



## CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, SEPTEMBER 25, 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 August 28, 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)
- VI. UNFINISHED BUSINESS
  - A. **Case # 23-09 (SLU) Auto Car Lot at 26300 Michigan Avenue.**  
Review and consideration of recommendation of approval of a special land use request for Secondhand Auto Sales in the B-3, Thoroughfare Mixed-Use District at 26300 Michigan Avenue. Ali Saad is the applicant.
  - B. **Case # 23-10 (SP) Auto Car Lot at 26300 Michigan Avenue.**  
Review and consideration of approval of a site plan for Secondhand Auto Sales in the B-3, Thoroughfare Mixed-Use District at 26300 Michigan Avenue. Ali Saad is the applicant.
- VII. NEW BUSINESS
- 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, AUGUST 28, 2023  
6:30 P.M.  
CITY COUNCIL CHAMBERS  
OPEN TO THE PUBLIC

A regular meeting was held on Monday, August 28, 2023, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141. The meeting was called to order at 7:00 PM by Chairman Chisholm.

### **I. ROLL CALL**

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

**Absent:** Commissioner Mack Willis, 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 Daniels, seconded by Williams to Adopt the Agenda as presented.

**Vote: 5-0, Motion carried.**

### **III. ADOPTION OF MINUTES**

A. Adoption of July 24, 2023, meeting minutes *No minutes were available due to technical issues*

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

### **V. PUBLIC HEARING(S)**

**MOTION MADE TO OPEN PUBLIC HEARING(S): MOVED** by Daniels, seconded by Hayes-Bradford

**Vote: 5-0, Motion Carried**

Case # 23-09 (SLU) Auto Car Lot at 26300 Michigan Avenue.

Case # 23-11 (SLU) Auto Repair Shop at 1475 Middlebelt Road.

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

**Vote: 5-0, Motion carried**

VI. UNFINISHED BUSINESS

**Case # 23-03 (SP) Drive Through Restaurant (Bigby Coffee) at 27206 Michigan Avenue.**

Review and consider approval of site plan for a Drive Through Restaurant for Bigby Coffee in the TCD, Town Center District at 27206 Michigan Avenue. AAHM Investments is the applicant.

City Planner, Jane Dixon presented a detailed review of the proposed site plan use as outlined in the PC packet with recommendation to the Planning Commission to consider recommendation of approval to Council.

**MOVED** by Hayes-Bradford to approve the proposed site plan for a drive-thru at 27206 Michigan Avenue with the recommendations stated by the City Planner, seconded by Daniels

**Vote: 5-0, Motion Carried**

**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.

**MOVED** by Daniels to approve the proposed special land use for a mixed-use and residential building loft at 715 Inkster Road on the shared parking agreement as stated in the PC Packet, seconded by Williams (If no agreement can be reached the applicant agrees to build out the option of parking in in the front yard of the parcel with administrative site plan approval)

**Vote: 5-0, Motion Carried**

VII. NEW BUSINESS.

**Case # 23-09 (SLU) Auto Car Lot at 26300 Michigan Avenue.**

Review and consideration of recommendation of approval of a special land use request for Secondhand Auto Sales in the B-3, Thoroughfare Mixed-Use District at 26300 Michigan Avenue. Ali Saad is the applicant.

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

**MOVED** by Williams to table approval of a special land use until September 25, 2023, for Secondhand Auto sales, seconded by Daniels

**Vote: 5-0, Motion Carried**

**Case # 23-10 (SP) Auto Car Lot at 26300 Michigan Avenue.**

Review and consideration of approval of a site plan for Secondhand Auto Sales in the B-3, Thoroughfare Mixed-Use District at 26300 Michigan Avenue. Ali Saad is the applicant.

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

**MOVED** by Daniels to table approval of a special land use until September 25, 2023, for Secondhand Auto sales, seconded by Williams

**Vote: 5-0, Motion Carried**

**Case #23-11 (SLU) Auto Repair Shop at 1475 Middlebelt.**

Review and consideration of recommendation of approval for a special land use request for an Auto Repair Shop at 1475 Middlebelt in the B-3, Thoroughfare Mixed-Use District. Maan Darwich is the applicant.

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

**MOVED** by Hall to recommend approval to City Council for the proposed special land use for an auto repair shop at 1475 Middlebelt Road with the conditions outlined in the site plan review and the required conditions listed and stated by the City Planner, seconded by Hayes-Bradford

Vote: 5-0, Motion Carried

**Case # 23-12 (SP) Auto Repair Shop at 1475 Middlebelt.**

Review and consideration of approval for a site plan for an Auto Repair Shop at 1475 Middlebelt in the B-3, Thoroughfare Mixed-Use District. Maan Darwich is the applicant.

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

**MOVED** by Hall to approve the proposed site plan for an auto repair shop at 1475 Middlebelt Road, provided that special land use approvals are granted by City Council and contingent on the recommendations as stated by the City Planner, seconded by Daniels

Vote: 5-0, Motion Carried

VIII. MISCELLANEOUS None

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 8:31 PM

**MOVED** by Daniels, seconded by Hayes-Bradford

**Vote: 5-0, Motion carried.**

**Rebecca J. Daniels, Secretary**

**Date Adopted:** \_\_\_\_\_

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**Rebecca J. Daniels, Secretary**

**From:** [David Jones](#)  
**To:** [Jane Dixon](#)  
**Cc:** [schisholm@cityofinkster.com](mailto:schisholm@cityofinkster.com)  
**Subject:** RE: City of Inkster Car Lot Moratorium  
**Date:** Thursday, August 31, 2023 10:29:19 AM

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Jane, I have searched my records and could not find anything on the car lot moratorium. My experience is that council usually takes action on moratoriums after vigorous debate at a meeting. I do not recall ever being consulted about this particular moratorium, which is probably why my email search uncovered nothing. Finally, I do not recall any extension of the moratorium after the initial one was extended.

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**From:** Jane Dixon <[jdixon@mcka.com](mailto:jdixon@mcka.com)>  
**Sent:** Tuesday, August 29, 2023 11:40 AM  
**To:** David Jones <[david.jones@sbdetroit.com](mailto:david.jones@sbdetroit.com)>  
**Subject:** City of Inkster Car Lot Moratorium

Hi David,

The Planning Commission heard a case for the expansion of an existing car lot to the neighboring parcel at 26300 Michigan Avenue. At the meeting last night Steven Chisholm brought up that he thought there was a five-year extension on the moratorium from 2019. He found the City Council Agenda from the November 4<sup>th</sup>, 2019 Meeting which lists an action item for an extension of the moratorium for a year with Resolution 6-18-R. Do you have any knowledge of an existing moratorium or if this was extended at another point? The action item was tabled until further information could be located.

