

DRAFT (Corrected)

**CITY OF INKSTER
PLANNING COMMISSION MEETING MINUTES**

Tuesday, May 28, 2024, 6:30 p.m.

City Council Chambers

(Open to the Public)

A regular meeting was held on Tuesday, May 28, 2024, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141. The meeting was called to order at 6:33 p.m. by Chairman Chisholm.

I. ROLL CALL

Present. Chairman Steve Chisholm, Commissioner Ashley Williams, Commissioner Norma McDaniel, Commissioner Daryl Davis, Commissioner Tavan Hall, Commissioner Tonia Williams.

Excused. Mayor Nolen, Commissioner Sheryl Hayes-Bradford, Commissioner Mack Willis

Quorum Present. Yes.

Others in Attendance. Derek Dowdell, Director of Community Development and Members of the Public

II. ADOPTION OF AGENDA

Moved and seconded. Vote. 5-0 Motion carried.

III. ADOPTION OF MINUTES

Moved and seconded. Vote. 5-0 Motion carried.

IV. MASTER PLAN KICK-OFF

Paul Urbiel and Donovan Smith of McKenna & Associates presented an overview of the Master Plan, including the definition, purpose and requirements with projected dates and deadlines for the stages of the process as well as the Planning Commission's role and City Council's role. Key topics to be addressed were land use, affordable housing and zoning.

Public engagement activities were outlined which included a community survey, field day, open house and roundtable discussions to gather input from residents throughout the process. They stressed participating in community activities that were already scheduled.

Initial analysis of demographic trends and the housing market were shared. It was noted that the City of Inkster has a higher proportion of family-forming residents than surrounding non-Detroit cities. The challenges around lower property values and higher rents were noted.

Residents expressed concerns about not seeing tangible results from past Master Plans and the need for achievable, realistic goals. The Planning Commission members acknowledged the

feedback and committed to improving communication, distributing information in a timely manner and providing progress reports. Residents also said that they would like to know what has been accomplished from past Master Plans and, in going forward, to set more realistic goals in updating the current Master Plan.

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

Case #24-07 (SLU) Special Land Use request for a childcare facility in the B-2 Thoroughfare Mixed-Use District at 337 Inkster Rd.

Vote: Moved and seconded. Motion carried.

And

Case #24-02 NEW BUSINESS (SP) Site for Proposed Childcare Facility at Retail Plaza, 337 Inkster Rd.

Resident Sandra Watley commented on the rule that marijuana facilities need to be a required distance from other businesses such as the proposed childcare facility.

No other public comment on items not scheduled for public hearing(s).

Vote: Moved and seconded. Motion carried.

VI. PUBLIC HEARING(S)

MOTION MADE TO OPEN PUBLIC HEARING(S):

MOVED by Commissioner Davis, Seconded by Commissioner McDaniel.

Vote: 6-0. Motion Carried

Case #24-02 (SLU) Special Land Use to Allow a Hookah Lounge at 29709 Michigan Avenue in the B-3 General Business District.

Mr. Dowdell, Director of Community Development, stated that this Special Land Use in B-3 General Business District, was permissible according to the 2017 Master Plan and permits a wide variety of retail and commercial uses.

Hillary Bahri, Esq., the attorney for Flight Club spoke and responded to questions from the Commissioners regarding square footage, the ventilation system, and the number of people that the area could accommodate (approximately 100). In addition, city and state licensing requirements were verified as well as security plans. One of the conditions that must be met is outside security cameras. When the final plans are submitted, they will be reviewed by the Planning Department and the Planning Commission and the site will be checked by the Planning Department, the Building Department and DPS, as needed.

Resident Sandra Watley spoke regarding clarification of the City's smoking ordinances.

There were no additional public comments.

MOTION MADE TO CLOSE THE PUBLIC HEARING. Moved by Commissioner McDaniel. Seconded by Commissioner Tonia Williams.

Chairman Chisholm reminded the Commission that the recommendation to approve the Special Land Use has conditions required by the Planning Department regarding security cameras, a security plan, required licenses, and adhering to the existing smoking ordinances.

With these conditions met – Moved by Commissioner Davis. Seconded by Commissioner McDaniel to approve the Special Land Use for the hookah lounge at 29700 Michigan Ave.

Vote: 6-0. Motion Carried.

VI. PUBLIC HEARING(S)

MOTION MADE TO OPEN PUBLIC HEARING(S): Moved by Commissioner Davis. Seconded by Commissioner McDaniel.

