuous hedge the entire length of the divider	None proposed.	N/A
Parking Lot: Wheel Stops / Curb	2 ft. min. of overhang clearance needed for any landscape areas	<u>The 18 ft. parking spaces will overhang into proposed landscaping and sidewalks.</u>	<u>All parking spaces must be 20 ft. in length to protect the landscape areas and pedestrian access.</u>
Curbing (General)	Concrete curbing is required along all landscape areas	<u>Not specified.</u>	<u>Concrete curbing must be shown along the entire parking lot perimeter and landscaped areas.</u>
Parking Lot: Perimeter Deciduous Trees	1 deciduous tree per 25 linear ft.	Undetermined	<u>The applicant must provide the perimeter dimensions in linear feet first (this will not include the perimeter that abuts a sidewalk or landscaped island) See photo below.</u>
Parking Lot: Perimeter Ornamental Trees	1 ornamental tree per 35 linear ft. = (approx.. 387 ft. / 35 ft.) = 11 trees	Undetermined	<u>The applicant must provide the perimeter dimensions in linear feet first (this will not include the perimeter that abuts a sidewalk or landscaped island) See photo below.</u>
Parking Lot: Perimeter Shrubs	Continuous hedge of shrubs, no more than 30-inches on center	<u>Shrubs have been provided, though gaps exist along the perimeter.</u>	<u>The applicant must provide the perimeter dimensions in linear feet (this will not include the perimeter that abuts a sidewalk or landscaped island) See photo below.</u>
Snow Storage	Plant materials must be hardy, salt-tolerant groundcover	Snow storage areas not specified.	<u>The applicant must show snow storage areas (and hardy landscaping if needed)</u>
Irrigation	Automatic or drip irrigation required	<u>Not specified.</u>	<u>An irrigation system must be provided and detailed on a revised landscape plan..</u>



Notes to the above photo and landscaping table. See table for additional detail. All shading is approximate / non-all-inclusive.



(Green) The applicant must provide a calculated total of planted lawn area on-site and provide the required tree planting.



(Blue) Additional trees are required in the interior landscape areas; placement within islands may be adjusted to accommodate other proposed trees.



(Yellow) Several areas of proposed concrete sidewalk must be converted into terminal landscape islands, with calculated areas and a minimum of one deciduous or ornamental tree within each island.



(Red) Calculated parking lot perimeter and the required shrubbery and trees 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 is required (as detailed in section 155.074: Walls) since this property is not directly adjacent to any single- or two-family residential zones.

A decorative fence is proposed around the entire parcel and a security gate is proposed to separate the guest parking from the resident parking. Construction and material details of the decorative fence and security gate must be provided. This item is also subject to review and approval by the City Fire Chef to ensure emergency access to the site.

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.*

One dumpster is proposed for Phase I, located on the eastern edge of the parking lot. The dumpster enclosure is proposed to be screened by several arborvitaes. Construction and material details of the gates and screening wall must be provided.

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 regard 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:

Phase I	60 unit Multifamily	1.5 spaces per dwelling unit = (1.5 x 60 DU)
Total Parking Required:		= 90 parking spaces required (including 4 accessible spaces)
Total Parking Proposed:		= 90 (including 2 accessible and 2 van-accessible spaces)

While the number of required parking spaces is met, the dimensions of the spaces must be modified. Where parking spaces abut a sidewalk or landscaped area, stall length must be increased to 20 feet. All parking stalls in a 75–90-degree configuration must also be 9 feet wide. Further, due to the parking lot being divided by a security



gate, we recommend moving one of the accessible spaces from the guest lot to the resident lot or providing an additional accessible space in the resident lot.

Further, residential PUD requirements detailed later in this report require off-street parking to be located in side and rear yards only; the applicant must provide alternative parking arrangements respecting this standard or request a deviation from the ordinance requirements.

Loading Zones. As a residential use, a loading zone is not required.

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.

Findings:

Exterior Lighting. The photometric plan proposes 27 LED lights, including: 5 wall-mounted lights at building entrances (10 feet high), 15 pedestrian bollard lights along sidewalks (3 feet high), one double-sided pole light at the entrance (14 feet high), and 6 single- or double-sided pole lights within the parking lot (20 feet high). Cut sheets have been provided for all models.

