

CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, JULY 24, 2023

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 June 12, 2023 Meeting Minutes**
- IV. FIRST HEARING OF THE PUBLIC (*for items not scheduled for a public hearing but on the agenda*)
- V. PUBLIC HEARING(S)
 - A. **Case # 23-06 (SLU) Tattoo Establishment at 161 Middlebelt Road.**
 - B. **Case # 23-07 (SLU) Childcare Facility at 337 Inkster Road.**
 - C. **Case #23-08 (SLU) Mixed-Use Business and Residential at 715 Inkster Road.**
 - D. **Case # 23-01 (TA) Amendments to the City Zoning Ordinance, being Chapter 155, Article 29 to include additional definitions, and including additional uses and standards in Article 146.**
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - A. **Case # 23-06 (SLU) Tattoo Establishment at 161 Middlebelt Road.**
Review and consideration of recommendation of approval of a special land use request for a Tattoo Establishment in the B-2, Thoroughfare Mixed-Use District at 161 Middlebelt Road. Arthur Woodruff and Andre Riddle are the applicants.
 - B. **Case # 23-07 (SLU) Childcare Facility at 337 Inkster Road.**
Review and consideration of recommendation for a special land use request for a childcare facility in the B-2, Thoroughfare Mixed-Use District at 337 Inkster Road. Brilliant Crianças LLC is the applicant.
 - C. **Case #23-08 (SLU) Mixed-Use Business and Residential at 715 Inkster Road.**
Review and consideration of recommendation for a special land use request for a Mixed Use Business and Residential in the B-2, Thoroughfare Mixed-Use District at 715 Inkster Road. iMatch Path to Residency is the applicant.
 - D. **Case # 23-01 (TA) Amendments to the City Zoning Ordinance, being Chapter 155, Article 29**
Review and consideration of recommendation of approval of a special land use request for a Tattoo Establishment in the B-2, Thoroughfare Mixed-Use District at 161 Middlebelt Road. Arthur Woodruff and Andre Riddle are the applicants. to include additional definitions, and including additional uses and standards in Article 146.

VIII. MISCELLANEOUS

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

X. ADJOURNMENT

CITY OF INKSTER PLANNING COMMISSION MEETING MINUTES

MONDAY, JUNE 12, 2023
6:30 P.M.
CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

A special meeting was held on Monday, June 12, 2023, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141. The meeting was called to order at 6:35 pm by Chairman Chisholm.

I. ROLL CALL

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

Absent: Commissioner Daryl Davis, Mayor Patrick Wimberly

Quorum Present: Yes

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

II. ADOPTION OF AGENDA

MOVED by Hayes-Bradford, seconded by Daniels to Adopt the Agenda as presented.

Vote: 6-0, Motion carried.

III. ADOPTION OF MINUTES

A. Adoption of April 24, 2023, meeting minutes

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

MOVED by Willis, seconded by Williams to approve the minutes as presented with correction

Vote: 6-0, Motion carried.

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

V. PUBLIC HEARING(S)

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

Vote: 6-0, Motion Carried

Case # 23-04 (SLU) Drive Through Restaurant at 27206 Michigan Avenue. AAHM Investments is the applicant

Jane Dixon (Planning Dept) presented a detailed review of the proposed SLU as outlined in the PC packet with recommendation to the Planning Commission to consider recommendation of approval to Council

The applicant, AAHM Investments was in attendance and addressed the body and public for discussion and/or questions.

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

Vote: 6-0, Motion carried

VI. UNFINISHED BUSINESS
None

VII. NEW BUSINESS.

A. **Case # 23-04 (SLU) and 23-035 (SPR) Drive Through Restaurant (Bigby Coffee) at 27206 Michigan Avenue**

Recommendation of special land use request for a drive through restaurant for Bigby Coffee in the TCD, Town Center District at 27206 Michigan Avenue

MOTION made by Willis to recommend approval of the (SLU) to City Council. Seconded by Williams

Vote: 6-0, Motion carried.

