

**CITY OF INKSTER
PLANNING COMMISSION
MINUTES**

A regular meeting was held on **Monday, September 14, 2020**, in Inkster City Council Chambers.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:44 p.m.

I. ROLL CALL

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

Absent: Vice Chairman Ratliff

Others in attendance: Kaitlyn Hines, Planner
Nikhil Mehrotra, Applicant

Public in attendance: Al Bogdan
Tyrone Hinton

II. ADOPTION OF AGENDA

MOVED by Faison, seconded by Wimberly to Adopt the Agenda. **MOTION CARRIED unanimously.**

III. ADOPTION OF MINUTES

A. Adoption of July 27, 2020 minutes

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

IV. PUBLIC HEARINGS

A. **Case # 20-10 (TA) Emergency Shelter**

Planning Commission to review and consider a recommendation of approval of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for Emergency Shelters. Proposed modifications include changes to §155.036 "Schedule of Land Uses", and establish new zoning ordinance section and special land use standards for §155.151 "Emergency Shelter".

MOVED by Davis, seconded by Williams to open the public hearing for Case # 20-10 (TA) Emergency Shelter. **MOTION CARRIED unanimously.**

Commissioner Concerns:

1. Commissioner Faison asked if the new zoning change could be moved to a more appropriate spot in the Schedule of Land Uses to avoid confusion. She also asked if

there was a reason we were requiring it to be a non-profit. Commissioner Cain agreed that we should only allow non-profits to be emergency shelters and that they are largely run by non-profits.

2. Commissioner Cain asked why are we adding going through with the text amendment? Ms. Hines answered that the City has been approached by a group who wishes to put in an emergency shelter and we do not currently have a process for it.
3. Commissioner Williams asked why there is only a four-week time frame? Ms. Hines answered that the time frame is in place when the definition was created, which is not part of this amendment.

MOVED by Willis, seconded by Williams to close the public hearing for case #20-10 (TA) Emergency Shelter.

MOVED by Davis, seconded by Faison to recommend approval of case #20-10 (TA) Emergency Shelter with the following conditions:

1. Change the location of the text amendment in the schedule of Land Uses.

V. OLD BUSINESS

None.

VII. NEW BUSINESS

A. **Case # 20-05 (SP) Consideration of a Loading Zone Screening Waiver**

Planning Commission to review and consider approval of a waiver for a proposed gas station in the B-2, Thoroughfare Mixed Use District at 942 Middlebelt Rd, between Avondale and Grandview St. Nikhil Mehrotra, on behalf of ZZZ, LLC. is the applicant.

MOVED by Davis, seconded by Wimberly to approve case #20-05 (SP) Consideration of a Loading Zone Screening Waiver. **MOTION CARRIED unanimously.**

B. **Case # 20-05 (SP) – Consideration of a Parking Waiver**

Planning Commission to review and consider approval of a waiver for a proposed gas station in the B-2, Thoroughfare Mixed Use District at 942 Middlebelt Rd, between Avondale and Grandview St. Nikhil Mehrotra, on behalf of ZZZ, LLC. is the applicant.

Commissioner Concerns:

1. Commissioner Willis asked why they currently aren't in operation. Mr. Mehrotra responded that they had a change in tenancy and they had many violations with the City and were shut down by the Ordinance Department. Commissioner Wimberly said he has faith in Mr. Mehrotra to continue to work with the City to right the wrongs.

MOVED by Davis, seconded by Williams to approve case #20-05 (SP) Parking Waiver. **MOTION CARRIED unanimously.**

C. **Case # 16-12 (SP) – Consideration of a Shared Parking Agreement**

Planning Commission to review and consider approval of a shared parking agreement between the proposed restaurant and Village Center Associates in the B-2, Thoroughfare Mixed Use District at 30369 Cherry Hill Rd, on the corner of Cherry Hill and Henry Ruff Rd. Wahid Makki is the applicant.

Commissioner Concerns:

1. Commissioner Faison Asked about the landscaping requirements. Commissioner Williams responded that there was proposed landscaping on the site plan.

MOVED by Willis, seconded by Faison to approve case #16-12 (SP) Shared Parking Agreement. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

- a. Chair Chisholm led a discussion referring to the caller at the last City Council meeting, and that he had reached out to the applicant.
- b. Commissioner Faison introduced Mr. Al Bogdan, who attended the meeting.

VIII. ADJOURNMENT – 7:32 pm

MOVED by Davis, seconded by Willis to adjourn the Planning Commission meeting held on September 14, 2020. **MOTION CARRIED unanimously.**

Respectfully submitted,

Steven Chisholm, Chairman

Lynnette O. Cain, Secretary

Kaitlyn Hines, Planning Director