Thanks,  
Jane

**Jane Dixon, AICP**

—  
Senior Planner

**MCKENNA**  
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235 East Main Street, Suite 105 | Northville, MI 48167  
[jdixon@mcka.com](mailto:jdixon@mcka.com) | [mcka.com](http://mcka.com)



# MCKENNA

August 9, 2023

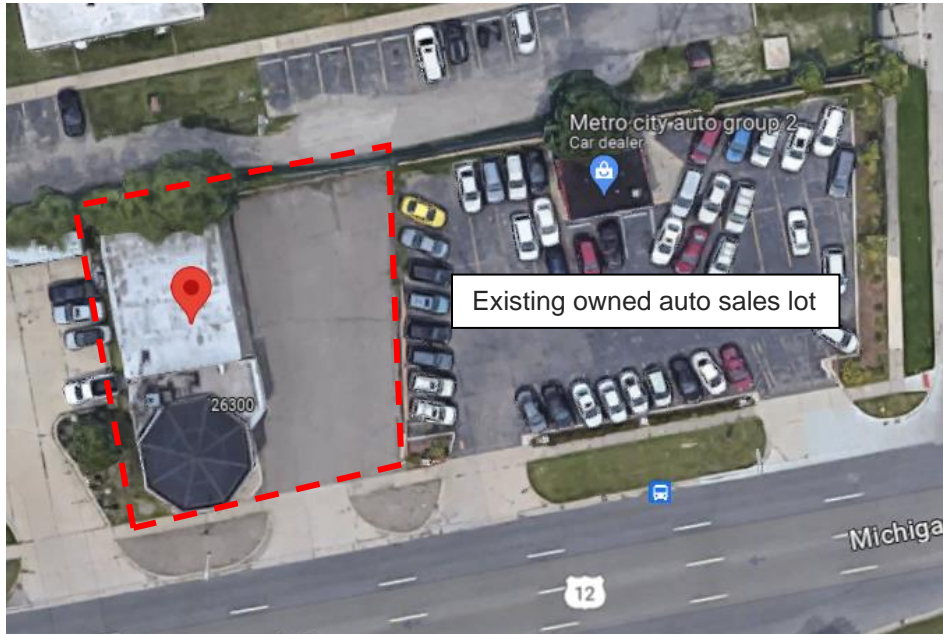
Planning Commission  
City of Inkster  
26215 Trowbridge  
Inkster, MI 48141

**Subject:** Special Lane Use and Site Plan Review: Outdoor Secondhand Auto Sales  
**Location:** 26300 Michigan Ave  
Parcel ID: 44-018-03-0015-000  
**Zoning:** B-3, General Business District  
**Project #:** SPR 23-10 ; SLU 23-09

Dear Commissioners,

We have reviewed the application for site plan and special land use consideration. Ali Saad (the “Applicant”) proposes to combine parcel located at 26300 Michigan Avenue with adjacent parcel already owned by applicant, 26266 Michigan Avenue. It is proposed to utilize the existing 3,356 sf building (formerly Corden’s Choclates), addition of two overhead bay doors to the east elevation, and interior renovations to be used as an outdoor secondhand auto sales lot and office building. The existing sales office located on 26266 Michigan Avenue will be demolished.

The subject property is located north on Michigan Avenue between John Daly Street and Beech Daly Road. This review is based on the site plan received August 7, 2023.



 Subject site



N

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## PROJECT SUMMARY

The site is zoned B-3, General Business District, where outdoor secondhand auto sales are considered special land uses. If the applicant is proposing to use both lots consecutively, a lot combination application must be applied for with the city.



## 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 an outdoor secondhand vehicle sales lot at 26300 Michigan Avenue (Parcel ID 44-018-03-0015-000) with the conditions outlined in the site plan review and the required conditions listed below;*

- 1. Abide by all requirements indicated in the Site Plan Review;*
- 2. Add statement on site plan that no major repair or major refinishing will be done on the premises;*
- 3. Add statement that all lighting will be shielded from adjacent residential districts.*



**Site Plan Consideration.** Provided there is consensus on the Commission regarding the special land use review, we recommend that the Planning Commission consider the motion stated below. The list of requirements contains items that can be reviewed administratively; no change will significantly alter the design presented to Planning Commission.

*I move to approve the proposed site plan for an outdoor secondhand vehicle sales lot at 26300 Michigan Avenue (Parcel ID 44-018-03-0015-000), provided that special land use approvals are granted by City Council and contingent on the following:*

- 1. Lot combination submittal with the city;*
- 2. Provide detail summary of exterior paint colors and materials;*
- 3. Provide percentage calculations of the total glass area to show that the minimum of 30% is provided;*
- 4. Provide landscape plan to meet standards of the ordinance;*
- 5. Provide dumpster enclosure details and location;*
- 6. Indicate on site plan the count of parking stalls between the two lots and location of loading/unloading zone;*
- 7. Provide photometric plan;*
- 8. Provide security plan.*

Respectfully submitted,

**McKENNA**

Jane Dixon, AICP  
Senior 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 goals, policies, and actions of the Master Plan.*

**Findings:** The 2017 Master Plan Future Land Use Map designates this area as Regional Commercial, which is intended to allow for a wide variety of retail and commercial uses that services Inkster and the surrounding communities. Regional Commercial acts as a buffer around the downtown Town Center District and is located along Michigan Avenue.

This category allows new development that is compatible with and contributes to the character of Michigan Avenue through use of appropriate building materials, architectural detail, color range, massing, lighting, and landscaping criteria to soften the visual impact of commercial building sites and parking areas and to accentuate the relationship to streets and pedestrian ways. Since the applicant proposes to use the site for an expansion of an outdoor secondhand vehicle sales, this standard appears 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 proposed project is located along Michigan Avenue, which is a B-3, General Business district. The site directly abuts other B-3 zoned districts and Multiple Family Residentially zoned properties. The new use and development of this property will be an improvement to the site. The development could change the essential scale of the area. This standard is met.

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



## 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 surrounded by other parcels zoned B-3 General Business District. The adjacent site is an existing auto sales lot. As such use, the anticipated impact of an expansion of an outdoor secondhand vehicle sales would not impact the area with further traffic and noise pollution.

## 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 uses are 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 reuse of the existing commercial building and lot for auto sales is supported by the intent of the B-3 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. Site Plan Review criteria needs to be met to meet this requirement.



# Additional Use Standards Review

Additional use standards for outdoor sales for secondhand vehicles 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
Outdoor sales space for exclusive sale of new or secondhand vehicles or house trailers	155.133

## **OUTDOOR SALES SPACE FOR EXCLUSIVE SALE OF NEW OR SECONDHAND VEHICLES OR HOUSE TRAILERS. (§ 155.133)**

1. The lot or area shall be provided with a permanent, durable and dustless surface, and shall be graded and drained so as to dispose of all surface water accumulated within the area.  
**Findings:** The site was previously developed, and this standard would have been further reviewed during the initial site plan approval review process. This standard is met.
2. Ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.  
**Findings:** Existing ingress and egress to be utilized. This standard to be met.
3. No major repair or major refinishing shall be done on the premises.  
**Findings:** The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.
4. All lighting shall be shielded from adjacent residential districts.  
**Findings:** Photometric plan not submitted with revised site plan. The applicant will need to add a statement signifying their agreeance to this: without agreement, this finding is not supported.



# Site Plan Review

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 (§155.046)

**Findings:** The subject site is zoned B-3 General Business District and has a future land use designation of *Regional Commercial* in the Master Plan. The B-3 General Business District is intended for businesses which cater primarily to the comparison shopping needs of the city's and surrounding communities' residents on an intermittent or semi-monthly or greater basis. Convenience type commercial uses are permitted in combination with the predominant comparison uses in planned shopping center developments where a combination of such uses is considered appropriate based on the desired economic function and quality and range of businesses in the B-3 District.

Additionally, the site plan review is also contingent on special land use approval (by City Council) for outdoor secondhand vehicle sales. Please find the special land use review in the section above. See table below for an understanding of adjacent uses.

