

1. Agenda

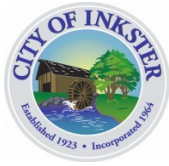
Documents:

[AGENDA 2-20-17.PDF](#)

2. Packet

Documents:

[PACKET 2-20-17.PDF](#)



INKSTER CITY COUNCIL

February 20, 2017
26215 Trowbridge, Inkster, MI 48141
(313) 563-4232 www.cityofinkster.com

Mayor – Byron Nolen
Mayor Pro Tem – Timothy Williams, District I

Council Members:

Clarence Oden, Jr., District II
Sandra K. Watley., District III
Steven Chisholm, District IV
Kim Howard, District V
Connie R. Mitchell, District VI

FELICIA RUTLEDGE
CITY CLERK

BYRON NOLEN
MAYOR

TREASURER
DARIN CARRINGTON

DAVID JONES
CITY ATTORNEY

Council may be addressed during the Regular Meeting by filling out the Public Participation Form. Address Council as a whole through the Mayor. Please state your name and your address for the record prior to providing your comments. Comments are limited to three (3) minutes.

Council Orientation Agenda – 6:00 PM

1. Call to Order
2. Discussion
 - A. Agenda Discussion
3. Public Participation (limit to 3 minutes)
4. CLOSED SESSION – Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).
5. Adjournment

February 20, 2017

Regular City Council Agenda – 7:00 PM

1. Call Meeting to Order
 - A. Pledge of Allegiance
 - B. Roll Call
2. Approval of Agenda
3. Presentations/Discussion
4. Public Hearing
5. Consent Agenda
 - A. February 6, 2017 Regular City Council Meeting Minutes. **Pg. 1**
6. Boards and Commissions
 - A. Update of current list of appointments to Boards & Commissions. **Pg. 7**
7. Previous Business
8. Ordinance(s)
 - A. First Reading(s)
 - B. Second Reading(s)
 1. Council to offer a **second** reading on an amendment to Chapter 155: Zoning Code of Ordinances **Pg. 13**
9. New Business
 - A. Discussion/Action: (Jeannie Fields) Consideration to approve an amendment to Chapter 155: Zoning Code of Ordinances. **(See Pg. 13)**
 - B. Discussion/Action: (Darin Carrington) Consideration to approve the purchase of equipment for government access channel using the Public and Educational Governmental Access funds. (PEG Funds)
10. Public Participation (limit to 3 minutes)
11. City Clerk

12. City Treasurer

13. Mayor and Council Communication

14. Closed Session

Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

15. Adjournment

Felicia Rutledge
City Clerk

February 6, 2017
Regular City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan convened in the Council Chambers, 26215 Trowbridge, on Monday, February 6, 2017.

Prior to the Regular Council Meeting: City Council members discussed:

- The agenda.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden Council convenes into a Closed Executive Session at 7:05 p.m. to discuss pending litigation in accordance with MCL 15.286 (e).

Roll Call Vote:

YEAS: 7
 NAYS: 0
 ABSENT: 0

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to adjourn the closed Executive Session at 7:32 Motion carried unanimously.

Call Meeting to Order

Mayor Nolen called the meeting to order at 7:00 p.m.

Pledge of Allegiance

City Council and the public in attendance pledged allegiance to the flag of the United States of America.

Prayer

Prayer was led by Pastor Thelma Jean Overman.

Roll Call

Mayor Nolen	Present	Councilwoman Howard	Present
Councilwoman Watley	Present	Mayor Pro-Tem Williams	Present
Councilman Oden	Present	Councilman Chisholm	Present
Councilwoman Mitchell	Present		

***A Quorum was present**

Approval of Agenda

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve the agenda with added item "D" under New Business Resolution 2-16-29R - Motion carried.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the agenda with added item "E" under New Business. Resolution 2-16-30R – Motion carried.

Presentations/Discussion

- Pathway Global Leadership Academy – Zakia Gibson
- Senior Alliance Update – Doug Simpson
- Inkster Bengals Presentation to Mayor Nolen & City of Inkster
- Inkster Library Update – Michael Wells
- State Representative, Jewell Jones

Public Hearings

A. A second public hearing to consider the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to OPEN the public hearing on the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program. Resolution 2-16-31R – Motion carried.

