

CITY OF INKSTER PLANNING COMMISSION MEETING MINUTES

MONDAY, April 24, 2023
6:30 P.M.
CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

A regular meeting was held on Monday, April 24, 2023, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141.

Chairman Chisholm called the meeting to order at approximately 6.34 PM

I. ROLL CALL

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

Absent: Mayor Patrick Wimberly (excused)

Quorum Present - YES

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

II. ADOPTION OF AGENDA *Not made*

MOVED by

Vote: .

III. ADOPTION OF MINUTES

A. Adoption of March 13, 2023, Meeting Minutes

MOTION made to adopt March 13th Meeting Minutes at next PC Meeting

MOVED by Davis, seconded by Daniels

Vote: 7-0, Motion carried.

B. Adoption of March 27, 2023, Meeting Minutes

MOTION made to adopt March 27th Meeting Minutes at next PC Meeting

MOVED by Willis, seconded by Davis

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)**

A. Case # 23-03 (SLU)

Marijuana Recreational Retailer at 29865 Michigan Avenue.

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

Vote: 7-0, Motion carried.

Jane Dixon (Planning Dept) presented a detailed review of the proposed SLU for 29865 Michigan Avenue as outlined in the PC packet with recommendation to the Planning Commission to consider the applicant's request. The Applicant proposes to re-use the one-story 37,078 square foot building on the 2.0-acre site as a marijuana adult use retailer, and future tenants.

The applicant, Michael Bahoura/Pure Cannabis was in attendance and addressed the body and public for discussion and/or questions.

In depth discussion was given toward the 1000-foot buffer as it relates to the 2 marijuana facilities on both sides of the subject facility, the what we are calling "race to the finish" deadline, as well as other non-cannabis retailers, and the 15 percent equity for Inkster residents according to the city/local ordinance

MOTION MADE TO CLOSE PUBLIC HEARING(S): MOVED by Hayes-Bradford, seconded by Willis

Vote: 7-0, Motion carried.

VI. **UNFINISHED BUSINESS:**

None

VII. **NEW BUSINESS:**

Case # 23-02 (SPR) and 23-03 (SLU) Marijuana Recreational Retailer at 29865 Michigan Avenue. Review and consideration of recommendation of approval of a special land use request and approval of site plan for an Adult Use Marijuana Retailer and general retail in the B-3, General Business district at 29865 Michigan Avenue.

MOTION made to deny or approve recommendation to City Council of the proposed Site Plan for a marijuana adult use retailer at 29865 Michigan Avenue with the 12 recommendations made by the planning department as stated in the PC Packet

MOVED by Davis to recommend approval to City Council, seconded by Williams

Vote: 7-0, Motion carried

As one of the contingencies made by the planning department on the site plan review, a request is being made to approve or deny a parking waiver with the following motion being made:

MOTION made to accept or deny a waiver granting the allowance of 40 parking spaces

MOVED by Daniels to receive and grant a waiver to allow for only 40 parking spaces as recommended by planning department that was originally set for 92 parking spaces, seconded by Williams

Vote: 7-0, Motion carried

MOTION made to deny or approve recommendation to City Council for special land use for a marijuana adult use retailer at 29865 Michigan Avenue.

MOVED by Davis to recommend approval to City Council, seconded by Willis

Vote: 7-0, Motion carried.

VIII MISCELLANEOUS:

IX SECOND HEARING OF THE PUBLIC (*for items not on the agenda and not scheduled for a public hearing*)
None

X ADJOURNMENT: Adjournment made by Chairman Chisholm at 7:44 PM

MOVED by Daniels, seconded by Willis

Vote: 7-0, Motion carried.

Rebecca J. Daniels, Secretary

Date Adopted: _____

Rebecca J. Daniels, Secretary