Building Square Footage (SF)	Proposed Use	Zoning Requirement
3,356 SF <i>(existing building on site)</i>	Outdoor Secondhand Vehicle Sales	Special land use

Location	Existing Land Use	Zoning District
Subject Site	Vacant Retail Shop	B-3, General Business District
North	Vacant Home	R-M1, Multiple Family Residential District
South	Retail Strip	B-3, General Business District (Across Michigan Avenue)
East	Existing Auto Sales Lot	B-3, General Business District
West	Auto Repair and Oil Change	B-3, General Business District

## 2. DIMENSIONAL STANDARDS (§155.049)

*The application proposal shall set forth specific written descriptions of heights, setbacks, density, parking, vehicular and pedestrian circulation, landscaping, and other design elements which affect the impact of this project with adjacent properties, to other developments in the district, to the overall plans and goals of the district and to future users and inhabitants of the development. Standards of §155.061 are not specifically required*



except as contained in the proposal approved by the Commission, or in any specified condition that has been made subject in the Commission's resolution of approval. However, the requirements of §155.071 through 155.076 and §155.078 through 155.082, General Development Standards, must be adhered to.

**Findings:** Additional information as detailed in findings three through eleven below is required to determine if requirements of §155.071 through 155.076 and §155.078 through 155.082, General Development Standards, have been met.

### 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:**

**Summary of Proposed Changes.** Applicant must provide summary of exterior color paints and materials.

**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.

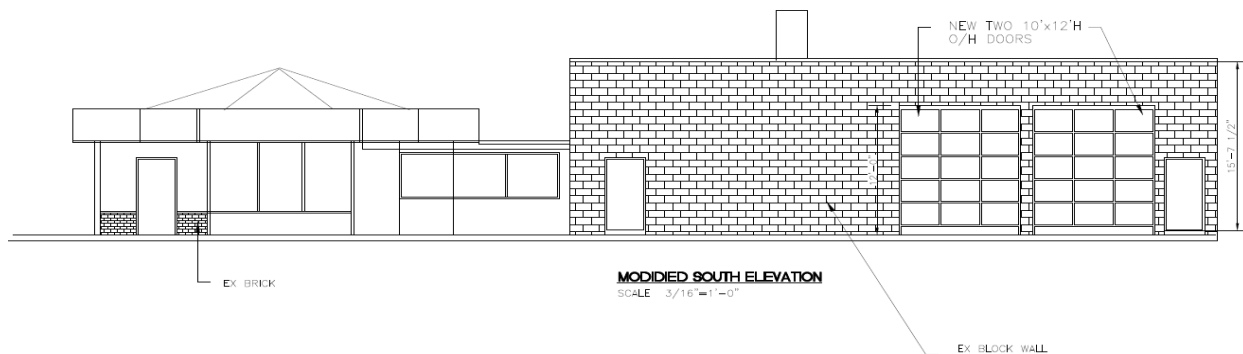
- The exterior of the building has existing windows and with the addition of the bay doors based on the rendering. This standard is met.

**Exterior colors.** 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 applicant has not included a color rendering. Applicant to provide materials that will be used.

**Façade Windows / Transparency.** At least 30% of the ground floor street facades for retail uses in a B-3 district shall be constructed with windows or other transparent materials.

- Based off the rendering, this appears this standard is met. Percentage calculations of the total glass area are not provided for the building; the applicant must provide calculations to show that the minimum of 30% is provided.





#### 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, City Fire Chief, and City Police 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:** All approaches are to remain. For more information on Parking and Loading standards, see section below. Further analysis of vehicular circulation is subject to the review of the City Engineer and Wayne County Road Commission.

#### 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:** There are existing sidewalks along the southern property line, Michigan Avenue that will remain.

#### 7. EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

*All sites and buildings shall 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 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.*

**Findings:** Landscape plan was not provided. The applicant will need to provide a landscape plan that includes setbacks of all plants, shrubs, and trees and height at installation details to ensure they comply with the 5-foot setback from the public walkway requirement.

The required and proposed site landscaping is detailed in the table below:



Criteria	Required	Proposed	Comments
Right-of-Way: Deciduous Trees	4 trees (85 ft. / 35 ft.)	<u>Not provided</u>	<u>3 trees need to be planted in the right-of-way, which is the area between the sidewalk and the road.</u>
Right-of-Way: Ornamental Trees	2 trees (85 ft. / 75 ft.)	<u>Not provided</u>	<u>2 trees need to be planted in the right-of-way, which is the area between the sidewalk and the road.</u>
Planted Yard Area Trees	1 / 3,000 sf	<u>Not provided</u>	-
Parking Lot: Interior Landscaping	5% of ± 1,120 SF impervious area = 56 SF	<u>Not Provided</u>	<u>The applicant must provide the total parking lot interior landscape area to determine compliance.</u>
Parking Lot: Trees	1 deciduous tree per 150 SF of interior area	-	Not applicable
Parking Lot: Terminal Landscape Islands	At end of each parking row; min. size of 144 SF and 18 ft. long	None proposed	Not applicable
Parking Lot: Interior Landscape Islands	Min. size of 160 SF and 8 ft. in width; plus 1 deciduous tree per each island	-	Not applicable
Parking Lot: Divider Min. Size	8 ft. wide	-	Not applicable
Parking Lot: Divider Trees	Continuous hedge the entire length of the divider	None proposed	Not applicable
Parking Lot: Divider Shrubs	Continuous hedge the entire length of the divider	None proposed	Not applicable
Parking Lot: Wheel Stops / Curb	2 ft. min. of overhand clearance needed for any landscape areas	None proposed	Not applicable
Curbing (General)	Concrete curbing is required along all landscape areas	None proposed	Not applicable
Perimeter Parking Lot Landscaping	Michigan Avenue: Standard can be met by ROW trees	<u>Not provided</u>	There is no planted area available for parking lot trees along Michigan Avenue. This will be met by ROW trees.



Parking Lot: Perimeter Shrubs	Continuous hedge of shrubs, no more than 30-inches on center	Continuous hedge along Michigan Avenue	<u>The applicant to provide sizing and shrub species for perimeter shrubs</u>
Snow Storage	Plant materials must be hardy, salt-tolerant groundcover	No snow storage area designated.	Not applicable
Irrigation	Automatic or drip irrigation required	<u>Not provided.</u>	<u>In-ground irrigation system must be provided for all planted areas.</u>

**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:** Property abuts a multiple family residentially zoned district to the north. 8-ft screening fence is in place.

**Dumpster.** No dumpster enclosure identified on site plan. Wall height must be one-foot taller than the waste receptacle. Applicant must provide dumpster enclosure details and material in order to determine if it meets zoning compliance requirements.

**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 regards 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:** The proposed plan meets parking standards; however, any proposed loading zones must be located in the rear yard of the building.

**Parking.** Per section 155.077: Table of Required Off-Street Parking, the following parking standards apply:

Motor Vehicle Sales and Service Establishments: 1 for each 250 square feet of gross floor area of sales room, plus 1 space per 500 square feet. of gross outdoor sales space, plus 1 for each auto service stall in the service room  
 = 3356 sf / 250 sf = 14 spaces  
 = 25,820 / 500 sf outdoor sales = 52 spaces  
 + 3 ADA Spaces

Applying these standards at least 66 parking stalls, and 3 barrier-free space, 2 car and 1 van accessible space, is required. Parking stall count is not indicated on the site plan. Site plan must indicate count of parking stalls between the two lots. Parking spaces are required to be 9-feet in width and 18-feet in length; site plan indicates



existing spaces are 8-ft by 20-ft. Maneuvering lanes for 90-degree parking is 24 ft, this standard is met. Parking on site is met, 18 spaces provided.