Case #24-01 (TA) Amendments to the City Zoning Ordinance, Chapter 155, Article 29,

Definitions.

A recommendation for approval to allow a Special Land Use for a specially designated distributor (SDD) and a specially designated merchant (SDM) as well as substance abuse rehabilitation clinics and adult daycare in B-1 to include additional definitions and additional use standards.

Mr. Dowdell, Director of Community Development, spoke. Currently the sale or use of alcohol is only allowed in the B-3 District and substance abuse clinics are only allowed as a Special Land Use (SLU) in the B-3 District. Regarding the sale and use of alcohol the ordinances for Office 1, B-1, B-2, and B-3 were reviewed and they would also require special language. These would be general definitions and uses. An applicant for a business in one of these Districts would still need to apply for a special land use for a particular site. He also noted that the Commission should keep the specifics of this request at the forefront of its review. In addition, he noted that there were many special land use, special language businesses and requests and suggested that it was time to move away from the special language and make concrete changes.

The Commission discussed the proposed text amendment changes and updates to allow other uses such as alcohol sales, substance abuse clinics, and adult daycares in additional zoning districts, and specifically in the B-1 district. Having a pre-application meeting was also discussed.

It was decided by the Planning Commission to table the vote on the text amendment revisions to review the definitions and provide feedback to the Planning Commission.

MOTION MADE TO TABLE THE TEXT AMENDMENT ITEM.

Motion made by Commissioner McDaniel and seconded to amend the Motion to Table the text amendment revisions to have time to review and provide input to the Planning Department by June 10th.

Vote. Motion carried.

Chairman Chisholm noted that this would require a special meeting of the Planning Commission and a Public Notice announcing the Special Meeting. This meeting would be on the second Monday of the month – June 10th.

VII. UNFINISHED BUSINESS

Case #23-07 (SLU) Childcare Facility at 337 Inkster Rd.

Review and consideration of a recommendation for a special land use request for a childcare facility in the B-2 Thoroughfare Mixed-Use District at 337 Inkster Rd. The applicant is Brilliant Crianças, LLC, Learning Center.

Chairman Chisholm announced that the floor was open for a Motion to bring this Case forward after it had been tabled earlier. Motion made to open the floor for discussion of Case # 23-07 by Commissioner Williams. Seconded by Commissioner Davis.

Chairman Chisholm asked the applicant to provide an update as to why the item had been tabled. Jeoana Sullivan told the Commission that the site did not have an accessible play area close enough to the facility where the children could play. Another issue that was presented was the closeness of the facility to a marijuana dispensary. A distance of at least 300 feet is required. Safety for the children was also discussed. The number of bathrooms, sinks and toilet sizes were discussed. Ms. Sullivan noted that the facility would open for 15 children and one (1) bathroom was permissible for that number. Ms. Sullivan stated that she was already prepared to build a fence and put up barriers. She also stated that “playground equipment” such as swings were not required – only exercise space.

Chairman Chisholm noted that the Planning Commission had to vote on the Special Land Use and vote on the Site Plan.

The Commission asked the ages of the children that would be accepted. Ms. Sullivan responded that the age range was going to be from six (6) weeks to fourteen (14) years of age.

The Commissioners noted that the special land use was because the childcare facility would be in the B2 district. In addition, the applicant’s plan was to reduce the number of parking spaces on the north side of the building to use that space for the playground area. This would require a zoning variance application for the Zoning Board of Appeals (ZBA).

Chairman Chisholm opened the floor for a motion to approve or deny the recommendation for a special land use for a daycare facility at 337 Inkster Rd.

Vote: 6-0. Motion Carried

VIII. NEW BUSINESS

Case #24-02 (SP) Site Plan for Proposed Childcare Center at Retail Plaza at 337 Inkster Road.

Mr. Dowdell, Director of Planning, noted that the applicant needs to apply for and receive a zoning variance to reduce the number of parking spaces. After discussion regarding the parking spaces, parking lot dividers and the children's access to the playground Chairman Chisholm opened the floor for a motion to approve or not approve the site plan.

Vote: 6-0 Motion Carried.

Case #24-03 (SP) Site Plan for Proposed Hookah Lounge at 297009 Michigan Ave.

There was previous discussion on this item and the invitation for public comment.

Vote: 6-0 Motion carried.

XI. ADJOURNMENT

Adjournment made by Chairman Chisholm at 9:13 p.m.

Secretary

Date Adopted: 10-28-74

A. Williams
Secretary