

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, June 22, 2020**, virtually through ZOOM.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:40 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Davis, Faison,
Wimberly, Williams

Absent: None

Others in attendance: Adrianna Jordan, Planning Director
Kaitlyn Hines, Community Planner
Gloria Hamilton, Applicant
Steven Flum, Architect
Darin Carrington, City Treasurer
Troy Seaton, Media Specialist

Public in attendance: Felicia Studstill

II. ADOPTION OF AGENDA

MOVED by Ratliff, seconded by Cain to Adopt the Agenda. **MOTION CARRIED
unanimously.**

III. ADOPTION OF MINUTES

A. Adoption of revised October 28, 2019 minutes

MOVED by Ratliff, seconded by Faison to Adopt the revised Minutes. **MOTION CARRIED
unanimously.**

B. Adoption of February 18, 2020 minutes

MOVED by Ratliff, seconded by Davis to Adopt the Minutes. **MOTION CARRIED
unanimously.**

IV. PUBLIC HEARINGS

A. **Case #s 19-26 (SLU) 19-27 (SP) Adult Foster Care Facility**

Public Hearing to review and consider approval of a special land use and site plan for a proposed Adult Foster Care Facility in the R-1B, One Family Residential District at 3041 John Daly. Steven Flum is the applicant.

MOVED by Davis, seconded by Ratliff to open the public hearing for Case #s 19-26 (SLU), 19-27 (SP) – Adult Foster Care Facility. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Commissioner Davis asked about why there is no fire suppression for the facility. Mr. Flum responded that they are putting plans together that will be submitted and approved by the fire marshal.
2. Commissioner Faison asked if this was for permanent residency. Ms. Hamilton replied that this is the residents' house so they are free to move out as they wish, but it would be considered permanent residency.
3. Commissioner Davis asked how many rooms there will be. Ms. Hamilton responded that there would be ten bedrooms, nine singles and one double.

Public Comment:

1. Felicia Studstill, a neighbor of the property, asked what type of security there would be for the building and how they will keep the residents from knocking on neighbors' doors. Ms. Hamilton assured that there is staff to facilitate, but the residents are wheelchair bound and barrier free.

MOVED by Davis, seconded by Faison to close the public hearing. **MOTION CARRIED unanimously.**

MOVED by Ratliff, seconded by Faison to recommend approval of Case #19-26 (SLU) Adult Foster Care Facility with the following conditions:

1. The applicant must merge all three APNs into one parcel under the street address of 3041 John Daly.
2. Planning Staff defers to Police and Fire regarding the impacts of adult foster care homes on the health and safety of the City, and any associated public costs.

MOTION CARRIED unanimously.

MOVED by Ratliff, seconded by Davis to approve Case #19-27 (SP) Adult Foster Care Facility with the following condition:

1. The applicant must merge all three APNs into one parcel under the street address of 3041 John Daly.
2. Existing irrigation system must be tested and found to be in working order as part of conditions compliance.
3. Security cameras shall be approved by the City Police Chief.
4. Planning Commission approval of waiver request to reduce the size of the loading area to 10 feet by 35 feet. Also, loading area must be striped.
5. All applicable City departments and consultants should review the site plan and identify any remaining issues.

MOTION CARRIED unanimously.

V. OLD BUSINESS

None.

VII. NEW BUSINESS

A. **Case # 19-27 (SP) – Consideration of a Loading Zone Waiver**

Planning Commission to review and consider approval of a loading zone length waiver for a proposed Adult Foster Care Facility (SP 19-27) in the R-1B, in the R-1B, One Family Residential District at 3041 John Daly. Steven Flum is the applicant.

MOVED by Ratliff, seconded by Davis to approve case #19-27 (SP) Loading Waiver.
MOTION CARRIED unanimously.

VIII. MISCELLANEOUS

None.

VIII. ADJOURNMENT – 7:12 pm

MOVED by Ratliff, seconded by Davis to adjourn the Planning Commission meeting held on June 22, 2020. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, Planning Director