**Loading Zone.** Per section 155.079, one loading space is required for 2,001-20,000 SF gross floor area. The site plan does not indicate a specific loading zone. Applicant must identify loading zone.

**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. For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief. All security cameras shall be high-definition with a minimum resolution of 1080p and night vision with at least 120 concurrent hours of digitally recorded documentation. The security cameras shall be in operation 24 hours a day, seven days a week, and shall be set to maintain the record of the prior 120 hours of continuous operation. An alarm system is required that is operated and monitored by a recognized security company. Security cameras shall be placed to cover the entire site and placement shall be approved by the City Police Chief.*

**Findings:**

**Exterior lighting.** Applicant must provide a photometric plan with lighting details and cut sheets. The proposed project must meet the illumination and height standards set forth by the Zoning Ordinance and listed in the table below.

The following table details the maximum allowed illumination (levels in footcandles “fc.”) per section 155.076, in comparison with that proposed on the site:

Standards	Standard	Proposed	Comments
<b>Max. Illumination</b>	20 fc.	-	<u>Applicant to provide</u>
<b>Max. Illumination at the Property Line</b>			
For uses adjacent to residential (zoned or used) property	0.1 fc.	-	<u>Applicant to provide</u>
For uses adjacent to non-residential property	0.3 fc.	-	<u>Applicant to provide</u>
<b>Max. Lighting Fixture Height</b>			
For uses adjacent to residential (zoned or used) property	20 ft.	-	<u>Applicant to provide</u>
For uses adjacent to non-residential property	25 ft.	-	<u>Applicant to provide</u>

**Security cameras.** A security plan was not provided and will need to be reviewed by the City Police Chief.

26300 MICHIGAN AVE INKSTER, MI 48141 (Property Address)  
 Parcel Number: 44 018 03 0015 000 Account Number: 3117090  
 85.00 ft FRONTAGE 101.01 ft DEPTH

30C15 TO 19A LOTS 15 TO 18 INCL ALSO THE E PART OF LOT 19  
 MEASURING 5 FT ON THE S LOT LINE AND 20 FT ON THE N LOT LINE  
 WESTWOOD HILLS SUB T2S R10E L54 P51 WCR

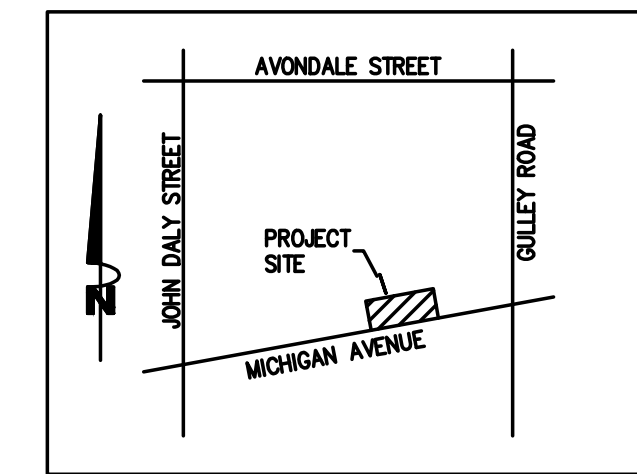
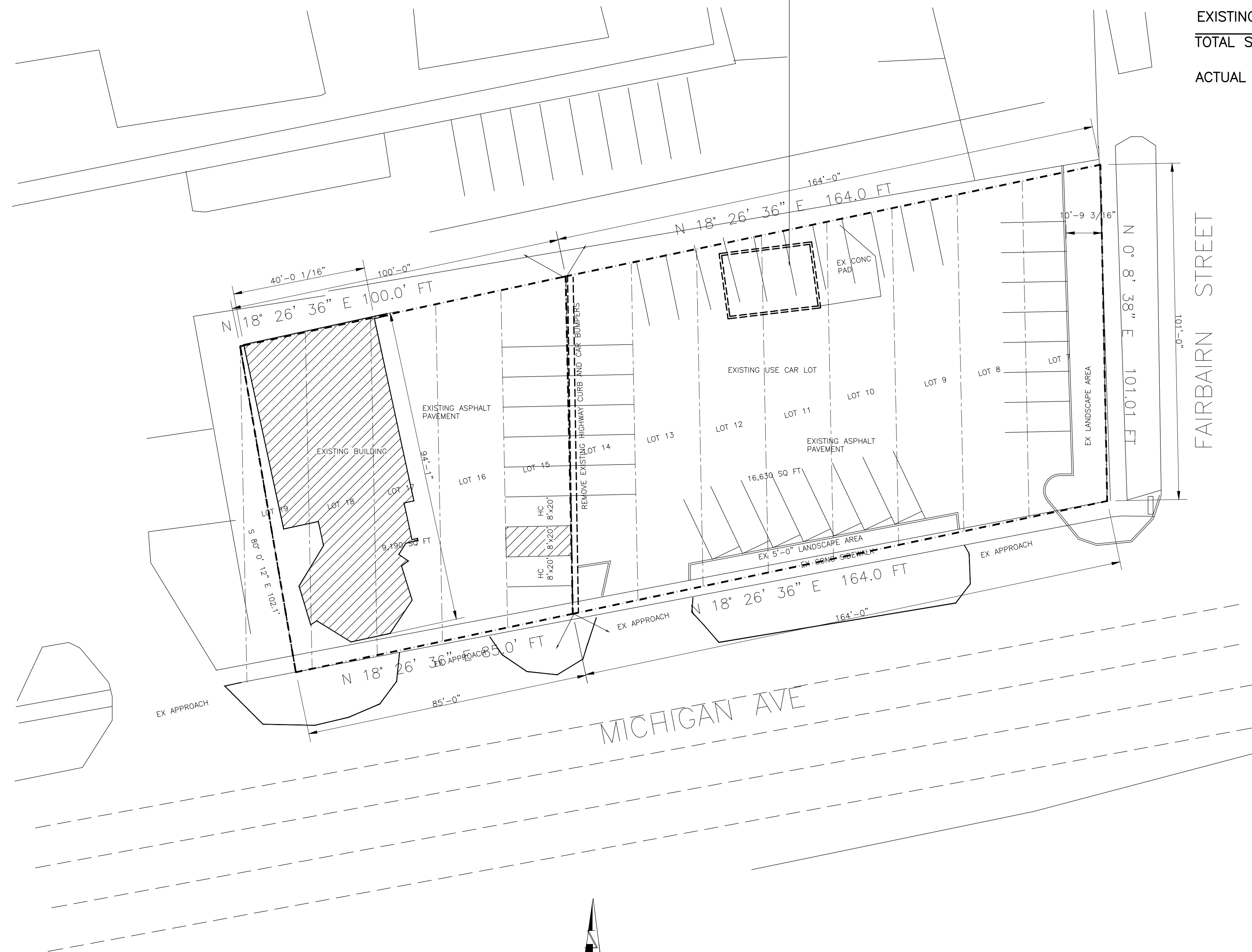
26266 MICHIGAN AVE INKSTER, MI 48141 (Property Address)  
 Parcel Number: 44 018 03 0007 000 Account Number: 3117030