Overall, the proposed lighting plan complies with the Ordinance. 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 (All Locations)	20 fc.	8.1 fc.	In compliance
Max. Illumination at the Property Line	0.1 fc.	0.3 fc.	In compliance*
Max. Lighting Fixture Height	20 ft.	20 ft.	In compliance

**The property line(s) in question are that which abut adjoining Lemoyne Gardens parcels; therefore, the minimal light trespass is appropriate.*

Security Cameras.

While not required for residential uses, it is highly recommended that the applicant provide security cameras at the parking lot and building entrances. During the initial meeting with the Planning Commission, this provision was discussed in order to facilitate a higher level of safety within the site. The details and location of security cameras is subject to review by the City Police Chief.

12. SIGNS (§155.231 THROUGH 155.256)

It shall be unlawful for any person, firm, or corporation to erect, construct or alter any sign in the city without complying with the provisions of this chapter. Applicable penalties for any violation of this chapter are established through City Council resolution and may be amended from time to time.



The site plan shows a proposed monument sign at the entrance of the development; details of this sign have not been provided and no signs – other than directional and required parking signs – may be considered approved until a separate signage application has been submitted.

Planned Unit Development Review

1. PROJECT DESIGN STANDARDS (§155.152)

Findings:

General Design Standards

Design and development standards set forth in this chapter provide a base for design dimensions. Deviations may be granted as part of the overall approval of the PUD, provided there are features or elements demonstrated by the applicant and deemed adequate by the City Council upon the recommendation of the Planning Commission designed into the project plan for the purpose of achieving the objectives of this section.

Deviations noted on the plan:

- Deviation from 2-stories; 24 ft. to 3-stories; 40 ft.- 9in. Approval recommended.
- Deviation from front façade composed of 75% brick to 7% brick with fiber-cement siding. Partial approval recommended; additional brick accenting recommended as part of the site plan review.

There shall be a perimeter setback and berms added as found to be necessary by the city, for the purpose of buffering the development in relation to surrounding properties. Such perimeter setback shall be established at the discretion of the City Council, taking into consideration the use or uses in and adjacent to the development. The setback distance need not be uniform at all points on the perimeter of the development.

Setbacks have generally been met; a stormwater detention pond buffers the use from adjacent properties to the south. Additional setback is required for the rear yard (along Henry Ruff).

Thoroughfare, drainage, and utility design shall meet or exceed the standards otherwise applicable in connection with each of the respective types of uses served.

This item is subject to review by the City Engineer.

There shall be underground installation of utilities, including electricity and telephone, as found necessary by the city.

This item is subject to review by the City Engineer.

Pedestrian sidewalks (five feet in width) shall be provided along all public and private streets and separated from vehicular circulation by a landscape strip and street trees.

Pedestrian sidewalks provided; in addition to the required landscaping in the site plan review, the Planning Commission and/or City Council may recommend/require additional street tree plantings between the sidewalks and the street.



Signage, lighting, landscaping, building materials for the exterior of all structures, and other features of the project, shall be designed and completed with the objective of achieving an integrated and controlled development, consistent with the character of the community, surrounding development or developments, and natural features of the area.

We find that this standard will be met, provided a revised site plan is submitted addressing those concerns noted in the site plan review.

Where non-residential uses adjoin off-site residentially zoned property, noise reduction and visual screening such as landscape berms or strips or decorative walls shall be employed.

The site abuts residential uses only.

Residential Standards

Dwelling density shall be based on the underlying base zoning district. Additional density for residential uses is permitted, subject to a recommendation by the Planning Commission and approval by the City Council. Such increase shall be based upon review of the standards of this section.

Consistency with the Master Plan;

The proposed projects meets the intent and purpose of the Master Plan.

Relationship to adjacent land uses;

The proposed use is harmonious with adjacent land uses.

Meet the following design standards;

- *Attached townhome units shall meet the requirements of § [155.121](#), Townhouses and duplexes, as determined by the Planning Commission, upon recommendation of the City Planner.*

Not currently applicable.

- *Buildings shall be built at the same setback as exiting structures on the same block or adjacent to the proposed development.*

This standard has not been met; however, we find that the proposed setback of a taller building relative to the neighboring buildings and uses across Liberty is appropriate. The applicant must request a deviation from this requirement.

- *Interior front build-to lines can be reduced to 18 feet of right-of-way line or sidewalk on private streets or ways.*

This standard has been met.

- *Front doors with porches are required. Porches shall be minimally six feet in depth.*

Not currently applicable.



- *The front facade shall be composed of at least 75% brick or decorative masonry. Decorative masonry cannot extend above the first floor elevation.*

The applicant is seeking a deviation from this requirement to include fiber-cement siding.

