

CITY OF INKSTER
PLANNING COMMISSION
MEETING MINUTES
Monday, September 23, 2024,
6:30 p.m.
City Council Chambers

A regular meeting was held on Monday, September 23, 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 T. Williams, Commissioner N. McDaniel, Commissioner M. Willis, Commissioner A. Williams, Commissioner S. Hayes-Bradford, Mayor Nolen.

Excused: Commissioner D. Davis; Commissioner T. Hall

Quorum Present.

Others in Attendance: Mr. Derek Dowdell, Director of Community Development, representatives for RRC Certification update, representatives from McKenna for Master Plan update, and members of the public.

II.ADOPTION OF AGENDA

Motion to adopt Agenda, as is. Moved and seconded. Motion passes.

III. ADOPTION OF MINUTES

Corrections made to spelling of names and listing of all Commissioners by first initial and last name for clarity and consistency. Moved and seconded to adopt corrected Minutes of regular Meeting, May 28, 2024, and Special Meeting of June 10, 2024. Motion carried.

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

There were no comments from the public.

V.PUBLIC HEARING(S)

There were no comments from the public.

VI.REDEVELOPMENT READY COMMUNITIES (RRC) UPDATE PRESENTATION

Presented by Commissioner A. Williams

The Public Participation Plan was approved by the RRC. There are five (5) priorities for engaging the public. The first priority is laying the groundwork for timeline, strategy, budget, who will be on the team (a variety of individuals with different interests) and who will take the lead to implement the Plan using traditional and proactive methods. Page 10 – How to Form a Core Team with suggestions as to participants, sample timeline for obtaining feedback from the

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public using a variety of methods such as storytelling circles, workshops, and focus groups. The Public Participation Plan will be reviewed in detail at the October 28th PC meeting.

In progress - improving the Planning and Community Development web page, Policy and Procedures for staff, Pre-Application and procedures following. This would consist of an initial meeting, site visit, then next steps such as referral to ZBA, fee schedule and payment options on web page, flow chart for review procedures and development process toward approval.

Best Practices for Boards and Commissions are fully aligned, appointment process policy, expectations and skill sets as part of the Application for each Board. A staff procedure policy has been developed and a project tracking procedure is being drafted.

Training Policy is being updated with specific needs to be included such as integrating technology, trainings specific to community development, and housing. In addition, there should be a structured training schedule and at least one joint training with other departments annually. Commissioner A. Williams suggested there be two (2) joint trainings and that one (1) should be on the Capital Improvement Plan. Looking ahead, there will hopefully be a draft of the Master Plan available at the November 4th 25th PC meeting and the Capital Improvement Plan at the December PC meeting.

Still pending – Marketing Plan and Economic Development Plan (McKenna to assist) and hopefully tax incentives for developers. When completed the Master Plan draft will be reviewed with ZBA, PC, City Council and the public.

Currently are 69% toward the goal of RRC Certification. Aiming for certification by February alongside Master Plan completion.

VII. MASTER PLAN UPDATE

Representative from McKenna's Master Plan team told the Commissioners that they plan to provide a survey to the PC to assess the relevance of the 2017 Master Plan goals. They have drafted the beginnings of a new set of goals based on the public and stakeholders' input that they have received to date, and they want the PC to review these goals. Their next step is to bring a draft to the PC that is ready for release to the public to obtain the required public comment.

Takeaways – housing – rising prices, affordability, opportunities for home ownership for black families, desire for a variety of housing types and to broaden the amount of housing that is available. Noted that parks were appreciated and suggestions for improvements such as playground equipment and infrastructure so parks can better facilitate community gatherings.

Priorities were housing, maintaining existing housing with repair assistance and redevelopment. A desire for more development and keeping investments within the community were also talked about at several roundtables. The survey respondents also expressed a desire for more amenities such as sidewalks, lighting and transportation support for seniors. Business owners and developers are interested in meeting to discuss zoning and business districts to spur development. In moving forward goals and objectives will be written so that they are more specific and measurable. And finally, an Action Plan will be drafted to carry out the objectives selected.

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A draft of the Executive Summary will be available at the October PC meeting. Will also be looking for feedback from the PC on the goals and objectives and a review of a preliminary Action Plan.

City Council needs to approve 30-day notice – anticipated for a December Council meeting – Planning Commission to recommend Master Plan Draft to Council.

VIII. SAFE STREETS FOR ALL

Inkster is partnering with Garden City, Wayne, and Westland on Planning Grant. Will be identifying dangerous areas of street networks and transportation disadvantaged communities. Technical analysis and draft plan development is underway. The Final Report is due October 2025 – positions cities for implementation grants.

IX. UNFINISHED BUSINESS

There was no unfinished business.

X. NEW BUSINESS

None.

XI. MISCELLANEOUS

Discussion and clarification on upcoming meetings – joint session with City council and ZBA for November PC meeting to review Master Plan, scheduling Zoom meeting with developers re: zoning issues and an agenda item at the October PC meeting to review the Public Participation Plan.

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

There were no comments from the public.

XII. ADJOURNMENT

Motion moved and seconded to adjourn. Motion carried. Meeting adjourned at 7:15 pm

Secretary

Date Adopted: 10.28.24

A. Williams
Secretary