Approval of (SPR) site plan for a drive through restaurant for Bigby Coffee in the TCD, Town Center District at 27206 Michigan Avenue

MOTION made by Hayes-Bradford to table approval of the site plan until next meeting on June 26, 2023. Seconded by Williams

Vote: 6-0, Motion carried

B. **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
- Slaughterhouse

2. Schedule of Uses

3. Sign Standards for the Town Center District

VIII. MISCELLANEOUS.

IX. SECOND HEARING OF THE PUBLIC *for items not on the agenda and not scheduled for a public hearing)*
An overview by a member of the public on the slaughter process of livestock

X. ADJOURNMENT Adjournment made by Chairman Chisholm at 7:40 p.m.

MOVED by Daniels, seconded by Willis

Vote: 6-0, Motion carried.

Rebecca J. Daniels, Secretary

Date Adopted: _____

Rebecca J. Daniels, Secretary

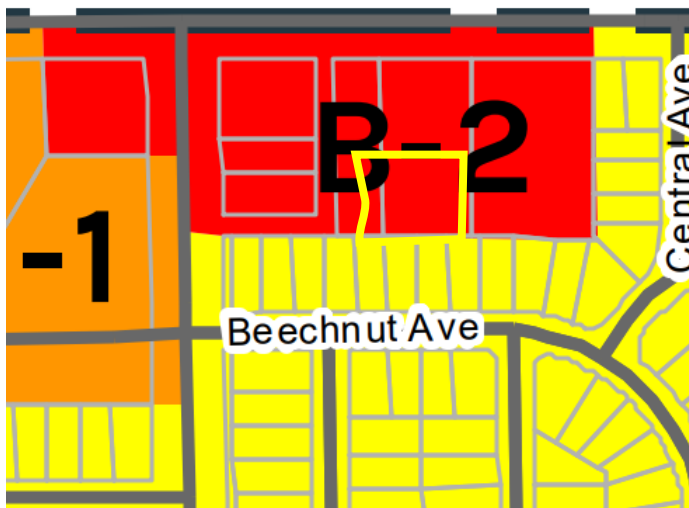
NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

RE: Case No. 23-06 (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, July 24, 2023**. 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 a tattoo shop in the B-2, Throughfare Mixed Use District at 161 Middlebelt (151 & 181 Middlebelt). Legit Ink Tattoo Studios is the applicant. The subject property is located on the south side of Cherry Hill, west of Middlebelt and is legally described as follows:

Parcel: TAX ID: 44-004-99-0007-000 & 44-004-99-0008-000

Legally Known as: 24G1C1B1 THE NORTH 60 FT OF THAT PART OF THE NW 1/4 OF SEC 24 DESCRIBED AS BEGINNING AT A POINT ON THE E LINE OF MIDDLEBELT RD DISTANT S 89D 00M 14SEC E 60.01 FT AND DUE SOUTH 190.01 FT FROM THE NW COR- NER OF SEC 24 AND PROCEEDING TH DUE SOUTH ALONG SAID E LINE 127 FT TH S 88D 58M 35SEC E 150 FT TH DUE N 127.07 FT TH N 89D 00M 14SEC W 150 FT TO THE POB 0.21 ACRE



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, July 24, 2023. Please reference Case No. 23-06 (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: July 7, 2023

Planning Department • 313.563.9760



MCKENNA

June 6, 2023

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Lane Use Review: Tattoo and Piercing Shop
Location: 161 Middlebelt
Parcel IDs: 44-004-99-0007-000 & 44-004-99-0008-000
Zoning: B-2 ; Throughfare Mixed Use District
Project #: SLU 23-06

Dear Commissioners,

We have reviewed the application for special land use consideration. Legit Ink Tattoo Studios (the "Applicant") proposes to use a 1,500 square foot portion of the 8,006 square foot building to operate a tattoo shop. The subject property is located on the west side of Middlebelt, south of Cherry Hill. This review is based on the application dated May 2, 2023.



