

**CITY OF INKSTER
PLANNING COMMISSION MEETING
AGENDA**

MONDAY, MARCH 24, 2025
INKSTER CITY HALL
CITY COUNCIL CHAMBERS
26215 TROWBRIDGE ST.
6:30 P.M.
OPEN TO THE PUBLIC

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
 - A. **Adoption of February 24, 2025 Meeting Minutes**
- IV. FIRST HEARING OF THE PUBLIC (*for items not scheduled for a public hearing but on the agenda*)
- V. PUBLIC HEARING(S)
 - A. **Case # 25-01 (TA) Text Amendment to add *Vehicle Repair Facility, Major* as a permitted use within the B-3, General Business District**
Conduct a Public Hearing for the consideration of amending the zoning ordinance to allow Vehicle Repair Facility, Major in the General Business District (B-3).
 - B. **Case # 25-03 2617 Middlebelt (SLU)**
The purpose of this hearing is to consider a special land use permit to allow for Automobile Service Station and to allow for Liquor, Beer and Wine Sales in the B-3, General Business Zoned District at 2617 Middlebelt Road.
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - A. **Case # 25-01 (TA) Text Amendment to Allow *Vehicle Repair Facility, Major* as a permitted use within the B-3, General Business District**
 - B. **Case # 25-03 2617 Middlebelt (SLU)**
Preliminary Site Plan review and Special Land Use permit to allow for Automobile Service Station and to allow for Liquor, Beer and Wine Sales in the B-3, General Business Zoned District at 2617 Middlebelt Road.
- VIII. MISCELLANEOUS

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



March 13, 2025

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Review of Amendments to the Zoning Ordinance Regarding Permitted Uses in the General Business District (B-3)

Dear Planning Commissioners:

Recently, a property owner/renter (the applicant proposing the text amendment) inquired about the permitted uses for General Business District (B-3) in the City of Inkster. The applicant owns/rents the property at 30191 Michigan Avenue, where they would like to propose a Collision Shop (Vehicle Repair Facility - Major) on the south side of Michigan Avenue, east of Henry Ruff Road. Currently, Automotive Repair (Major) is not an allowable use in the B-3 General Business District. Below is the definition of (Vehicle Repair Facility - Major) per Section 155.029 Definitions:

VEHICLE REPAIR FACILITY, MAJOR. *A place is defined as a business offering repair and replacement services including, but not limited to, steam cleaning or undercoating, vehicle body repair, painting, tire recapping, engine rebuilding, auto dismantling, upholstery, auto glass work, and such other activities whose external effects shall adversely extend beyond the property line but not including the sale of gasoline.*

There are currently several existing Major Vehicle Repair facilities located in the B-3 zoning district, however this writer was unable to located exactly when the zoning ordinance was changed to where this use (Vehicle Repair Facility, Major) was removed from the B-3 zoning district.

Additionally, in both the Master Plan and the Zoning Ordinance, the intent of the B-3 General Business is to provide locations for development of 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.

In the past, there have been patterns with auto-related uses, specifically used car dealerships, of non-compliance with code. Code Enforcement has worked diligently to bring existing uses into compliance, but given this history, the Planning Commission should seriously consider the potential compliance issues that could arise by allowing more auto-related uses.

At the March 3, 2025, the City Council enacted a resolution for a moratorium on the approval and permitting of new gas stations, liquor stores and automobile repair (major) facilities. This was due to the oversaturation of these types of uses in the City of Inkster.

Therefore, we do not recommend that the Planning Commission consider amending the Zoning Ordinance to allow **Vehicle Repair Facility, Major** in the B-3 General Business. We look forward to reviewing this with you at an upcoming Planning Commission meeting.

Sincerely,

Derek Dowdell
Director of Community Development

The following is a proposed amendment to Section 155.047(D) of the City of Inkster Zoning Ordinance. Proposed additions are underlined and proposed deletions are in ~~strikethrough~~.

Section 155.047 B-3 General Business District, (D) Special Land Uses permitted. Special land uses.

