

CITY OF INKSTER
PLANNING COMMISSION SPECIAL MEETING MINUTES
MONDAY, JUNE 10, 2024, 6:30 P.M.
CITY COUNCIL CHAMBERS
OPEN TO THE PUBLIC

I. ROLL CALL

Present: Commissioners Hayes-Bradford, A. Williams, Chairman S. Chisholm, Mayor Nolen, and Commissioners T. Hall and T. Williams.

Excused: Commissioners N. McDaniel, M. Willis and D. Davis.

Quorum Present: Yes

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

I. ADOPTION OF AGENDA

No additions or subtractions to the Agenda. Motion to adopt Agenda. Moved by Commissioner A. Williams, Seconded by Commissioner Hayes-Bradford. Vote. Motion Carried.

II. ADOPTION OF MINUTES

There were no Minutes available at this time to review.

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

IV. PUBLIC HEARING

V. UNFINISHED BUSINESS

Case #24-01 (TA) Amendments to the City Zoning Ordinance, being Chapter 155, Article 29. Conduct a public hearing and consider amending the City Ordinance to include additional definitions and uses for liquor, beer, wine sales, substance abuse and rehabilitation clinics, and adult daycare centers. Residents expressed concern about liquor stores in residential areas. Mr. Dowdell stated that the zoning was not being considered for changing only the options that are in a particular zone, specifically B-1. Mayor Nolen noted that the text amendment changes give the City more flexibility in decision-making, that the City is too restricted at this time and that the updated Master Plan is going to address this. Part of the Master Plan is to update the ordinances. Case by case would require a Special Land Use (recommendation by the Planning Commission and a vote by the City Council and this would not require changing the text amendment. Mr. Dowdell summarized by saying that if you

don't have a list of specific businesses and definitions the requested new business can't happen.

After further discussion and comments by residents, Chairman Chisholm opened the floor for a Motion to approve or deny text amendments by the Planning Commission to include additional definitions, uses and standards.

Commissioner A. Williams made a Motion to Deny text amendments to Chapter 155, Article 29. There was not a second motion or support. Motion dies.

Chairman Chisholm opened the floor for a Motion to approve or deny Item VI. A. Case #24-01 (TA) Amendments to the City Zoning Ordinance, Chapter 155, Article 29.

Motion to approve was made and seconded. Vote. Motion carried

VI. NEW BUSINESS

The Commission discussed the need to standardize and centralize the City's social media platform as misinformation was going out from unofficial sites. The goal is to consistently provide accurate and timely information to residents. One of the suggestions was to summarize various meetings on one official page. In addition, it was noted that residents do not often know the boundaries of their districts. This information could also be posted on a centralized site.

After discussion, Chairman Chisholm said that he would follow-up with some text on social media policy and have it for the Commission at the next meeting.

VII. MISCELLANEOUS

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

Bigby Coffee – Update. No public comment

1183 Henry Ruff (New business requesting the text amendment). Representative showed additional photographs of the inside and outside of the proposed store. No public comment.

IX. ADJOURNMENT

Chairman Chisholm asked for a Motion to Adjourn. Motion made. Motion carried. Meeting adjourned at 7:53 p.m.

Secretary:

Date Adopted 10.28.24

A. Williams
Secretary

Chisholm

T. Williams - ~~absent~~ present

McDaniel - excused

Davis - excused

Hall - excused

Mayer Notem - present .

Hayes- Bradford - present

Willis - present