 Subject site

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



PROJECT SUMMARY

The site is zoned B-2, Throughfare Mixed Use where tattoo shops are considered special land uses. The applicant will be occupying an already built suite within the plaza located at 151-181 Middlebelt Road.



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 to City Council for the proposed special land use for a tattoo and piercing shop at 161 Middlebelt (Parcel IDs 44-004-99-0007-000 & 44-004-99-0008-000) with the required conditions listed below;

- 1. The applicant will need to signify their agreement that during business hours, the doors to the exits and entrances of such establishment will not be locked or obstructed in any way;*
- 2. The applicant understands they must comply with federal, state and county regulations;*
- 3. Any other comments/concerns/requirements raised by other reviewing agencies be successfully addressed.*



Respectfully submitted,

McKENNA

Jane Dixon
Senior Planner, NCI

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 goals, policies, and actions of the Master Plan.

Findings: The 2017 Master Plan Future Land Use Map designates this area as Corridor Convenience Retail, which intends for the development of a daily services and goods to be readily available for the community. Permitted uses include retail and office uses on the first floor and office and residential on the second floors and above. Design guidelines and strict site plan scrutiny should be applied.

Proposed uses would include modest size food stores, hardware, drug stores, dry cleaners, banks, professional offices, and similar uses. This land use category is primarily located on Middlebelt Road, Inkster Road, and Beech Daly Road. The appendix of the Master Plan includes public input on encouraged and discouraged land uses. Tattoo parlors were the most discouraged use in the B-2, Throughfare Mixed Use District, with four votes discouraging, and no votes encouraging them. *Therefore, Planning Staff cannot make the finding that the proposed use of a tattoo shop is harmonious with the goal and policies of the Master Plan.*

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.

Findings: The site is located along Middlebelt Road and has gone through reoccupancy review. There is occupied single-family residential property located directly south of the subject property separated by a CMU wall and fencing that appears to meet zoning standards.

3. IMPROVEMENT TO THE COMMUNITY

Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.

Findings: The current site and building is vacant. The proposed development will bring economic improvement, along with visual and physical improvements. This standard is met.

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.



Findings: The subject property is already developed with existing buildings. Therefore, the capacity of the City's infrastructure and public services appears to be sufficient to accommodate the business; however, we will defer any additional comments regarding this section to the City Engineer.

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 subject site is currently vacant and as new renters join the plaza it could bring an influx of additional traffic. This should have been reviewed during the reoccupancy process. The proposed use will not have an influx of odor, smoke, fumes, or noise. This standard appears to be met.

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 vacant and does not provide economic viability to the surrounding existing land uses. The proposed use is anticipated to increase economic viability for the site.

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: This section is addressed in Section 4 and 5 of the Special Land Use Review. The proposed use is not anticipated to create additional public costs. However, we defer to the city engineer, fire department, and police department for any additional comments.

8. CONSISTENT WITH INTENT OF ZONING ORDINANCE

Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.

Findings: The use of the existing commercial building for a tattoo shop is supported by the intent of the B-2 District. Furthermore, the reoccupancy review enforces zoning ordinance standards and guides the site to comply with the community's vision for a healthier, safer city.



Additional Use Standards Review

Additional use standards for tattoo establishments 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
TATTOO ESTABLISHMENTS	155.144

TATTOO ESTABLISHMENTS (§ 155.144)

1. No tattoo establishment shall have an entrance or exit way providing a direct passageway to any type of business, residence or living quarters.

Findings: The proposed development has egress from Middlebelt Road and Cherry Hill Road behind the building. No entrance or exit provides direct passageway to any business, residence or living quarters.

2. All tattoo establishments subject to this article are declared to be public places, and shall not, during business hours, have the doors to the exits and entrances of such establishment locked or obstructed in any way so as to prevent free ingress and egress of persons; provided, however, that such doors may be closed.

Findings: The applicant must provide a statement that they understand this requirement for this standard to be met.