The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.111 through 155.142, Special Land Use Standards, and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this chapter:

- (1) All uses allowed in a B-2 District which shall be subject to the same special land use as in a B-2 District.
- (2) Outdoor sales space for exclusive sale of new or secondhand vehicles or house trailers.
- (3) Open air business uses for the retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment and garden supplies; provided further that such uses shall be located at the exterior end of the building mass.
- (4) Adult supply stores.
- (5) Adult motion picture theaters.
- (6) Arcades.
- (7) Bar or establishment for the sale of beer or intoxicating liquor for consumption on the premises.
- (8) Cabaret.
- (9) Firearms sales establishments.
- (10) Motels, inns and travel lodges.
- (11) Hotels.
- (12) Massage establishments.
- (13) Pawnshops.
- (14) Pool or billiard halls.
- (15) Public lodging house, transient housing, rooming houses.
- (16) Secondhand stores.
- (17) Specially designated distributor (SDD).
- (18) Specially designated merchant (SDM).
- (19) Tattoo establishments.
- (20) Carry-out, fast food, drive-thru or drive-in restaurants.
- (21) Vehicle wash establishments, when completely enclosed in building.
- (22) Commercial kennel provided all activities are conducted within a totally enclosed main building and provided further that no property line abuts a district zoned for residential use.
- (23) Automobile service stations.
- (24) Automobile service centers, when developed as part of a larger planned shopping center. The design shall integrate the automobile service center within the site plan and architectural character of the total shopping center. A building permit shall not be issued separately for the construction of any automobile service center.
- (25) General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease, with no maximum height.
- (26) Greenhouse and florist operations involving the growing, wholesaling and/or retailing of plant materials.
- (27) Nursing and convalescent homes.
- (28) Theaters, assembly halls, concert halls or similar places of assembly when conducted within enclosed buildings, subject to the requirements of § 155.218.
- (29) Business schools and colleges or private schools operated for profit.
- (30) Amateur radio antenna, subject to regulations of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.
- (31) Research and development facilities.
- (32) Manufactured housing communities, subject to requirements of § 155.140 of this chapter.



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- (33) Fast food restaurants without drive-thru service.
- (34) Charitable gaming room subject to the regulations of § 155.145.
- (35) Minor vehicle repair, subject to the regulations of § 155.128.
- (36) Commercial warehouse, wholesale operations and distribution subject to the regulations of § 155.147.
- (37) Medical marijuana provisioning centers subject to the regulations of § 155.148.
- (38) Religious institutions.
- (39) New and used vehicle and trailer indoor sales, showroom or office.
- (40) Self-storage facilities.
- (41) Major vehicle repair, subject to the regulation of § 155.129.

March 13, 2025

Subject: Site Plan Review: Proposed Automobile Service Station with Alcohol, Beer, and Wine sales
Location: 2617 Middlebelt Road
(Parcel # 44008011430002)
Zoning: B-3 General Business District
Applicant(s): Zaid Arabo
Owner(s): 2617 Middlebelt Property LLC

Dear Commissioners,

The City of Inkster Planning Department has reviewed the below Site Plan and Special Land Use application for the proposed Automobile Service Station with Alcohol, Beer, and Wine sales.

The applicant proposes building an automobile service (gas) station with Alcohol, Beer, and Wine sales to replace the existing closed automotive repair shop (Brother's Service). The site is located at the Northeast corner of Middlebelt Road and Michigan Ave. The proposed structure is one-story, 2,799 square feet located on 0.47 of an acre.



Aerial Phot



RECOMMENDATIONS

Special Land Use Consideration. Comments received during the public hearing should be added to the following considerations when making the recommendation to City Council.

1. Consider approval to allow for an automobile station with Alcohol, Beer, and Wine sales in a B-3 zoned district.

Or

2. Consider denial to allow for an automobile station with Alcohol, Beer, and Wine sales in a B-3 zoned district.

Site Plan Consideration. The following items are a list of requirements that can be reviewed administratively: Outstanding items are indicated with an underline throughout the letter and are listed below for convenience:

1. *Provide a photometric plan;*
2. *Provide the details of the Canopy, including the canopy height;*
3. *A security plan needs to be provided and will need to be reviewed by the City Police Chief;*
4. *The site plan is subject to review from the City Engineering, Fire Department, Police Department.*
5. *Final Site Plan is required*

Respectfully submitted,

A handwritten signature in blue ink that reads 'D. Dowdell'.

Derek Dowdell
Community Development Director



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

Appears 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 convenience businesses are important to neighborhood residents by providing day to day personal services and good are vital to quality of life in the city of Inkster.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained 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 structure and its elevation appear to be harmonious with the surrounding buildings. The proposed structure has been designed to blend into the neighborhood and therefore this use does not suggest a change in the character of the area.

3. IMPROVEMENT TO THE COMMUNITY

Appears to 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 proposed automobile station could be a valuable investment for the community, by job creation, local tax revenue and providing necessities for traveling public, it enhances the overall quality of life for residents.

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: We will defer any observations of additional resources above and beyond the normal expectation to the City Police, City Engineer, and City Fire Department.

6. 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 not expected to create undue strains on traffic. The site is designed to not create any excessive impacts of lighting or glare. The use is not anticipated to create vibration, smoke, or fumes.