- No comments from the public.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to CLOSE the public hearing on the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program. Resolution 2-16-32R – Motion carried.

Consent Agenda

- A. January 17, 2017 Regular City Council Meeting Minutes.
- B. Allen Brother's & Attorney's PLLC Invoice \$ 21,461.05.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to approve the Consent Agenda. Resolution 2-16-33R – Motion carried.

Boards and Commission

- A. Update of current list of appointments to Boards & Commissions.

Moved by Councilmember Howard, Seconded by Councilmember Oden to approve Celeste McDuffie to the Board of Review. Resolution 2-16-34R – Motion carried.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden

to approve William Miller to the Board of Review.
Resolution 2-16-35R – Motion carried.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard to approve Theima Jean Overman to the Cable Commission.
Resolution 2-16-36R – Motion carried.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve Theola Jones to the Historical Commission.
Resolution 2-16-37R – Motion carried.

Moved by Councilmember Mitchell, Seconded by Mayor Pro-Tem Williams to approve Rhoda Littles to the Historical Commission.
Resolution 2-16-38R – Motion carried.

Moved by Councilmember Mitchell, Seconded by Councilmember Oden to approve Ruth E. Williams to the Historical Commission.
Resolution 2-16-39R – Motion carried.

Moved by Councilmember Mitchell, Seconded by Mayor Pro-Tem Williams to appoint Kathleen Gibbs to the Beautification Commission.
Resolution 2-16-40R – Motion carried.

Moved by Councilmember Oden, Seconded by Councilmember Chisholm to appoint Vinola Williams to the Zoning Board of Appeals
Resolution 2-16-41R – Motion carried.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to appoint Connie Mitchell to the TIFA Board.
Resolution 2-16-42R – Motion carried.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to appoint Mack Willis to the Planning Commission.
Resolution 2-16-43R – Motion carried.

Previous Business

Ordinance(s)

A. First Reading(s)

1. Council to offer first reading on an amendment to Chapter 155: Zoning Code of the Code of Ordinances.

B. Second Reading(s)

2. Council to offer a second reading on an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason Mr. Russell on behalf of Zarembo Group.

New Business

Inkster City Council Meeting
February 6, 2017

- A. Discussion/Action: (Jeannie Fields) Consideration to approve an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason M. Russell on behalf of Zarembo Group.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Howard to approve an amendment to the Zoning Ordinance for conditional rezoning of the property located on the north side of Lehigh, just east of Inkster Road (Property ID# 44-025-02-1765-300), from R-1A Single Family Residential to B-2 Thoroughfare Mixed Use District subject to conditions offered by the applicant. The applicant is Jason M. Russell on behalf of Zarembo Group.

Resolution 2-16-44R – Motion carried.

NAY: (Oden, Watley)

- B. Discussion/Action: (Jeannie Fields) Consideration to approve the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.

Moved by Councilmember Oden, Seconded by Mayor Pro-Tem Williams to approve the 2017-2018 Proposed Final Statement for the Wayne County Community Development Block Grant (CDBG) Program.

Resolution 2-16-45R – Motion carried.

- C. Discussion/Action (City Council) Consideration and approval of the 2017 Cable Commission meeting dates and times.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve the 2017 Cable Commission meeting dates and times.

Resolution 2-16-46R – Motion carried.

- D. Discussion/Action: (City Council) Consideration and approval of the citizens evaluation form.

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Chisholm to approve the citizens evaluation form.

Resolution 2-16-47R – Motion carried.

- E. Discussion/Action: (City Council) To vote in accordance with the vote that was taken in closed session. (Michael Kirk)

Moved by Mayor Pro-Tem Williams, Seconded by Councilmember Oden to vote in accordance with the vote that was taken in closed session.

(Michael Kirk)

Resolution 2-16-48R – Motion carried.