3. Federal, state and county regulations shall be complied with.

Findings: Applicant must provide their understanding of this requirement for this standard to be met.

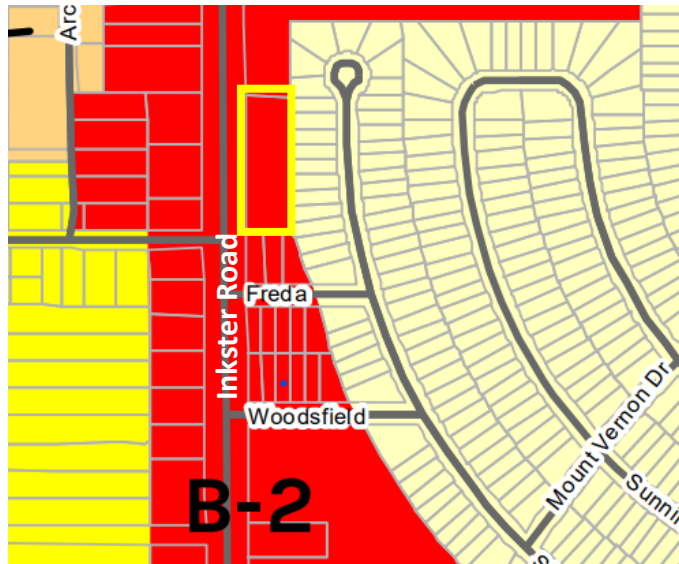
NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

RE: Case No. 23-07 (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, July 24, 2023**. 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 a day care center in the B-2, Throughfare Mixed Use District at 337 Inkster Road. Jeona Sullivan, Brilliant Crianças, LLC is the applicant. The subject property is located on the south side of Cherry Hill, east on Inkster Road and is legally described as follows:

Parcel: TAX ID: 44-017-04-0700-002

19M700B LOT 700 EXCEPT THE N 201 FT THEREOF CHERRY HILL MANOR NO. 4 T2S R10E L73 P29, 30 WCR



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, July 3, 2023. Please reference Case No. 23-07 (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: July 7, 2023

Planning Department • 313.563.9760



MCKENNA

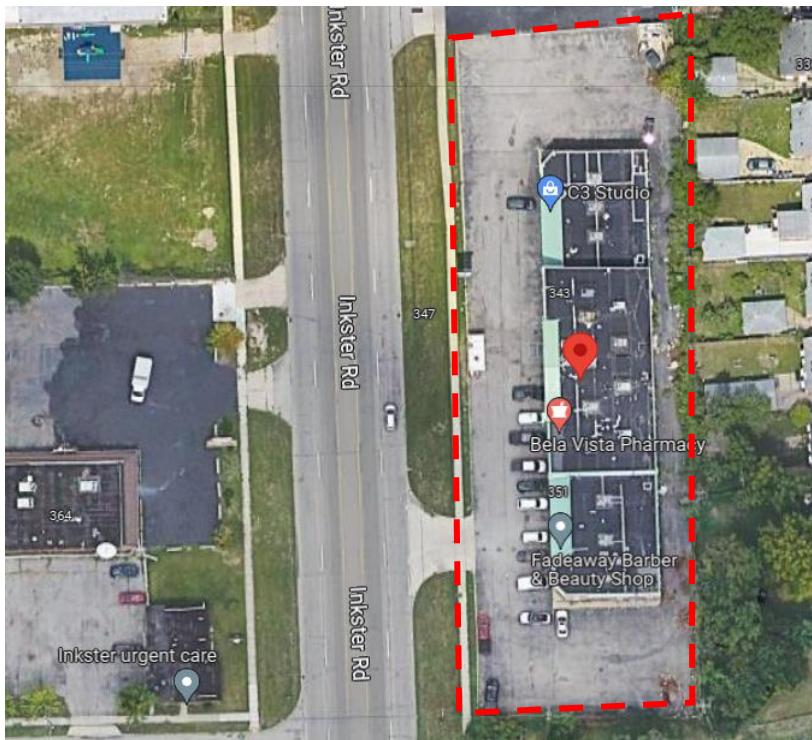
June 16, 2023

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Lane Use Review: Child Day Care
Location: 337 Inkster Road
Parcel ID: 44-017-04-0700-002
Zoning: B-2 ; Throughfare Mixed Use District
Project #: SLU 23-07