164.00 ft FRONTAGE 101.01 ft DEPTH

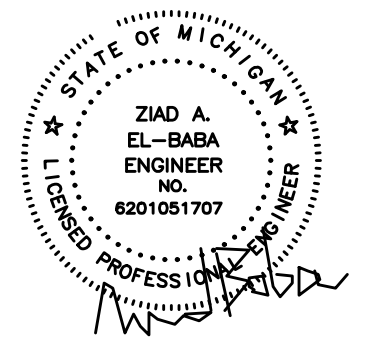
30C7 TO 14 LOTS 7 TO 14 INCL WESTWOOD HILLS SUB T2S R10E L54 P51 WCR

EXISTING BUILDING  
 TO BE REMOVED  
 560 SQ FT  
 NEW ASPHALT IN PLACE

EXISTING DEALER SITE = 16,630 SQ FT = .38 AC  
 EXISTING SITE AREA = 9,190 SQ FT = .21 AC  
 TOTAL SITE AREA = 28,820 SQ FT = .59 AC  
 ACTUAL BUILDING AREA: 3356 S.F. (1 STORY)



LOCATION MAP  
 (NOT TO SCALE)



**ZIAD EL-BABA  
 ENGINEERING**

674 GAUTHIER  
 TECUMSEH ONTARIO  
 N8N3P8 CANADA

CELL - 313-938-8767  
 MOBILE - 519-796-9882  
 FAX - 519-979-3533

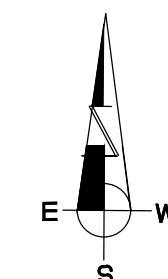
DATE	REV. NO.	ISSUED FOR
JAN 15 23		SITE PLAN

Project:  
**BUILDING RENOVATION**  
**26300 MICHIGAN AVE**  
**INKSTER MI**  
 OWNER  
**26300 MICHIGAN AVE**  
**INKSTER MI**

Drawing Title:  
**EXISTING SITE PLAN**

Project Number	
Scale	AS NOTED
Date	
Drawn By	
Checked By	

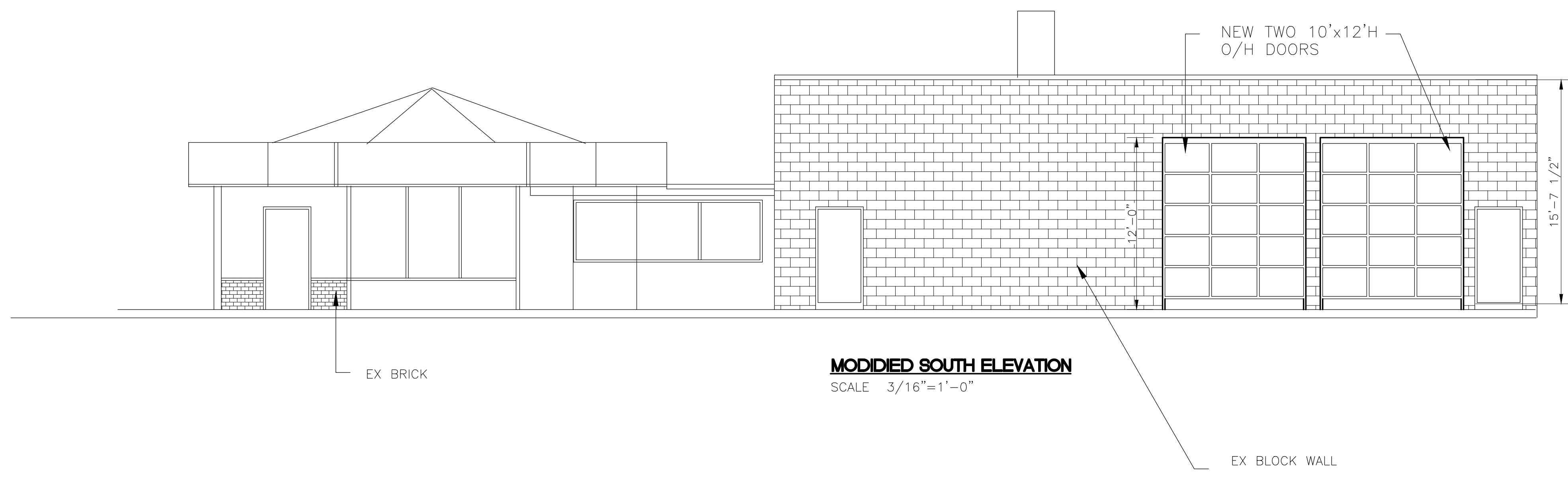
Drawing No.  
**SP-1**



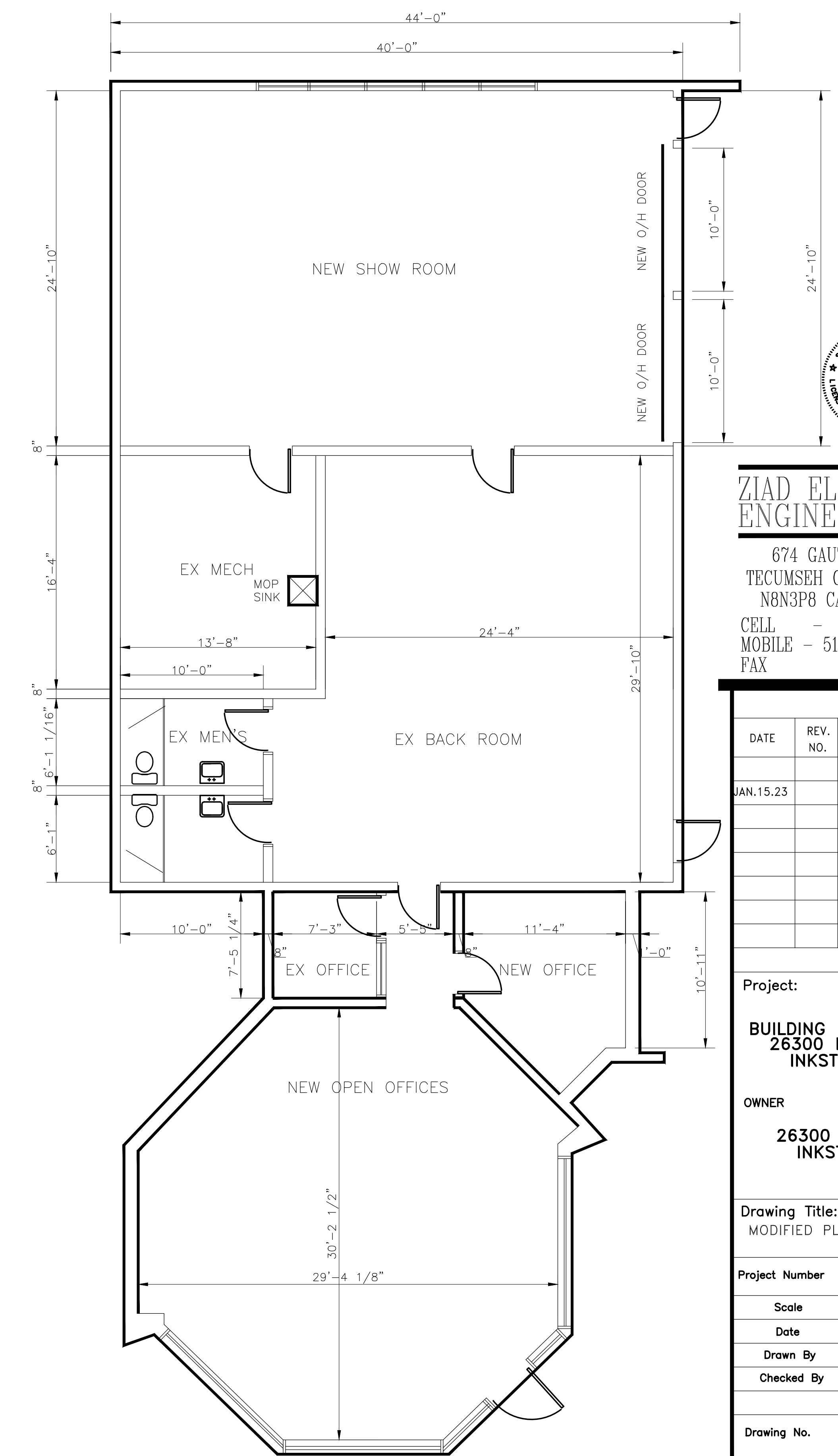
**EXISTING SITE PLAN**  
 1"=20'-0"