Public Participation

- **Officer Lebo** – Stated a Bake Sale would be had on Wednesday at the Police Department. She stated the proceeds from the money would be used to purchase a popcorn machine for youth movie night.
- **Larry Motley** – Stated he wanted to reaffirm his position that he is right and someone is wrong. He stated that Councilmember Richardson is in the seat that should be

Councilmember DeArtriss Richardson's. He further stated that literature was put out that was not truthful.

- **Yvette Brock** – Stated that New STEP and New Birth Church would be doing free taxes for persons who income falls below fifty seven thousand. She said that certified tax preparers would be available from 6-9pm thru April 13, 2017. She further announced the telephone number of 313-789-5199. She lastly announced the Need to Feed is hosted every third Friday from 11-1pm.
- **Demarco Muhammad** – Announced that the Honorable Louis Farrakhan would be coming to speak in Detroit on February 19, 2017.
- **Pastor Jean Overman** – Announced Operation Refuges' fundraiser to be held on Friday, February 10, 2017. She stated it is a Black Tie affair and would be held at the Marriott in Ann Arbor on Broadway Street.
- **Akindede Akinuyemi** – Stated that Senator Gary Peters spoke about cyber security in a recent television interview. He announced that Terrance Campbell would be coming to speak with the TIFA Board on Thursday. He lastly stated that Junior Achievement is wrapping up and would begin again April 1, 2017 at the Inkster Public Library.
- **Gina Stewart** – Wished everyone a happy Black History Month. She provided some facts on Frederick Douglas and Martin Luther King. She announced that at the NAACP meeting on February 13, 2017 they would be receiving gently used suits and shoes to help candidates seeking employment dress for success.
- **Kent** – Stated he would like his councilperson to put some paperwork he provided on the agenda.
- **Octavia Smith** – Announced events that would be taking place at Western Wayne Family Health Center. She further announced that the center is accepting new patients.
- **Mack Willis** – Stated he has been a member of Seeds to Feed for sixteen years. He stated that the organization provides scholarships to children. He announced that Seeds to Feed will be hosting a mentoring program on every Wednesday. He further stated that Craig Lewis is a member of Seeds to Feed. He said the Mayor is doing an excellent job.

City Clerk

- No comments

City Treasurer

- Announced that Charter books are for sale for \$5.00. He further stated the charter is free on the website.
- Announced that winter taxes are being collected.

Mayor and Council

- **Councilwoman Mitchell** – Announced District VI advisory meeting to be held on February 15, 2017.
- **Councilman Oden** – Stated he has been seeing vehicles in his area that are pulling trailers with junk. He had a complaint about 28622 Parkwood. He stated he attended a NAN meeting. He encouraged others to attend the NAN meetings that are held on the first Saturday of the month at St. Clemmons church.
- **Councilwoman Watley** – Stated that preparations are underway for the 48th Annual Memorial Day Parade. She stated that sponsor and participant packets would be available at City Hall, the Recreation Complex and the Inkster Public Library. She announced the parade date of May 29, 2017 at 12:00 p.m. and the staging would begin at 10:00 a.m.
- **Councilman Chisholm** – Announced his District IV meeting would be held on February 15, 2017 at Inkster Prep Academy beginning at 6:00 p.m. He stated to the Inkster Bengals that he may be able to assist with a place for them to host their parent meetings.

- **Mayor Pro-Tem Williams** – Stated he attended the SEMCOG TAP seminar with the City Clerk. He said the TAP Grant is open on a consistent basis and has five million dollars that can help assist municipalities. He further stated there is a match in funding.
- **Mayor Nolen** – Thanked residents for coming to the meeting. He reminded residents of Lunch with the Mayor. Wished everyone a wonderful evening.

Closed Session

Adjournment

There being no further business to come before Council, on a motion duly made by Councilmember Oden, Seconded by Councilmember Chisholm and carried, the Regular Council meeting of February 6, 2017 was adjourned at 9:22 p.m.