Dear Commissioners,

We have reviewed the application for special land use consideration. Bright Crianças, LLC (the "Applicant") proposes to use a 1,500 square foot portion of the 8,006 square foot building to operate a day care facility. The subject property is located on the south side of Cherry Hill, west of Inkster Road. This review is based on the application received April 26, 2023.



 Subject site

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
✉ 248.596.0930
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PROJECT SUMMARY

The site is zoned B-2, Throughfare Mixed Use where day care facilities are considered special land uses. The applicant will be occupying an already built suite within the plaza located at 337 Inkster Road.



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 denial to City Council for the proposed special land use for a daycare facility at 337 Inkster Road (Parcel ID 44-017-04-0700-002).

- 1. Due to lack of available outdoor play area as required by the Department of Licensing and Regulatory Affairs and Licensing Child Care Centers of Michigan.*

Respectfully submitted,

McKENNA

Jane Dixon
Senior Planner, AICP

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 goals, policies, and actions of the Master Plan.

Findings: The 2017 Master Plan Future Land Use Map designates this area as Corridor Convenience Retail, which intends for the development of a daily services and goods to be readily available for the community. Permitted uses include retail and office uses on the first floor and office and residential on the second floors and above. Design guidelines and strict site plan scrutiny should be applied.

Proposed uses would include modest size food stores, hardware, drug stores, dry cleaners, banks, professional offices, and similar uses. This land use category is primarily located on Middle Belt Road, Inkster Road, and Beech Daly Road. Child care facilities can be reasonably understood as a daily service and therefore harmony with the Master Plan seems to be met.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.

Findings: The site is located along Inkster Road and has gone through site plan review. There is occupied single-family residential property located directly east of the subject property separated by fencing that appears to meet zoning standards.

3. IMPROVEMENT TO THE COMMUNITY

Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.

Findings: The proposed development could bring economic improvement and a needed service to the community. This standard is met.

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.

Findings: The subject property is already developed with an existing building. Therefore, the capacity of the City's infrastructure and public services appears to be sufficient to accommodate the business; however, we will defer any additional comments regarding this section to the City Engineer.



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: It can be reasonably assumed that a child care facility will not have an influx of odor, smoke, and fumes. However, the facility may increase noise activities at this site, however, we do not believe this will be detrimental to any person, property, or general welfare. This standard appears to be met.

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: Child care facilities are a needed service in the community and it can be assumed that the service will be utilized by the immediate and surrounding communities. We do not believe the current proposal will erode or reduce the economic viability of other existing land uses. The facility should help maintain and improve land values within the City.

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: This section is addressed in Section 4 and 5 of the Special Land Use Review. The proposed use is not anticipated to create excessive public costs. However, we defer to the city engineer, fire department, and police department for any additional comments.

8. CONSISTENT WITH INTENT OF ZONING ORDINANCE

Will be consistent with the intent and purposes of this Zoning Code, and comply with all the specific standards as established for said use by the Ordinance.

Findings: The use of the existing commercial building for a child care is supported by the intent of the B-2 District. Furthermore, the Site Plan review enforces zoning ordinance standards and guides the site to comply with the community's vision for a healthier, safer city. We recognize the existing marijuana establishment located at 315 Inkster Road approximately 268-ft door-to-door from the proposed child care facility. While the Inkster Zoning Ordinance requires marijuana establishments have a 500-ft buffer measured as the shortest distance from property line to property line from schools. However, because the marijuana establishment is existing, and the zoning code does not require child care facilities to locate 500-ft from marijuana establishments we believe that the use is consistent with the intent of the zoning ordinance.



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.