USE GROUP B  
 CONSTRUCTION TYPE : III B  
 ACTUAL BUILDING AREA: 3356 S.F. (1 STORY)  
 NUMBER OF EXITS REQUIRED: 2 EXITS  
 OCCUPANT LOAD 1040/100 = 10 PEOPLE

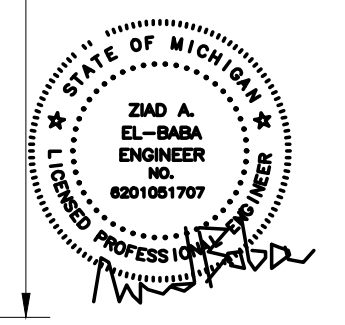
**CODE COMPLIANCE**  
 ALL WORK MUST CONFORM TO  
 2015 MICHIGAN BUILDING CODE  
 2017 INTERNATIONAL FIRE CODE  
 2015 MICHIGAN MECHANICAL CODE  
 2018 MICHIGAN PLUMBING CODE  
 2017 NATIONAL ELECTRIC CODE  
 ANSI 117.1-2007 ( ACCESSIBILITY)  
 ASHRAE 90.1 - LATEST EDITION



**MODIFIED SOUTH ELEVATION**  
 SCALE: 3/16"=1'-0"



**MODIFIED FLOOR PLAN**  
 SCALE: 3/16"=1'-0"



**ZIAD EL-BABA ENGINEERING**

674 GAUTHIER  
 TECUMSEH ONTARIO  
 N8N3P8 CANADA  
 CELL - 313-938-8767  
 MOBILE - 519-796-9882  
 FAX - 519-979-353

DATE	REV. NO.	ISSUED FOR
JAN.15.23		PERMIT

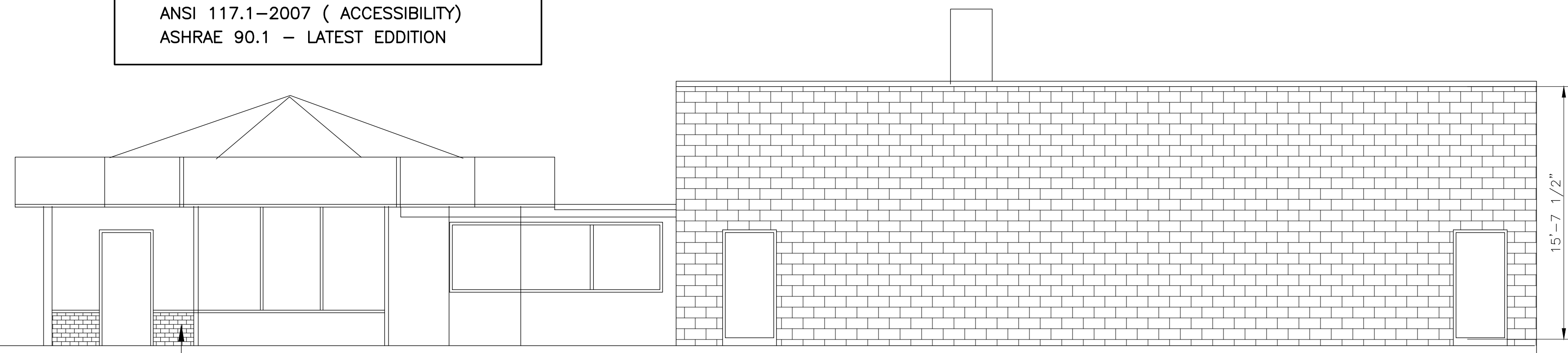
**Project:**  
 BUILDING RENOVATION  
 26300 MICHIGAN  
 INKSTER MI  
**OWNER**  
 26300 MICHIGAN  
 INKSTER MI

**Drawing Title:**  
 MODIFIED PLAN ELEVATIONS

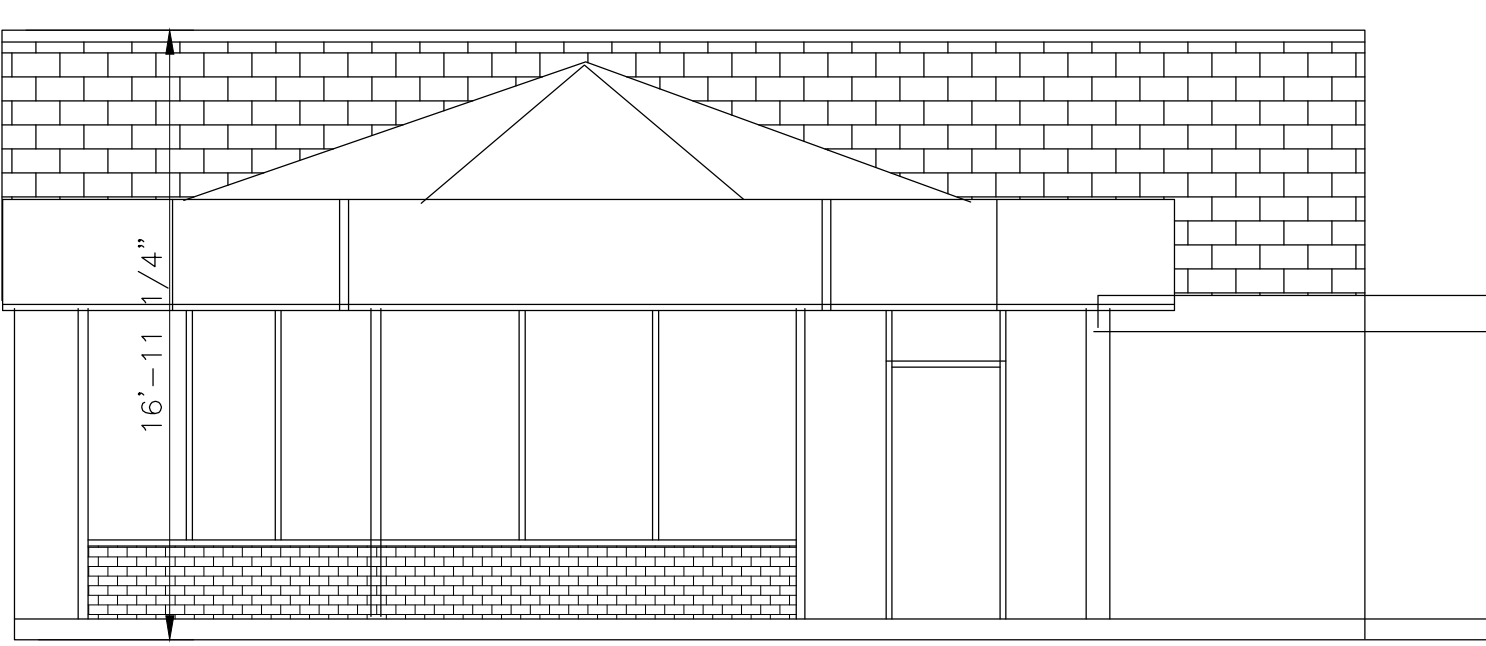
<b>Project Number</b>	
<b>Scale</b>	AS NOTED
<b>Date</b>	
<b>Drawn By</b>	
<b>Checked By</b>	

