

CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, MAY 22, 2023
6:30 P.M.
CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
- IV. FIRST HEARING OF THE PUBLIC (*for items not scheduled for a public hearing but on the agenda*)
- V. PUBLIC HEARING(S)
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - A. **Discussion of possible amendments to Ordinance 155**
 1. Additional Uses:
 - Personal Service Establishment
 - Towing Service Storage Yard
 - Rental Hall
 - Banquet Facility
 - Truck Depot
 - Food Processing
 2. Schedule of Uses
 3. Sign Standards for the Town Center District
- VIII. MISCELLANEOUS
 - A. **Inkster Economic Development Expo – June 8th, 2023**
 - B. **Special Meeting – June 12th, 2023**
- IX. SECOND HEARING OF THE PUBLIC (*for items not scheduled for a public hearing or on the agenda*)
- X. ADJOURNMENT

Memorandum

TO: Planning Commission
City of Inkster
26215 Trowbridge
Inkster, Michigan 48141

FROM: Jane Dixon, NCI

SUBJECT: Zoning Amendments

DATE: May 17, 2023

Based on requests we have received from applicants; we are suggesting the following revisions to the definitions and uses of the zoning ordinance as well as sign standards for the Town Center District.

ADDITIONAL USES AND DEFINITIONS

Over the past couple of months, the Planning Department has received inquiries or applications regarding a number of land uses that are not currently defined or classified in the Zoning Ordinance. In order to better serve potential development we propose adding the following definitions to be able to more clearly and efficiently serve new businesses.

PERSONAL SERVICE ESTABLISHMENT

Any barber shops, beauty parlors, cosmetologists, massage providers, massage therapists, dry cleaning shops (automatic self- service only), dry cleaning establishments, electrical appliance repair shops, florist shops, launderettes (automatic self-service only), shoe repair shops, tailor or dressmaking shops, optical or watch repair shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing.

TOWING SERVICE STORAGE YARD

Any private storage lot or yard of a towing enterprise where inoperable or distressed motor vehicles are temporarily held for retrieval or redemption by their owner, whether such enterprise is a contractor for a Police Department precinct or not. Such storage yards shall not function as a junkyard; no stripping or dismantling, or outdoor storage of parts is permitted; no sale of used vehicle parts is permitted; no stacking of vehicles is permitted. Towing service storage yards shall be considered a principal use of the land except when same vehicles are awaiting repairs or service at a facility located on the same zoning lot, in which case they operate as an accessory use of this land. Any land use previously classified as a "Police Department authorized abandoned vehicle storage yard" shall now be considered a "towing service storage yard" without need for issuance of any additional permit or change of use.

RENTAL HALL

Any enclosed hall, building, or portion of any building regularly available for rental, lease or loan for the purpose of public assembly, banquets, luncheons, entertainment or sports events, whether such assemblies are public or private or subject to an admission fee. The term "rental hall" does not include "public dance hall" or "banquet facility."

BANQUET FACILITY

An establishment that consists of an enclosed hall, building, or portion of any building, regularly available for the purpose of holding banquets, dinners, entertainment, luncheons, sports events, or other similar activity or events, pursuant to a "use agreement" and that is licensed by the Michigan Liquor Control Commission for the sale and consumption of alcoholic liquor on the premises. The term "use agreement" means a contract or agreement between a banquet facility licensee and a person for the use of a designated portion or space of the premises for an activity or event and where the operation of the banquet facility remains under the exclusive control of the banquet facility licensee.

TRUCK DEPOT

Truck depot means a building or place used for the servicing and parking of trucks, earthmoving machinery and the like.

FOOD PROCESSING

An establishment that is dedicated to the manufacture or preparation of food for sale through the process of canning, extracting, fermenting, distilling, pickling, freezing, baking, drying, smoking, grinding, cutting, mixing, coating, stuffing, packing, bottling or packaging, or through any other treatment or preservation process. "Food processing" includes the activities of a bakery, confectionary or bottling establishment, and also includes the receipt and salvaging of distressed food for sale or use as food. "Food processing" does not include slaughterhouses.

SCHEDULE OF USES

A number of the proposed additional uses are not currently classified within the existing zoning districts. We are proposing the location of these uses in the following districts, summarized in the red text of the table below. In addition, we are proposing that nursing and convalescent homes be added to the B-1 District as a Special Land Use. Given that nursing homes are permitted in the multiple family residential districts and the other business districts it logically follows that they could be permitted in the B-1 Local Business District. Furthermore, the B-1 District could uniquely serve the purpose of a nursing home as it requires less automobile parking and are ideally located for easy visitation by family members of the residents.