Department of Licensing and Regulatory Affairs and Licensing Child Care Centers of Michigan State Law regulates and requires all child care centers to have an outdoor play area for any center operating with children in attendance for 3 or more continuous hours a day that has at least 1,200 square feet. More than 1,200 square feet of outdoor play area may be required when the minimum amount is not adequate for the number of children for which the center is licensed. The area must be easily accessible by a safe walking route.

The applicant has verbally discussed converting parking spaces on the south side of the building into a play area. Given the parking requirements for the site the applicant would need to propose a site plan for any proposed parking lot utilization for an outdoor play area. Additionally, the applicant would need to apply for a variance to reduce the required parking for the plaza.

Given the nature of the current site design and circulation of the parking lot staff have significant concerns regarding the safety of any proposed outdoor play space. Additionally, the subject site is located within the middle of a plaza. This would require the staff and children to walk along the outside of the building to get to the play area.

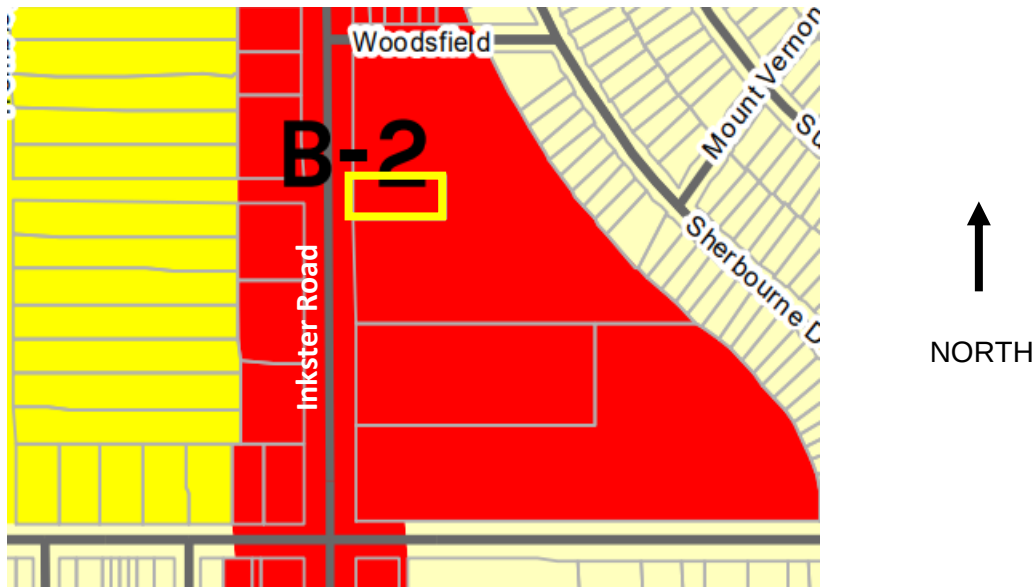
NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

RE: Case No. 23-08 (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, July 24, 2023**. 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 temporary student residential housing in the B-2, Throughfare Mixed Use District at 715 Inkster Road. Omar Nasser Rahal, IMATCH Path to Residency PLLC is the applicant. The subject property is located on the south of Cherry Hill, east on Inkster Road and is legally described as follows:

Parcel: TAX ID: 44-017-99-0001-002

19BB1A2 PT OF NW 1/4 SEC 19 T2S R10E DESC AS BEG N00DEG 04M 30S W 702FT BEGINNING AT A POINT ON THE EAST OF INKSTER ROAD, 120 FEET WIDE DISTANT SOUTH 89 DEGREES 33 MINUTES EAST 60 FEET FROM W 1/4 COR SEC 19 TH N00DEG 04M 30S W 98FT TH S89DEG 33M E 212FT TH S00DEG 04M 30S E 98FT TH N89DEG 33M W 212FT TO POB 0.48 AC



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, July 24, 2023. Please reference Case No. 23-08 (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: July 7, 2023