- Public and private spaces separation and definition by walls, decorative fencing or landscaping is encouraged.

A decorative fence is proposed for the perimeter of the parcel; construction and material details must be provided.

Pedestrian and/or vehicular safety provisions.

This standard has been met.

Off-street parking in front yards is not permitted.

This standard has not been met; the applicant must provide alternative parking arrangements within side and rear yards only. The applicant may seek a deviation from this requirement.

Blocks shall have a maximum acreage of five acres as delineated by public rights-of-way or sidewalks. Blocks shall be in a grid or modified grid pattern and connected to the abutting street system following principles of good street design.

The existing arrangement of the Lemoyne Gardens development is in compliance with this standard.

A minimum of 10% of the gross floor area of dwelling units shall be set aside as usable recreation and open space. Dwelling units shall front such space.

This standard has likely been met; while open space is apparent on the site plan, a minimum of 1,954 square feet of open space must be shown/noted on the landscape plan.

Provisions for the users of the project.

A tot lot is proposed for Phase I; it is noted in the site plan that the design/construction of this amenity will be provided by others – we believe this provision should be included in the PUD agreement language and a supplier for the play equipment identified.

We recommend that bike racks be included in each Phase of the development.

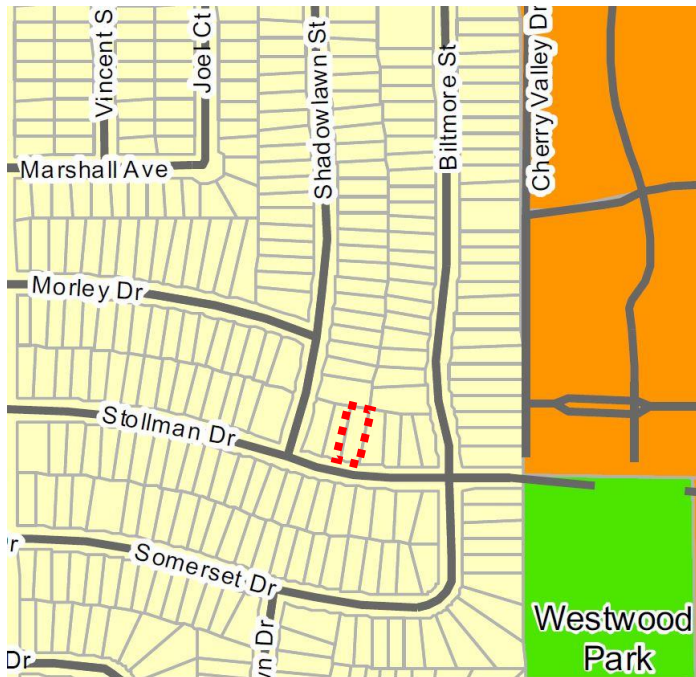
We recommend that shaded bench seating or picnic areas be provided in the required open space for each Phase of the development.

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

RE: Case No. 22-33 (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, January 23, 2023 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 for the establishment of residential child daycare business in the R-1B, Single Family Residential District in the City's northeast quadrant. Charnell Flournoy is the applicant. The site is located on the north side of Stollman Drive, east of Shadowlawn Street and west of Biltmore Street, and is identified as:

TAX ID(s): 44-016-02-0271-000



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, January 23, 2023. Please reference Case No. 22-36 (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: January 6, 2023

Planning Department • 313.563.9760



MCKENNA

October 31, 2022

City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Land Use for a proposed Child Care Facility 7-12 occupants
Location: 26260 Stollman Drive (*Parcel ID 44-016-02-0271-000*)
Zoning: R-1B, One Family Residential District
Project #: SLU 22-33