Felicia Rutledge, City Clerk
City of Inkster

CITY OF INKSTER
Boards & Commissions

[MADE OPERATIVE BY STATE LAW, CITY OF INKSTER CHARTER PROVISION OR CITY OF INKSTER ORDINANCE]

AGING COMMISSION

[MEETINGS: Third Friday of each month at 1:00 p.m., Twin Towers Activity Room]

2 Year Term 9 Members Ordinances: 414,457 & 508

Denise Champagne, Project Dir. - (Ex-Officio Member)	Tenure
Rochelle Wells	Exp. 02/16/17
Audrey Jean Searcy	Exp. 01/17/19
Doris Horne	Exp. 02/16/17
Henry Wade	Exp. 02/01/18
Toni Bailey	Exp. 07/06/17
Dorothy Gardner	Exp. 01/17/20
Chuck Coleman	Exp. 02/01/18
Gabe Henderson	Exp. 02/01/18
June Patterson	Exp. 12/1/16
Patricia Donald	Exp. 07/06/17
Iris Love	Exp. 01/17/20

BOARD OF REVIEW

[MEETINGS: March, July and December]

Annual Appointment 3 Members Charter Provision and State Law

WCA Assessing	Clerk of the Board – Non Voting
William Miller	Exp. 02/06/2018
Vacant (Alternate)	Exp.
Lenoria Warmack	Exp. 01/17/18
Celeste McDuffie	Exp. 02/06/2018

BEAUTIFICATION COMMITTEE

[MEETINGS: Second Monday of each month @ 6:00 p.m., Recreation Center]

2 Year Term

Toni Bailey	Exp. 05/16/18
Kathleen Gibbs	Exp. 02/06/19
Gabe Henderson	Exp. 05/16/18
Avis Love	Exp. 03/16/17
Vacant	
Vacant	
Vacant	
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Vacant	

BUILDING AUTHORITY COMMISSION - Inactive

[MEETINGS: Second Monday in January]

3 Year Term

5 Members

State Law and Resolution 74-1-39

Nathaniel Elcock
Hersey Bryant, (C)
Horace Wells

Exp. 12/31/05
Exp. 12/31/00
Exp. 12/31/01

CABLE TELEVISION COMMISSION

[MEETINGS: Second Tuesday of each month at 6:00 p.m., Recreation Center]

3 Year Term

9 Members

Ordinances 593 and 609

Timothy Williams Ex-Official

Troy Seaton Dist. 1

Exp. 01/17/20

Vacant Dist. 2

Charmaine Kennedy Dist. 3

Exp. 01/17/20

Vacant Dist. 4

Thelma Jean Overman Dist. 5

Exp. 02/06/20

Franklin Minor Dist. 6

Exp. 01/04/19

Sandra Watley **Mayoral**

Exp. 01/03/20

Steven Chisholm At-Large

Exp. 01/17/20

CIVIL SERVICE COMMISSION AND BOARD OF ETHICS

[MEETINGS: Monthly]

3 Year Term

3 Members

Ordinances 237 & 559

Clarence Oden

Exp. 6/18/15

Vacant - (Employee Representative)

James White

Exp. 12/04/11

- (Commission Appointment)

CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD

[MEETINGS: As required]

3 Year Term	3 Members	Ordinance
Henry Wade - (Licensed Plumber)		Exp. 12/17
Stephen Lawrence		Exp. 12/17
Tiara Jones		Exp. 10/17
Kenyatta Mason - (Licensed Electrician)		Exp. 10/17
Marcus Hendricks – - (Licensed Electrician)		Exp. 12/17
- Tom Michelini		Exp. 04/19
- Building Inspector		
- (Licensed Engineer/Inspector)		

DOWNTOWN DEVELOPMENT AUTHORITY

[MEETINGS: Third Tuesday of each month, 6:00 p.m. City Hall Council Chambers]

4 Year Term	12 Members	State Law and Ordinances 687 and 741
Byron Nolen		Tenure
Martha Theis		Exp. 01/14/18
Lewis Gregory		Exp. 10/06/18
Cynthia Adams		Exp. 01/14/18
Brittni Abiolu		Exp. 05/18/19
Peter Cimeot (Treasurer)		Exp. 01/21/18
Akindele Akinyemi (Chair)		Exp. 02/16/19
Val Ogbonaya		Exp. 07/20/19
Winston Wade (Vice-Chair)		Exp. 12/17/16
Rerhi Onomake (Secretary)		Exp. 3/16/19
Uche Ndubuisi		Exp. 7/20/19

ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)

[MEETINGS: Second Thursday each month, held in the Conference Room, City Hall]

6 Year Term	11 Members	State Law and Ordinances 517 and 570
Byron Nolen		Tenure
Bishop Walter Starghill, Jr.		Exp. 06/07/16
Winnie Nwankwo		Exp. 05/18/21
Akindele Akinyemi		Exp. 05/18/21
Deborah Walker		Exp. 06/07/16
Mary Weislo		Exp. 03/07/17
Cassandra Leonard		Exp. 06/07/16
Herbert Johnson		Exp. 06/07/16
Dennis Weislo		Exp. 06/07/19
Charmaine Kennedy		Exp. 01/17/23
Connie R. Mitchell		Exp. 02/06/23

ELECTRICAL EXAMINING BOARD

Indefinite Terms	4 Members	State Law and Ordinance 616
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Walter Bays (Elec. Cont.)
 Andrew Hughes (Adm. Official)
 Carlton Trouteau (Rep. of Detroit Edison)

HOUSING AND REDEVELOPMENT

[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]

5 Year Term

6 Members

State Law and Ordinance 99

Montel Armstrong	Tenure
Caroline Smith	Exp. 12/21
Mable Stroman	Exp. 12/21
Ellis Clifton	Exp. 12/21
DaSalla Scott	Exp. 01/22 (Resident Housing)
George Williams	Exp. 12/21

INKSTER HISTORICAL COMMISSION

[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]

2 Year Term

7 Members

State Law and Ordinance 196

Theola Jones	Dist. 1	Exp. 02/06/19
Rhoda Littles	Dist. 2	Exp. 02/06/19
Ruth E. Williams	Dist. 3	Exp. 02/06/19
Vacant	Dist. 4	
Vacant	Dist. 5	
Vacant	Dist. 6	
Vacant		

LIBRARY BOARD**4 year term**

Michael Wells	Exp. 2019
Akindede Akinyemi	Exp. 2019
DeAndra Crystal-Rikay Watley	Exp. 2019
Dosye A. Thompson	Exp. 2019
Emmereal Shawn Wells	Exp. 2019
Ruth E. Williams	Exp. 2019

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE

[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]

2 Year Term

7 Members

Ordinance: 603

Nell Harrison	Dist. 1	Exp. 3/21/18
Curtistine Barge	Dist. 2	Exp. 1/20/18
Brittini Abiolu	Dist. 3	Exp. 3/7/18
Olubisi B. Ajetunmobi	Dist. 4	Exp. 1/20/18
Vacant	Dist. 5	
Barbara Cooper	Dist. 6	Exp. 5/2/18
Marie Jenkins	Mayoral	Exp. 1/20/18

LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

7 Year Term

7 Members

State Law and Ordinance 409

Lenoria Warmack	Exp. 10/17/2023
Thelma Jean Overman	Exp. 10/17/2023
Debra Owens	Exp. 10/17/2023
Ann Gross	Exp. 12/5/2023
Ronald Johnson	Exp. 12/19/2023
George Williams	Exp. 12/19/2023
Aaron Sims	Exp. 01/03/2024

PARKS AND RECREATION COMMISSION

[MEETINGS: First Tuesday of each month at 7:30 P.M., Recreation Complex]

2 Year Term 9 Members Ordinances: 493 & 551

Sandra French	Dist. 1	Exp. 10/06/16
Deborah Owens	Dist. 2	Exp. 03/25/16
Shelby Johnson	Dist. 3	Exp. 09/15/16
Vernel Massey	Dist. 4	Exp. 12/01/16
Lenardo Gambrio	Dist. 5	Exp. 10/15/16
James Richardson IV	Dist. 6	Exp. 09/15/16
Tonia Williams	Mayoral	Exp. 02/16/17
	Mayoral	Exp.
Yolanda Lockett	Council	Exp. 01/20/17