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: NA

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 detrimental 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. ENHANCE HEALTH, SAFETY, WELFARE, MORALS, CHARACTER, COMFORT AND CONVENIENCE.

Will further and enhance the health, safety, welfare, morals, character, comfort, convenience, and policies of the City, will not create excessive additional public costs or be detrimental to the economic welfare of the City.

Findings: The automobile station could provide convenience for the users of the station. It's crucial to acknowledge that while alcohol sales generate economic and certain social benefits, they also pose significant public health and social challenges. Therefore, responsible regulation and education are essential to mitigate the negative impacts of alcohol consumption.

At the City Council's March 3, 2025, meeting, a city moratorium on gas stations, as well as Alcohol, Beer, and Wine was enacted for 1 year. This application was submitted prior to the implementation of the moratorium and is therefore not subject to its restrictions.

9. 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 proposed use appears to be consistent with the zoning ordinance.



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, sound planning and design principles. I offer the following comments for consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

1. ZONING AND USE (§155.047)

Findings. The B-3 General Business District intends to provide locations for the development of 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. Per section 155.047 (D)(23) Special Land uses; Automobile service stations require a public hearing and Special Land Use permit.

The site is approximately 0.47 an acre and is located on the Northeast corner of Middlebelt Road and Michigan Ave. The parcel is vacant with a Department of Public Services small pump station located in the Carlysle Street Right of Way. The parcel is owned by the City of Inkster.

The following chart provides information on existing land use and current zoning of the subject site and surrounding uses.

Subject Site	B-3 General Business	Same
North	Rouge River Parkway	Rouge River Parkway
South	Recreational marijuana business	B-3 General Business
East	Vacant Retail shop	B-3 General Business
West	Gas Station with Retail	B-3 General Business

2. DIMENSIONAL STANDARDS (§155.061)

Site elements and the relationship between the various uses on the site shall be designed and located so that the proposed development is aesthetically pleasing and harmonious with adjacent existing and prospective development of contiguous properties and the general planning area. Buildings and structures will meet or exceed setback standards, build-to lines, height and other dimensional standards, and preserve environmentally sensitive areas.

Finding. The following chart provides the dimensional requirements for the B-3 General Business District.

Dimensional Requirements (§155.061):	Required	Proposed
Front Setback	0 Feet	0
Rear Setback	0	0
Side Yard Setback (One)	0 Feet	25
Lot Size	Based on off-street parking, loading, greenbelt screening, and setbacks.	*
Lot Coverage	Based on off-street parking, loading, greenbelt screening, and setbacks.	*
Height	25 feet	25

* The minimum area and width, and the maximum percentage of building coverage shall be determined on the basis of required off-street parking, loading, greenbelt screening, and yard setbacks as provided herein for the respective uses and use districts.

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: Appears to meet the standards.

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 onsite 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. The proposed structure vehicular circulation appears to meet the best interest of public health and safety.



6. PEDESTRIAN ACCESS & CIRCULATION

The pedestrian circulation system planned for the proposed development shall be in the best interest of public health, safety and welfare in regard to onsite circulation and the overall pedestrian circulation of the neighborhood and community.

Findings: No additional sidewalks are proposed on the site. There are existing sidewalks along the property lines abutting.

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)

Findings: (§155.073.D.13) *Right-of-way landscaping (subject to the following) Deciduous shade trees planted at a minimum concentration of one street tree per 35 linear feet of right-of-way. Required trees may be planted at regular intervals or in groupings.*

One ornamental tree shall be planted for every 75 lineal feet of right-of-way frontage. Ornamental trees may be clustered or planted at regular intervals.

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 hazards. 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: Meets the 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 regarding size, layout and quantity, and the location of parking and loading facilities will not be detrimental to nearby developments, properties or public streets.

Findings: 11 parking spaces meet the requirements.

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 it is operated and monitored by



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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 (§155.076(A)). Lighting for uses adjacent to residentially zoned or used property shall be designed and maintained such that illumination levels do not exceed 0.1 foot-candles along property lines (§155.076.A.5). No photometric plan was provided.

Exterior lighting. 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
Max. Illumination	20 fc.	Not provided	-
Max. Illumination at the Property Line			
For uses adjacent to residential (zoned or used) property	0.1 fc.	Not provided	-
For uses adjacent to non-residential property	0.3 fc.	Not provided	-
Max. Lighting Fixture Height			
For uses adjacent to residential (zoned or used) property	20 ft.	Not provided	-
For uses adjacent to non-residential property	25 ft.	Not provided	-

Security cameras. A security plan needs to be provided and will need to be reviewed by the City Police Chief. The applicant needs to provide information that security cameras will have a minimum resolution of 1080p.