Dear Commissioners,

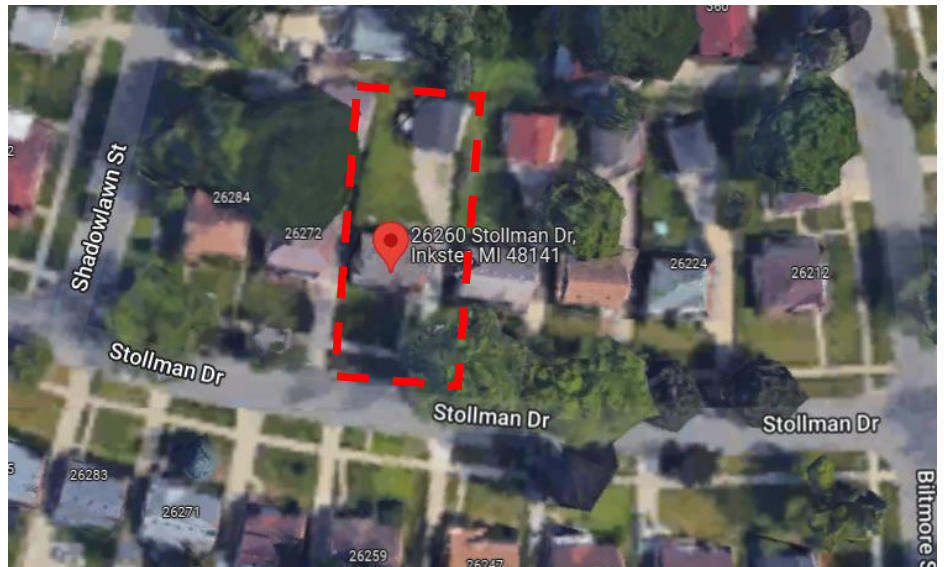
The City of Inkster Planning Department has reviewed the above-referenced Special Land Use application for a proposed childcare center for 7-12 children at a residential home located at 26260 Stollman Drive. Due to the number of children in care being proposed a review for a Special Land Use is required. A public hearing will be held at a City Planning Commission meeting to review the Special Land Use request.

PROJECT SUMMARY

The site is approximately 0.146-acres (Wayne County GIS) and is located on the north side of Stollman Drive, between Shadowlawn Street and Biltmore Street. The site is a residential home. The applicant proposes to use the 944 sq ft residential home for a child care center for 7-12 children. The site is located in the R-1B, One Family Residential District.



Subject site



HEADQUARTERS

235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
✉ 248.596.0930
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RECOMMENDATIONS

Special Land Use Consideration.

We recommend the Planning Commission consider the applicant's justifications to occupy the property as a childcare center for 7-12 children in care.

Special Land Use 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 Child Care Facility, 7 – 12 occupants, to City Council, with the required conditions listed in the Planner's Report

Conditions:

- 1. Provide details regarding number of employees in order for parking calculations to be performed.*

If you have further questions, please do not hesitate to contact us.

Respectfully submitted,

McKENNA

Jane Dixon
Associate Planner

Alicia Warren
Assistant 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: In accordance with the 2017 Master Plan, the subject site Future Land Use (FLU) is designated as Low Density Residential. Childcare centers are permitted uses within the residential districts.

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: No changes are proposed to existing structure, which is generally harmonious with the existing and intended character of the area. We do not believe that traffic incurred during drop-off and pick-up times will exceed normal traffic flow of the minor street.

3. IMPROVEMENT 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 site is currently utilized as a residential home. However, the applicant has not proposed any visual or physical improvements to the site as it exists today. Given that the proposed use is a childcare center there is no quantifiable economic improvement occurring.

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 capacity of the City's infrastructure and services appears to be sufficient to accommodate the proposed institution. We will defer any additional comments regarding this section to the City Engineer, Police Chief, and Fire Chief.

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: There is no anticipated use that will involve smoke, fumes, glare, odor or sound pollution. While the typical service may provide more noise than other uses the established setbacks and size of the structure adequately limit any potential excesses.

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 utilized and provides economic viability to the surrounding existing land uses. While the proposed use does not necessarily contribute to the general economic viability of the area, we do not believe that the establishment of a childcare center will erode or reduce the economic viability of other existing land uses.

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: The subject site is not anticipated to create excessive or additional costs to public services. Planning Staff defers to Police and Fire on this finding, as they are most familiar with the impacts of childcare centers on the health and safety of the City, and any associated public costs.

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 use of the existing building for a childcare center is supported by the intent of the R-1B One Family Residential District. Planning Staff is unable to determine parking needs at this time due to a lack of information from the applicant regarding number of employees and hours of operation.



Additional Use Standards Review

Additional use standards for child care 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
Day Nursery/Child Care Center	155.113

NURSERY SCHOOLS, DAY NURSERIES, AND CHILD CARE CENTERS (§ 155.113)

Petitioner shall comply with all state requirements of Act 47 of Public Acts of 1944, as amended.

Findings: To comply with all state requirements, the Petitioner must receive zoning authorization from the appropriate municipal authority; this is the purpose of the special land use review, and we believe the Petitioner is performing their due diligence.