Land Use Types	R-1 A, B, C	R M	R M - 1	O - 1	B - 1	B - 2	B - 3	M - 1	T C D
Banquet Facility						P	P		
Rental Hall						P	P		
Truck Depot								S L U	
Towing Service Storage Yard								S L U	
Food Processing								P	

Nursing and Convalescent Homes		S L U	S L U	S L U	S L U	S L U	S L U		
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SIGN STANDARDS FOR TCD

The Zoning Ordinance currently has sign standards for Residential Districts, B-1, B-2, B-3, O-1, and M-1, but does not provide official provisions for the TCD. The DDA created design guidelines for signage within the TCD in 2018. We suggest that these guidelines be officially codified as the sign standards for the Town Center District. The standards are as follows:

A. Location.

1. No sign shall be erected which shall be less than eight (8) feet from ground level measured vertically from the bottom of said sign to ground level.
2. Business signs shall not be located on the second story façade of the building.
3. No sign shall be erected within a distance of ten (10) feet measured horizontally from any fire hydrant, traffic light or street lighting poles, nor shall any sign be erected in any location where, by reason of traffic conditions, fire or explosion hazards, it would imperil public safety or interfere with the function of the fire department.
4. Signs shall be prohibited from extending, in any manner, into or over public rights-of way traveled, or intended for use by motorized vehicles.
5. Signs shall be located either in the panel located above the awning or transom windows, on the canvas awning, on the window or door glass, on the transom window area or on a small projecting sign.

B. Sign Size.

1. The total surface area of all wall signs shall generally not exceed one and one-half (1 1/2) square feet per lineal foot of building frontage, not to exceed one-hundred (100) square feet. The sign size shall fit the existing features of the building and shall not cover up architectural details.
2. The total area of freestanding ground signs shall generally not exceed one-half (1/2) of a square foot per lineal foot of lot frontage, not to exceed twenty-five (25) square feet for a single face sign, fifty (50) square feet for a double face sign, or a total of fifty (50) square feet of surface for any other sign configuration.
3. If a facade is shared by more than one premise, the total sign area available to the facade under the terms of these guidelines shall be allocated so that the sign area available to each premise bears the same proportion that the facade area bears to the total façade area.

C. Projecting Signs.

1. Individual projecting signs to be mounted perpendicular to building facade may be permitted subject to the following:
 - a. The signboard shall not exceed eight (8) square feet.
 - b. No signs shall be mounted above the first floor of the building.
 - c. The distance from the ground to the lower edge of the signboard shall be eight (8) feet minimum.
 - d. The distance from the building wall to the signboard shall not exceed six (6) inches.

- e. The width of the signboard shall not exceed three (3) feet. 6. The height of the lettering, numbers or graphics shall not exceed eight (8) inches. 7. The projecting signs shall be limited to one (1) sign per business. Projecting signs are not permitted in conjunction with wall-mounted, freestanding or applied letter signs. 8. The outside edge of a projecting sign shall not extend more than 42" from the face of the building that it is attached to.
- f. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass or black anodized aluminum. Applied plastic letters shall not be permitted. The height of applied letters shall not exceed eight (8) inches.
- g. Wall-mounted signs may be permitted subject to the following: 1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six (6) inches. 2. The area of the signboard shall not exceed five (5%) percent of the ground floor building facade area, or twenty-four (24) square feet, whichever is less.
- h. The maximum permitted height is fifteen (15) feet above the front sidewalk elevation, and shall not extend above the base of the second floor windowsill, parapet, eave or building facade. 4. The height of the lettering, numbers or graphics shall not exceed eight (8) inches. 5. The sign shall be granted to commercial uses occupying buildings facing on public streets only and shall not be allocable to other uses. 6. The wall-mounted signs shall be limited to one (1) sign per business.

D. Applied Lettering.

- 1. Applied letters may substitute for wall-mounted signs, if constructed of painted wood, painted cast metal, bronze, brass or black anodized aluminum. Applied plastic letters shall not be permitted. The height of applied letters shall not exceed eight (8) inches.

E. Wall-Mounted Signs.

Wall-mounted signs may be permitted subject to the following:

- 1. The sign shall be affixed to the front facade of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.
- 2. The area of the signboard shall not exceed five (5%) percent of the ground floor building facade area, or twenty-four (24) square feet, whichever is less.
- 3. The maximum permitted height is fifteen (15) feet above the front sidewalk elevation, and shall not extend above the base of the second floor windowsill, parapet, eave or building facade.
- 4. The height of the lettering, numbers or graphics shall not exceed eight (8) inches.
- 5. The sign shall be granted to commercial uses occupying buildings facing on public streets only and shall not be allocable to other uses.
- 6. The wall-mounted signs shall be limited to one (1) sign per business.

