

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, July 13, 2020**, in Inkster City Council Chambers.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:50 p.m.

I. ROLL CALL

Present: Chairman Chisholm, Secretary Cain, Davis,
Willis, Williams

Absent: Vice Chairman Ratliff, Wimberly, Faison

Others in attendance: Adrianna Jordan, Planning Director
Kaitlyn Hines, Community Planner
Sharon Fowler Turner, Applicant
Dr. Carl Turner, Applicant
Chris Fueri, Applicant
Jacqueline Swanson, Applicant

Public in attendance: Mark Dickow
Rasha Asmar
Allen Asmar
Cody Corbin
Sheila Jackson
Charles Jackson
Olga Wierszawski
Tom Mockrgaesk

II. ADOPTION OF AGENDA

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

III. ADOPTION OF MINUTES

A. Adoption of June 22, 2020 minutes

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

IV. PUBLIC HEARINGS

A. **Case # 18-35 (SLU) Precision Metal Working**

Planning Commission to review and consider a recommendation of approval of a special land use and associated site plan (18-36) for a metal-working facility in the M-1, Light Industrial District at 26700 Princeton, between Edsel and John Daly. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

POSTPONED

B. **Case # 20-04 (TA) Adult Foster Care**

Planning Commission to review and consider a recommendation of approval of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for Adult Foster Care Facilities. Proposed modifications include changes to § 155.029 "Definitions", modify definitions for Foster Care Facilities and add definitions for "Adult Foster Care Small Group Home", and "Adult Foster Care Large Group Home" and § 155.122 "Multiple-Family Dwelling (Three Stories or Less), and other associated changes.

MOVED by Davis, seconded by Williams to open the public hearing for Case #s 20-04 (TA), Adult Foster Care. **MOTION CARRIED unanimously.**

Public Comment:

1. Cody Corbin, an attorney, mentioned that the surrounding cities have made these same changes to their ordinance to bring them into compliance, and that he is in favor of the text amendments.

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

MOVED by Davis, seconded by Williams to recommend approval of Case #20-04 (TA) Adult Foster Care. **MOTION CARRIED unanimously.**

V. OLD BUSINESS

None.

VII. NEW BUSINESS

A. **Case # 18-30 (SP) Medical Clinic**

Planning Commission to review and consider approval of a site plan for a proposed medical clinic in the B-2, Thoroughfare Mixed-Use District at 1250 Middlebelt, between Glenwood and Hazelwood. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

Commissioner Concerns:

1. Commissioner Davis asked what the applicant is going to do about the grading problem with the parking lot. Ms. Jordan said they would need to replace it.
2. Commissioner Cain asked what the previously intended uses were and why they changed the original use. Mr. Fueri replied that it was originally to help people with substance abuse, but now it will only be for geriatric patients. He then asked about the water being shut off to the building and if that is a normal procedure for re-occupancy. Ms. Jordan responded that the building department will turn it off if a building does not have a Certificate of Occupancy or Compliance. Commissioner Chisholm agreed that it is normal procedure. Ms. Swanson, the property owner, mentioned that she has been paying taxes on the building since 2017 and has not been able to use it. Commissioner Chisholm reminded her that taxes follow the land and not the occupancy.
3. Ms. Swanson mentioned that she tried to get a permit to plant trees in the right-of-way, but the city does not have a maintenance plan for the trees so you can't plant them. Ms. Jordan replied that other applicants around the City have planted trees in the right-of-way by providing the required performance bond. Commissioner Williams asked how much the bond is per tree. Ms. Jordan responded that it is about the price of a replacement tree, about \$500 per tree. Commissioner Davis asked why we require trees to be planted over a water main. Ms. Jordan replied that we recommend species that do not interfere with the sidewalk or the water main.

MOVED by Davis, seconded by Cain to approve case #18-30 (SP) Medical Clinic with the following conditions:

1. Planning Commission approval of an irrigation waiver conditioned on the use of a hose bib, and gator bags for trees for the first two years after planting.
2. Planning Commission approval of a waiver request to substitute a six-foot-high white vinyl fence in lieu of a masonry wall.
3. Police Chief approval of the applicant's security cameras and system.
4. Planning Commission approval of a loading zone length waiver.
5. Address all other department comments.

MOTION CARRIED unanimously.

B. Case # 18-30 (SP) – Consideration of an Irrigation Waiver

Planning Commission to review and consider approval of an irrigation waiver for a proposed medical clinic in the B-2, Thoroughfare Mixed-Use District at 1250 Middlebelt, between Glenwood and Hazelwood. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

MOVED by Davis, seconded by Williams to approve case #18-30 (SP) Medical Clinic-Irrigation Waiver. **MOTION CARRIED unanimously.**

C. Case # 18-30 (SP) – Consideration of a Screening Wall Waiver

Planning Commission to review and consider approval of a screening wall waiver for a proposed medical clinic in the B-2, Thoroughfare Mixed-Use District at 1250 Middlebelt, between Glenwood and Hazelwood. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

Commissioner Concerns:

1. Commissioner Davis asked if the fence is only on the backside of the building. Ms. Swanson confirmed that it was.

MOVED by Davis, seconded by Willis to approve case #18-30 (SP) Medical Clinic – Screening Wall Waiver. **MOTION CARRIED unanimously.**

D. **Case # 18-30 (SP) – Consideration of a Loading Zone Waiver**

Planning Commission to review and consider approval of a loading zone length waiver for a proposed medical clinic in the B-2, Thoroughfare Mixed-Use District at 1250 Middlebelt, between Glenwood and Hazelwood. Sharon Fowler-Turner on behalf of Renaissance Medical is the applicant.

MOVED by Davis, seconded by Williams to approve case #18-30 (SP) Medical Clinic – Loading Zone Waiver. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

Chair Chisholm led a discussion regarding whether future meetings during the ongoing pandemic will be held virtually or in-person relative to the MZEA public hearing requirements, the Open Meetings Act, and the Governor’s Executive Orders.

VIII. ADJOURNMENT – 7:43 pm

MOVED by Davis, seconded by Willis to adjourn the Planning Commission meeting held on July 13, 2020. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Adrianna Jordan, Planning Director