PARKS AND RECREATION YOUTH COMMISSION

2 Year Term 6 Members

Alisa Todd	Dist. 1	Exp. 3/7/18
Katrina Coats	Dist. 2	Exp. 3/7/18
Zeavean Johnson	Dist. 3	Exp. 3/7/18
William Grubbs	Dist. 4	Exp. 3/7/18
Taylor Todd	Dist. 5	Exp. 3/7/18
Demon Zimmerman	Dist. 6	Exp. 3/7/18
Tiwain Smith	Mayoral	Exp. 3/7/18

PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 6:00 p.m., City Council Chambers]

3 Year Term 9 Members State Law and Ordinance 33

Marcus Hendricks (Council appointee) (Chairman)	Exp. 12/18
Byron Nolen (Mayor)	Tenure
Darryl Davis (City appointee)	Exp. 10/18
Timothy Williams (Mayor Pro-Tem)	Exp. 7/19
Mack Willis	Exp. 2/20
James Garrett	Exp. 08/17
William Ratliff	Exp. 04/19
Lynette Cain	Exp. 05/19
Steven Chisholm	Exp. 04/19

POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 1:00 p.m., TIFA Room]

2 Year Term 5 Members Charter

Lorenzo A. Moner, Jr.	Mayoral	Exp. 12/17
Barry O'Bryan	Police Rep	
Jason Kaye	Fire Rep	
Hilliard Hampton, II	City Council Rep	Exp. 12/17
Velma Overman	Board of Trustee Rep	

WATER REVIEW COMMITTEE

[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Sam Brown	App. 01/07/13
Carl Woods	App. 01/07/13
Ann Coleman	App. 01/07/13
Courtney Owens	App. 01/07/13
Councilmember Williams	App. 02/04/13
Marcus Hendricks	App. 02/18/13
Dennis Welslo	App. 02/18/13

REQUEST FOR COUNCIL ACTION

To: Byron H. Nolen – Mayor

Date: February 13, 2017

From: M. Jeannie Fields 
Director of Special Projects

Date for Council Consideration: February 20, 2017

ACTION REQUESTED: Council to offer a second reading and consider approval of an amendment to Chapter 155: Zoning Code of the Code of Ordinances per the recommendation of the Planning Commission.

Current Action Emergency Future

Funds Budgeted: If Yes Account # No N/A

Mayor's Approval

BACKGROUND INFORMATION

The Planning Commission held a public hearing on January 9, 2017, and recommended approval of the amended Zoning Ordinance to City Council with the following changes (meeting minutes are attached):

- Updated security camera requirements.
- Updated Medical Marijuana Facility requirements.
- Corrected Medical Marijuana Provisioning Center buffer requirements.
- Modified section 155.077 (F) to incorporate provisions for public art & murals.

A first reading of the amended Zoning Ordinance was held February 6, 2017. A copy of the amended Zoning Ordinance may be found at the link below:

<http://www.cityofinkster.com/DocumentCenter/View/405>

SCOPE OF SERVICES

All amendments are summarized as follows by McKenna Associates:

- Revise and relocate the Definitions Section from the end of the Zoning Ordinance to the beginning.
- Add Religious Institutions to zoning districts that currently allow similar assembly uses to comply with the Religious Land Use and Institutionalized Persons Act (RLUIPA).
- Add Temporary Pop-Up Retail as a permitted use in the B-2, B-3, and TCD zoning districts.
- Add Warehouse, wholesale, and distribution as Special Land Uses in the B-3 zoning district.
- Amend the TCD to allow a change in existing tenant space of 5,000 square feet or less to be approved administratively.
- Change Board of Zoning Appeals to Zoning Board of Appeals for consistency.
- Change Uses permitted subject to Special Conditions to Special Land Uses for clarity.
- Update Table 2.1 Schedule of Land Uses by Zoning District.
- Add landscape standards to the Site Design Features section.
- Add a preferred tree list that takes into consideration the Planning Commission's concern about street interfering with utility infrastructure.
- Change the Wall Requirements to allow the Planning Commission to grant waivers instead of the Zoning Board of Appeals.