Planning Department • 313.563.9760



MCKENNA

July 11, 2023

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Lane Use Review: Mixed Use Business and Residential Housing
Location: 715 Inkster Road
Parcel ID: 44-017-99-0001-002
Zoning: B-2 ; Throughfare Mixed Use District
Project #: SLU 23-08

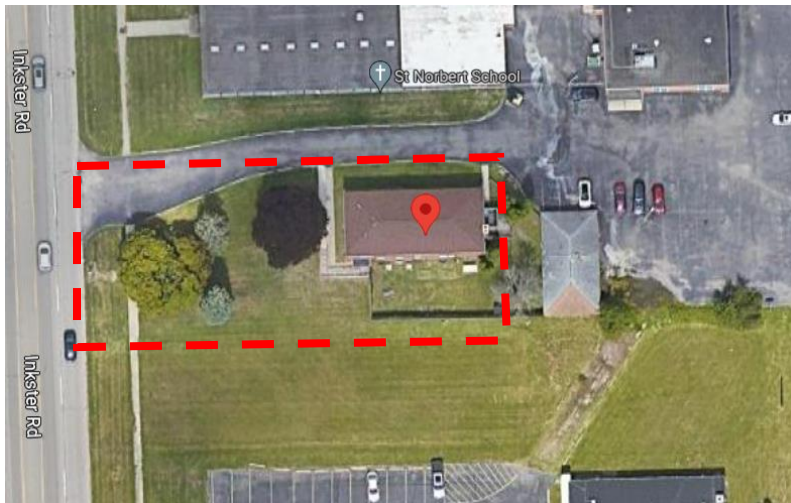
Dear Commissioners,

We have reviewed the application for special land use consideration. Omar Rahal, iMatch Path to Residency, PLLC (the "Applicant") proposes to re-occupy a vacant 4,960 square foot building on a 0.47-acre lot to operate loft type temporary housing for medical students throughout their residencies. The students will be working at Dr. Rahal's clinic in Dearborn. Dr. Rahal and his partner plan to utilize the building to house the medical residents for 1-2 months at a time. The students will be provided with transportation for necessary trips, including to and from the clinic, grocery stores, and outings by iMatch Path to Residency.

The subject property is located on the south side of Cherry Hill, east of Inkster Road. This review is based on the application received June 28, 2023.

PROJECT SUMMARY

The site is zoned B-2, Throughfare Mixed Use where mixed-use businesses and residential buildings (lofts) are considered special land uses. The applicant will be occupying a currently vacant building located at 715 Inkster Road.



 Subject site

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

O 248.596.0920
F 248.596.0930
MCKA.COM

Communities for real life.



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 tabling the proposed special land use for a mixed-use business and residential building loft at 715 Inkster Road (Parcel ID 44-017-99-0001-002), until a shared parking agreement or a site plan providing parking is submitted to ensure site and dimensional requirements are met.

Respectfully submitted,

McKENNA

Jane Dixon
Senior Planner, AICP

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 goals, policies, and actions of the Master Plan.

Findings: The 2017 Master Plan Future Land Use Map designates this area as Public/Semi-Public, which intends for the development of not-for profit agencies, public facilities such as the U.S. Armory and Dozier Community Center, fire stations, large religious establishments, private schools, fraternal organizations, and hospitals.

The proposed use of semi-educational residential lodging is harmonious with the goals and policies of the Master Plan as it is similar in use with the mentioned intentions.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained so as to be visually and physically harmonious and appropriate in appearance with the existing or intended character of the general vicinity and not change the essential scale and character of the area.

Findings: The site is located along Inkster Road and has gone through previous site plan review. There is occupied single-family residential property located east of the subject property separated by fencing that appears to meet zoning standards. Additionally there is existing educational facilities to the north and east that we believe will be harmonious to the proposed use.

3. IMPROVEMENT TO THE COMMUNITY

Will be a visual, physical, and economic improvement in relation to the property in the immediate vicinity and to the city as a whole.