**Drawing No.**  
 A-2

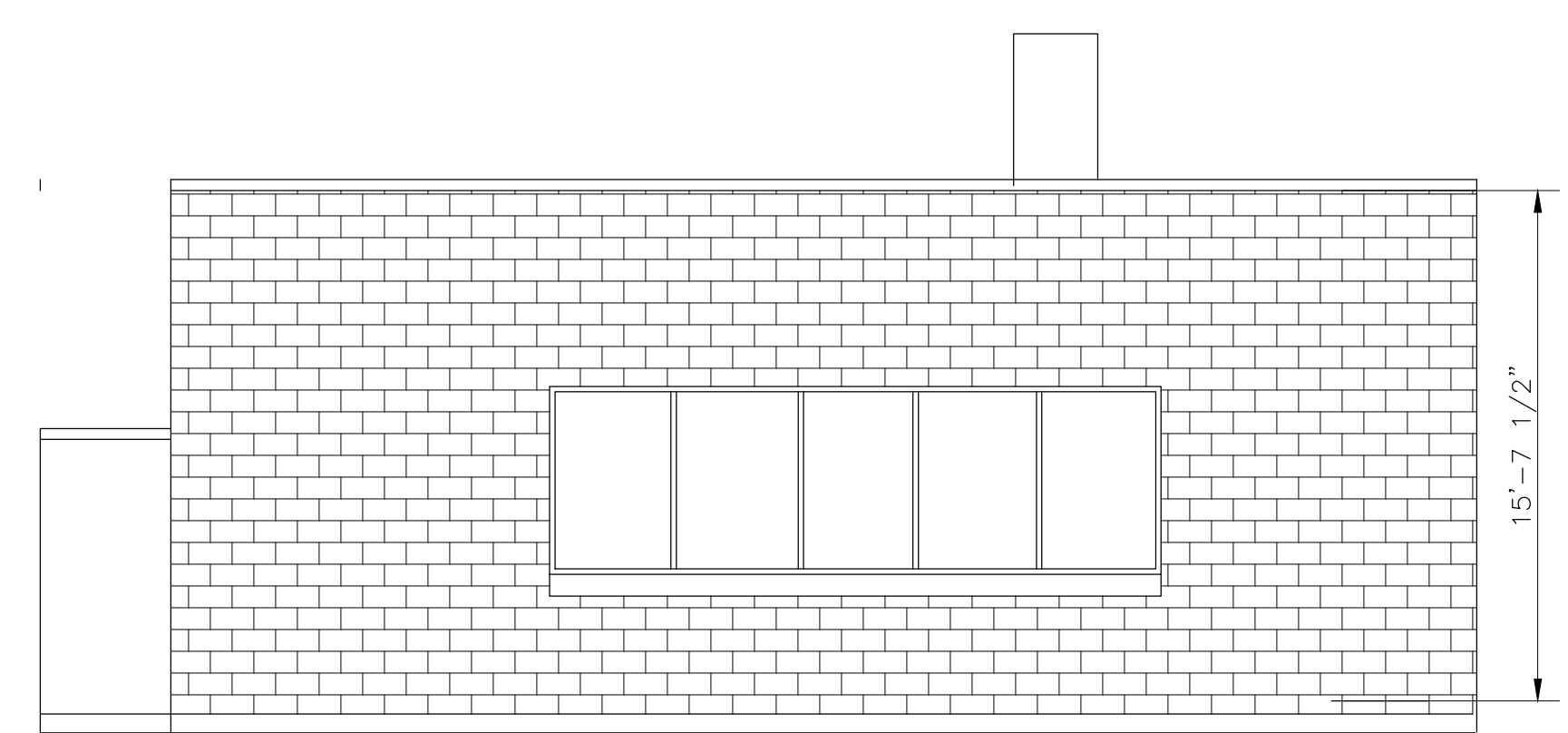
**CODE COMPLIANCE**  
 ALL WORK MUST CONFORM TO  
 2015 MICHIGAN BUILDING CODE  
 2017 INTERNATIONAL FIRE CODE  
 2015 MICHIGAN MECHANICAL CODE  
 2018 MICHIGAN PLUMBING CODE  
 2017 NATIONAL ELECTRIC CODE  
 ANSI 117.1-2007 ( ACCESSIBILITY)  
 ASHRAE 90.1 - LATEST EDITION



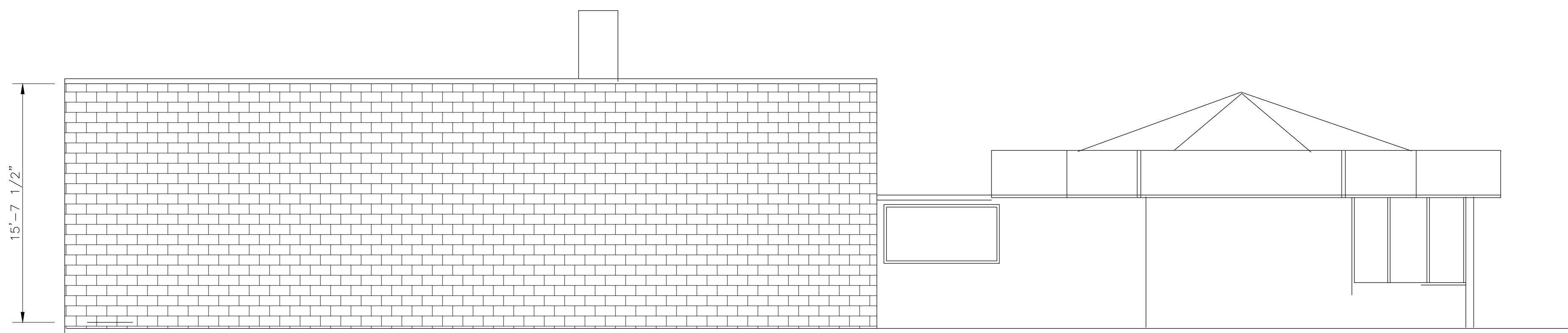
**EXISTING SOUTH ELEVATION**  
 SCALE 3/16"=1'-0"



