

**City of Inkster**  
**Planning Commission Meeting**  
**January 27, 2025**  
**6:30 p.m.**  
**City Council Chambers**  
**Open to the Public**

A regular meeting of the Planning Commission was held on Monday, January 27, 2025 in the Inkster City Hall Council Chambers, located at 26215 Trowbridge, Inkster, Michigan 48141. The meeting was called to order by Chairman Chisholm at 6:32 p.m.

I. ROLL CALL

**Present:** Chairman S. Chisholm, Mayor Byron Nolen, Commissioner A. Williams, Commissioner T. Williams, Commissioner S. Hayes-Bradford.

**Excused:** Commissioner D. Davis, Commissioner N. McDaniel

**Absent:** Commissioner M. Willis, Commissioner T. Hall

**Others in Attendance:** Mr. Derek Dowdell, Director of Community Development, Mr. Jerome Bivins, Director of DPS for the City of Inkster, Carrie Smalley, consultant engineer for DPS, and members of the public.

**Quorum Present:** Yes.

II. ADOPTION OF AGENDA

Motion made and seconded to adopt Agenda. Motion carried.

III. ADOPTION OF MINUTES

Review of Minutes of November 25, 2024 Joint Meeting with City Council

Motion made and seconded to adopt Minutes. Motion carried.

IV. FIRST HEARING OF THE PUBLIC (*for items not scheduled for a public hearing but on the Agenda*) No public comments.

V. PUBLIC HEARING(S)

A.

**Case #01-25 3700 John Daly Rd. (SLU)**

Public hearing for a proposed upgrade of a utility and public service building without storage yard located in R-1B (One Family Residential) zoned district. Special Land Use is required for the proposed use per Section 155.041(C)(4).

Mr. Dowdell presented his review of the SLU application, Site Plans and details of the construction – designed to blend in with residential area, construction underground, in compliance with SLU requirements. He recommended that the SLU be approved. Commission approved Special Land Use for new pump station.

Residents expressed concern regarding size of pump, 9-foot screening wall, noise, visual impact, property values. Mr. Jerome Bivins, Director of DPS for the City of Inkster and Carrie Smalley, consultant engineer for DPS responded to the public comments and questions. Other comments: It is a back-up generator for when the power is out. Project will help prevent flooding for 5,000-8,000 homes in the area, 18-month construction timeline, starting around March, 2025, will help manage stormwater/sewage flow and reduce flooding. Landscaping, fencing, security measures like gates and cameras to be included. It is part of a larger project with five (5) total pump stations in Inkster. The 9-foot screening wall may require a variance. A neighborhood meeting will be held within two (2) weeks.

VI. NEW BUSINESS

**A.**

**Case #SP 24-05 3700 John Daly Rd.**

Preliminary Site Plan Review and Special Land use permit for a proposed upgrade of a utility and public service building without storage yard located in R-1B (One Family Residential) zoned district. Special Land Use is required for the proposed use per Section 155.041©(4).

Site Plan review was presented by Mr. Dowdell when he presented his Special Land Use review. Site Plan was recommended for approval.

Motion made and seconded to approve Site Plan. Motion carried.

**B.**

Approval of 2025-2026 Planning Commission Calendar

2025-2026 Calendar was reviewed. Motion made and seconded to approve the new Calendar.

VII. SECOND HEARING(S) OF THE PUBLIC *(for items not scheduled for a public hearing or on the Agenda)*

Chairman S. Chisholm stated that a texted public comment was received: the link for the Master Plan had accessibility issues. The Planning Commission will follow up.

VIII.

MISCELLANEOUS

IX. ADJOURNMENT

A motion was made and seconded to adjourn. Motion passed. Meeting adjourned at 7:13 p.m.

Secretary

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

Regular Planning Commission Meeting – January 27, 2025