Findings: The current site and building is currently vacant and no new exterior changes have been proposed at this time. The proposed development could bring economic improvement by utilizing a vacant site. This standard is met.

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

Will be served adequately by essential public services and facilities or that the persons responsible for the establishment of the proposed use will adequately provide any such service or facility.

Findings: The subject property is already developed with an existing building. Therefore, the capacity of the City's infrastructure and public services appears to be sufficient to accommodate the business; however, we will defer any additional comments regarding this section to the City Engineer.



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 use is not expected to have an influx of odor, smoke, fumes, or noise. This standard appears to be met.

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 vacant and does not provide economic viability to the surrounding existing land uses. The proposed use is anticipated to increase economic viability for the site by bringing new residents to 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: This section is addressed in Section 4 and 5 of the Special Land Use Review. The proposed use is not anticipated to create additional public costs. However, we defer to the city engineer, fire department, and police department for any additional comments.

8. CONSISTENT WITH INTENT OF ZONING ORDINANCE

Will be consistent with the intent and purposes of this Zoning Code and comply with all the specific standards as established for said use by the Ordinance.

Findings: The use of the existing building for residential lodging use is supported by the intent of the B-2 District. However, the applicant has not submitted a new site plan. Submission of a new site plan may be deemed as a requirement or condition upon approval to ensure all standards are met and that parking can be provided. In addition, the applicant must provide the number of occupants to ensure parking on site is adequate.



Additional Use Standards Review

Additional use standards for residential lofts 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
Mixed-Used Business and Residential Buildings (Lofts)	155.124

MIXED-USE BUSINESS AND RESIDENTIAL BUILDINGS (LOFTS) (§ 155.124)

1. All dimensional requirements as set forth in this chapter and other city codes, including, but not limited to, parking, loading, height, setbacks and lot coverage are met.

Findings: Given that this is a proposed reuse of the existing building any setbacks or dimensional requirements are considered an existing and can be deemed an existing non-conformity.

2. All landscape, screening, site lighting and other ordinance requirements are met.

Findings: We find that the existing landscaping complies with the zoning ordinance requirements. The applicant may be required to install lighting and security cameras, we defer to the City's Police Chief.

3. The types of businesses as permitted as a principal use in the B-1 Business District may be permitted. Such uses shall be located on the grade level floor.

Findings: Not applicable for this site use.

4. Residential apartments meet the minimum space requirements as established by zoning and building codes.

Findings: We defer to the City's building official to ensure that interior units meet the minimum space requirements of the building code.

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

RE: Case No. 23-01 (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, July 24, 2023, 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.

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, July 24, 2023. Please reference Case No. 23-01 (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: June 9, 2023

Planning Department • 313.563.9760

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. Any food processing establishment that performs the slaughter of live animals shall comply to the following additional standards:

Additional Standards:

1. Slaughter of animals shall take place inside a closed building in a confined area to prevent the transmission of sound associated with the slaughter to the outside.
2. The facility must have all necessary federal, state and county licenses and approvals, and comply with all state and federal health and safety regulations.
3. Exterior storage areas, including animal storage areas, and vehicle and trailer storage, shall be fenced and screened from adjacent property and public rights of way. Fencing shall be sufficient to provide adequate screening and always contain animals securely on the owner's property.
4. Animals shall be enclosed in gated enclosures with a minimum height of six (6) feet.
 - a. Manufactured steel pipe panels shall have a minimum pipe diameter of two (2) inches and shall have a minimum of six (6) horizontal pipes.
5. Live animals may be held on the site for no more than twenty-four (24) hours. Waste slaughter byproducts shall be disposed of in accordance with all applicable federal, state, and local regulations. At a minimum waste shall be disposed of within forty-eight (48) hours of being produced. Waste shall be stored in airtight containers and shall be confined in fully enclosed structures. Manure from holding areas shall be removed from the site daily or stored in a manner to control odor as approved by the City of Inkster.

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		
Slaughterhouses								S L U	

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, AICP
Senior Planner