- Relocate the Light Standards for clarity.
- Revise parking standards to allow reduction of required parking for shared uses that operate at different hours.
- Revise parking standards to allow the Planning Commission to grant waivers for parking requirements.
- Revise parking standards to allow an applicant to seek parking relief when adequate justification is provided.
- Revise number of parking spaces required against the Institute of Transportation Engineers 4th Edition Parking Generation.
- Add parking lot landscape requirements.
- Add a preferred class of non-conforming uses section that will allow the City to treat certain properties as conforming sites.
- Revise the sign ordinance for compliance with the Supreme Court decision on content neutrality. Standards for real estate, temporary political, religious institutions, garage sale, for sale, and gas station signs have been removed.
- Add requirements for electronic message signs.
- Add a section of the Planning Commission to grant sign waivers when appropriate.
- Add regulations for Medical Marijuana Facilities as defined by Public Act 281 of 2016, the Medical Marijuana Facility Licensing Act.
- Update Medical Marijuana Facility requirements.
- Correct Provisioning Center buffer requirements.
- Update security camera requirements.
- Modify section 155.077 (F) to incorporate provisions for public art & murals.

JUSTIFICATION

The Zoning Ordinance is being amended in conjunction with the update of the City's Master Plan. The proposed amendments are being requested to compliment the updated Master Plan and to better facilitate investment and remove barriers to high quality investment.

PROJECT OR IMPROVEMENT TASKS

- Revitalize the Michigan Avenue Corridor and the area covered by the DDA.
- Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.
- Improve and promote the image of Inkster.

COSTS

N/A

PROJECT TIME TABLE

If approved by Council, the amendment will be published and posted and become effective after thirty (30) days.

RESOLUTION

Approval of the proposed amendment to Chapter 155: Zoning Code of the Code of Ordinances per the recommendation of the Planning Commission.

Resolved by _____

Seconded by _____

Yes:

No:

Absent:

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, January 9, 2017**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Hendricks called the meeting to order at 6:38 pm.

I. ROLL CALL

Present: Chairman Hendricks, Secretary Chisholm and Commissioners Cain, Davis, Garrett, Nolen, Ratliff (7:08 pm) and Williams

Absent: None.

Others in attendance: Darin Carrington, Treasurer
M. Jeannie Fields, Director of Special Projects
Nate Ford, Economic Development Director

Public in attendance: Paul Carr, Mario Gibson and O. Rerhi Onomake

II. ADOPTION OF AGENDA

MOVED by Garrett, Seconded by Williams to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES OF December 27, 2016

MOVED by Garrett, Seconded by Nolen to adopt the Minutes of December 27, 2016. **MOTION CARRIED unanimously.**

IV. PUBLIC HEARING

A. Zoning Ordinance Amendments
Public Hearing to hear and consider proposed amendments to the City's Zoning Ordinance.

MOVED by Nolen, Seconded by Williams to open the Public Hearing. **MOTION CARRIED unanimously.**

Paul Lippens gave a history of the ordinance review and next steps. He also gave a few highlights of the changes.

Public:

Paul Carr, RAFT, is interested in public art and creating an environment for creative people. He wants to assist in making Inkster a destination. Handouts were provided.

MOVED by Nolen, Seconded by Chisholm to close the Public Hearing. **MOTION CARRIED unanimously.**

Commissioners:

- Discussion was held regarding sections 155.076 Exterior Lighting and Security Camera; 155.146 Medical Marijuana Facilities; and 155.148 Medical Marijuana Provisioning Centers.
- How do you handle Medical Marijuana Facility with dual business? Paul: Are they complimentary uses? If not, look at how the uses are separated. Additionally, the state may have some regulations. In essence, if the city regulations conflicts with the state regulations, the state trumps. If the state is silent, the city we can regulate.
- Discussion was held regarding growing vegetables with Medical Marijuana.

MOVED by Nolen, Seconded by Chisholm to recommend approval of the zoning ordinance with the changes noted. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VI. NEW BUSINESS

None.

VII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:17 p.m.

MOVED by Nolen, Seconded by Williams to adjourn the Planning Commission meeting held on January 9, 2017. **MOTION CARRIED unanimously.**

Respectfully submitted,

Marcus Hendricks, Chairman

Steven Chisholm, Secretary

M. Jeannie Fields,
Director of Special Projects