F. Painted Window or Door Sign.

Painted window or door signs may be permitted, provided the following guidelines are met:

- 1. The sign shall not exceed ten (10%) percent of the window or door area, or four (4) square feet, whichever is less.
- 2. The sign shall be silk-screened or hand painted.
- 3. The height of the lettering, numbers or graphics shall not exceed four (4) inches.

4. The painted window door signs shall be limited to one (1) sign per business, painted on either the window or the door, but not on both. Florissant and gaudy colors are prohibited.
5. The painted window or door signs may be in addition to only one of the following: a wall-mounted sign, a free standing sign, an applied letter sign, a projecting sign or a valance awning sign.
6. Applied vinyl window or door signage shall be evaluated on a case by case basis.

G. Awning and Canopy Signs.

Awnings or canopies used to advertise a business shall be made of cloth or material resembling cloth. Awning signs may be permitted for ground floor uses only provided the following guidelines are met:

1. If acting as the main business sign, it shall not exceed ten (10) square feet in area, and the height of the lettering, numbers or graphics shall not exceed eight (8) inches.
2. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed four (4) square feet in area, and the height of the lettering, numbers or graphics shall not exceed four (4) inches. No awning sign shall extend vertically or horizontally beyond the limits of the awning.
3. Limited to two (2) such signs per business, on either awning or valance, but not on both.
4. If acting as the main business sign, it shall not be in addition to a wall-mounted sign.
5. Internally illuminated awning signs are prohibited. Indirect awning lighting is permitted after review and approval by the Planning Department.

H. Free Standing Signs.

One (1) free-standing sign may be provided, subject to the following conditions:

1. The building where the business, to which the sign refers, shall be set back a minimum of five (5) feet from the street line.
2. The area of the signboard shall not exceed three (3) square feet.
3. The height of the lettering, numbers or graphics shall not exceed four (4) inches.
4. The height of the top of the signboard, or of any posts, brackets or other supporting elements shall not exceed six (6) feet from the ground.
5. The signboard shall be professionally constructed of wood, with wood or cast iron brackets, and shall be architecturally compatible with the style, composition, materials, colors and details of the building.
6. The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
7. Free-standing signs shall be limited to one (1) sign per building and shall not be in addition to wall-mounted, applied letters or projecting signs.

I. Corner Business Signage.

Businesses located in corner buildings are permitted one sign for each street frontage.

J. Restaurant and Café Signage.

In addition to other signage, restaurants and cafes shall be permitted the following, limited

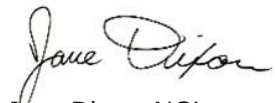
to one (1) sign per business:

1. A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.
2. A sandwich board sign, as follows:
 - a. The area of the signboard, single-sided, shall not exceed five (5) square feet.
 - b. The signboard shall be constructed of wood, chalkboard or finished metal.
 - c. Letters may be painted or hand written.
 - d. The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
 - e. The information displayed shall be limited to daily specials and hours of operation.
 - f. The sign shall be removed at the end of the business day.

If you have any questions, please do not hesitate to contact us. We look forward to discussing these potential zoning amendments with you further.

Respectfully submitted,

McKENNA

A handwritten signature in cursive script that reads "Jane Dixon".

Jane Dixon, NCI
Senior Planner



Discover. Grow. Unite.

ECONOMIC DEVELOPMENT EXPO

Hosted by Mayor Patrick Wimberly

JUNE 8TH, 2023

Time: 2:00pm - 4:00pm

**Location: Dozier Recreation Center Gymnasium,
2025 Middlebelt Rd, Inkster, MI 48141**

**Featured Guests: Laketa Henderson, District Director for the Michigan District
of U.S. Small Business Administration and Rerhi Onomake, CEO of GABA**

**The City of Inkster will be hosting an event for entrepreneurs,
small businesses, and developers! The Inkster Economic
Development Expo is designed to provide a hub for
networking with resource providers to connect to the
exciting growth in Inkster, strengthen your business
operations and access programs and services. Come join
us in this informative expo to start or grow your business!**

**For additional information contact:
Maria Luong, Special Projects Administrator
mluong@cityofinkster.com
(313) 203-2485 ext. 1232**



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