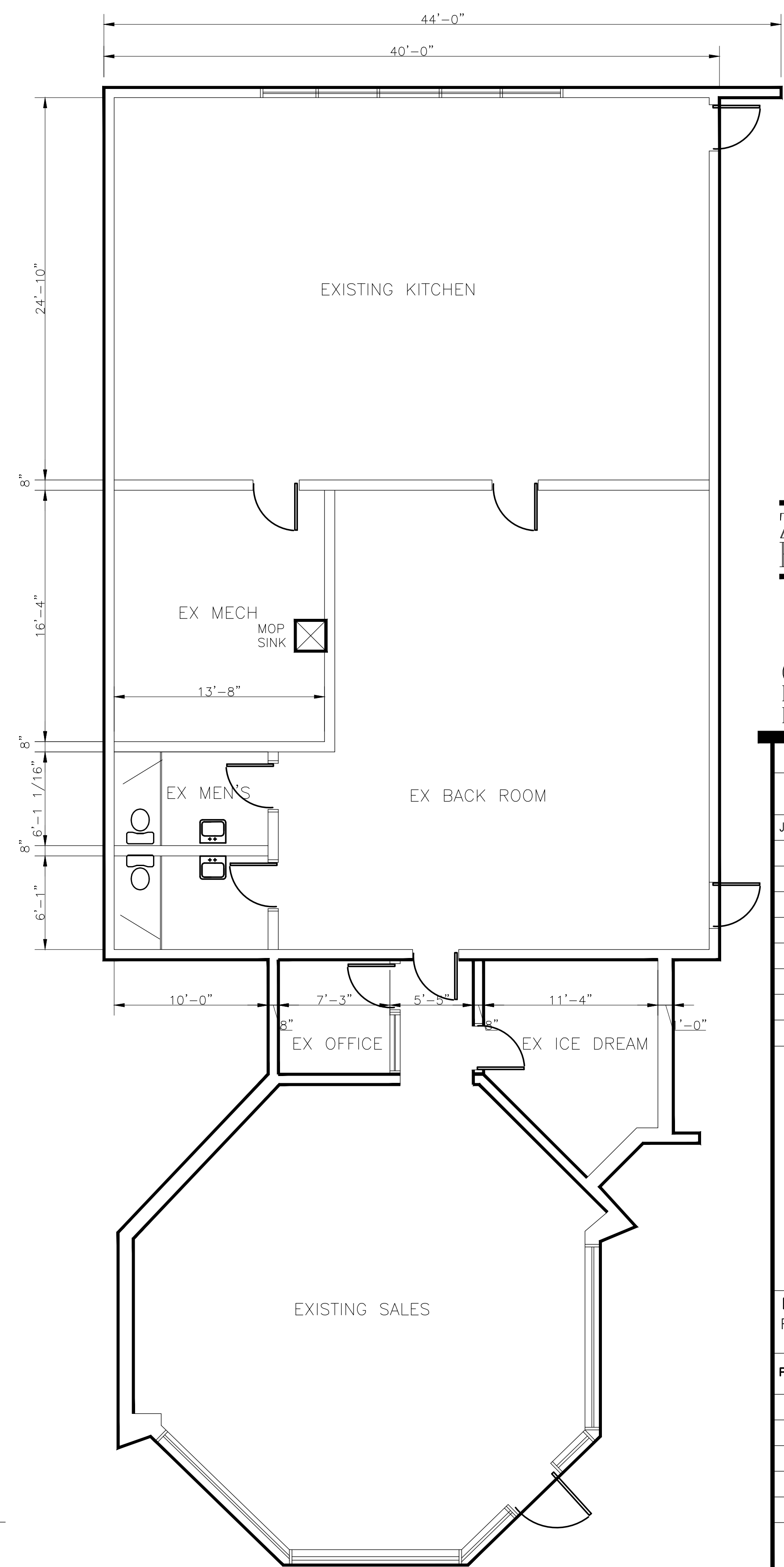
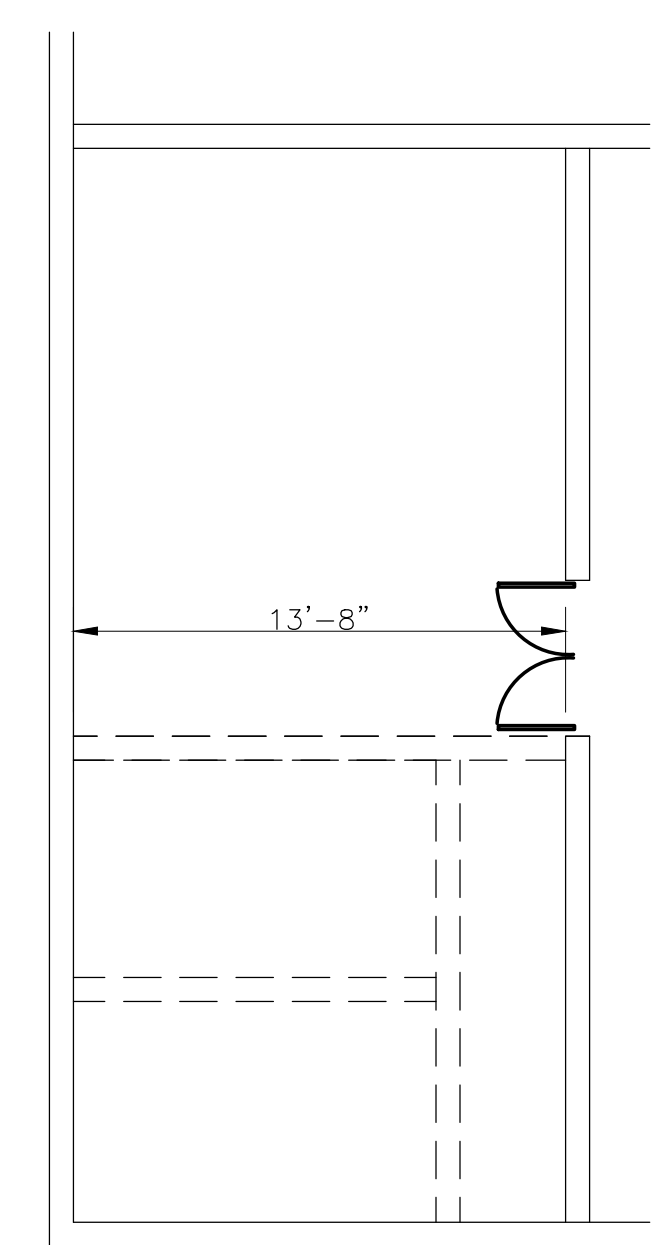
**EXISTING SOUTH ELEVATION**  
 SCALE 3/16"=1'-0"



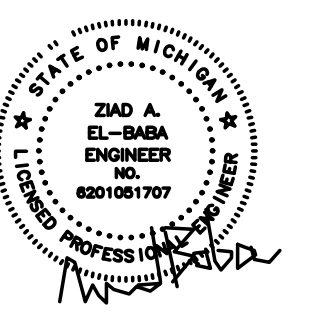
**EXISTING NORTH ELEVATION**  
 SCALE 3/16"=1'-0"



**EXISTING WEST ELEVATION**  
 SCALE 3/16"=1'-0"



**EXISTING FLOOR PLAN**  
 SCALE: 3/16"=1'-0"



**ZIAD EL-BABA ENGINEERING**

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 TECUMSEH ONTARIO  
 N8N3P8 CANADA  
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DATE	REV. NO.	ISSUED FOR
JAN.15.23		PERMIT

Project:  
**BUILDING RENOVATION  
 26300 MICHIGAN  
 INKSTER MI**

OWNER  
**26300 MICHIGAN  
 INKSTER MI**

Drawing Title:  
 FLOOR PLAN AND ELEVATIONS

Project Number	Scale	Date	Drawn By	Checked By
	AS NOTED			

Drawing No.  
**A-1**