



CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, MARCH 27, 2023

6:30 P.M.

CITY COUNCIL CHAMBERS

OPEN TO THE PUBLIC

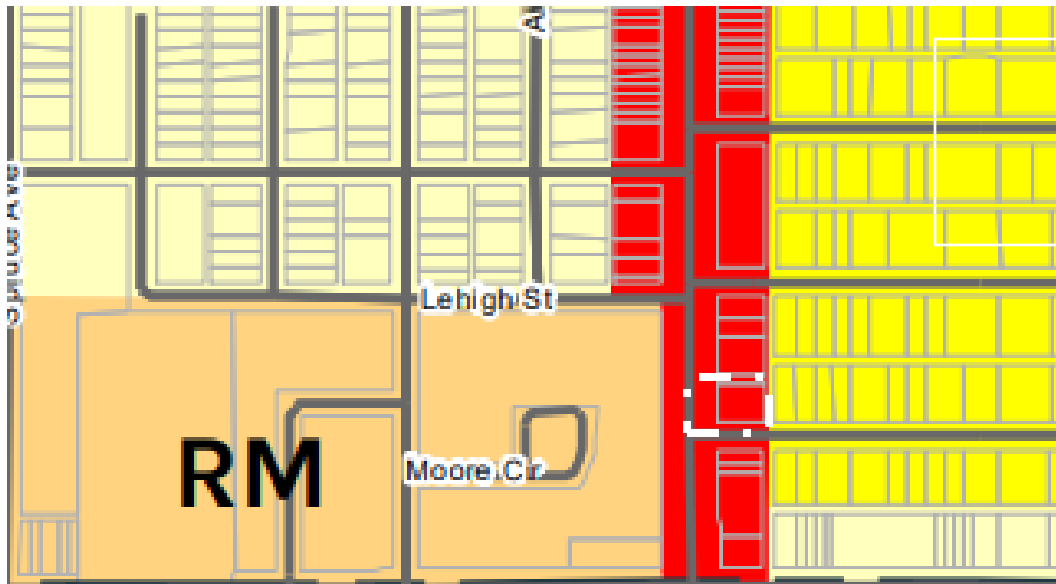
- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
- IV. FIRST HEARING OF THE PUBLIC *(for items not scheduled for a public hearing but on the agenda)*
- V. PUBLIC HEARING(S)
 - A. **Case # 23-01 4437 Inkster (SLU)**
Public Hearing for a proposed childcare center at 4437 Inkster Road. Sha-Ronda Davis is the applicant.
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - B. **Case # 23-01 4437 Inkster Road (SLU)**
Recommendation of Special Land Use permit for a proposed childcare center at 4437 Inkster Road.
- VIII. MISCELLANEOUS
- IX. SECOND HEARING OF THE PUBLIC *(for items not scheduled for a public hearing or on the agenda)*
- X. ADJOURNMENT

NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

RE: Case No. 23-01 (SLU)

In accordance with and pursuant to the Michigan Zoning Enabling Act, Act 110 of 2006, as amended, notice is hereby given that the City of Inkster Planning Commission will hold a public hearing on **Monday, March 27, 2023 at 6:30 p.m.** Information to join the meeting can be found at City Hall located at 26215 Trowbridge, Inkster, Michigan, 48141 or at www.cityofinkster.com. The purpose of this hearing is to consider a special land use to allow for the establishment of childcare business in the B-2, Thoroughfare Mixed-Use District at 4437 Inkster Road. Sha-Ronda Davis is the applicant. The site is located on the east side of Inkster Road, north of Hopkins and is identified as:

TAX ID(s): 44-025-02-1435-000



Public comments are invited. Persons unable to attend the public hearing may send their comments in writing to the attention of the City of Inkster Planning Department, 26215 Trowbridge, Inkster, Michigan, 48141. Comments will be received through 12:00 noon, Monday, March 27, 2023. Please reference Case No. 23-01 (SLU) in all correspondence.

The City of Inkster will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the public hearing to individuals with disabilities upon five business days written notice. Individuals with disabilities requiring auxiliary aids or services should contact the City of Inkster at 313.563.9770.

Verna Chapman
Inkster City Clerk

PUBLISH BY: March 9, 2023

Planning Department • 313.563.9760



MCKENNA

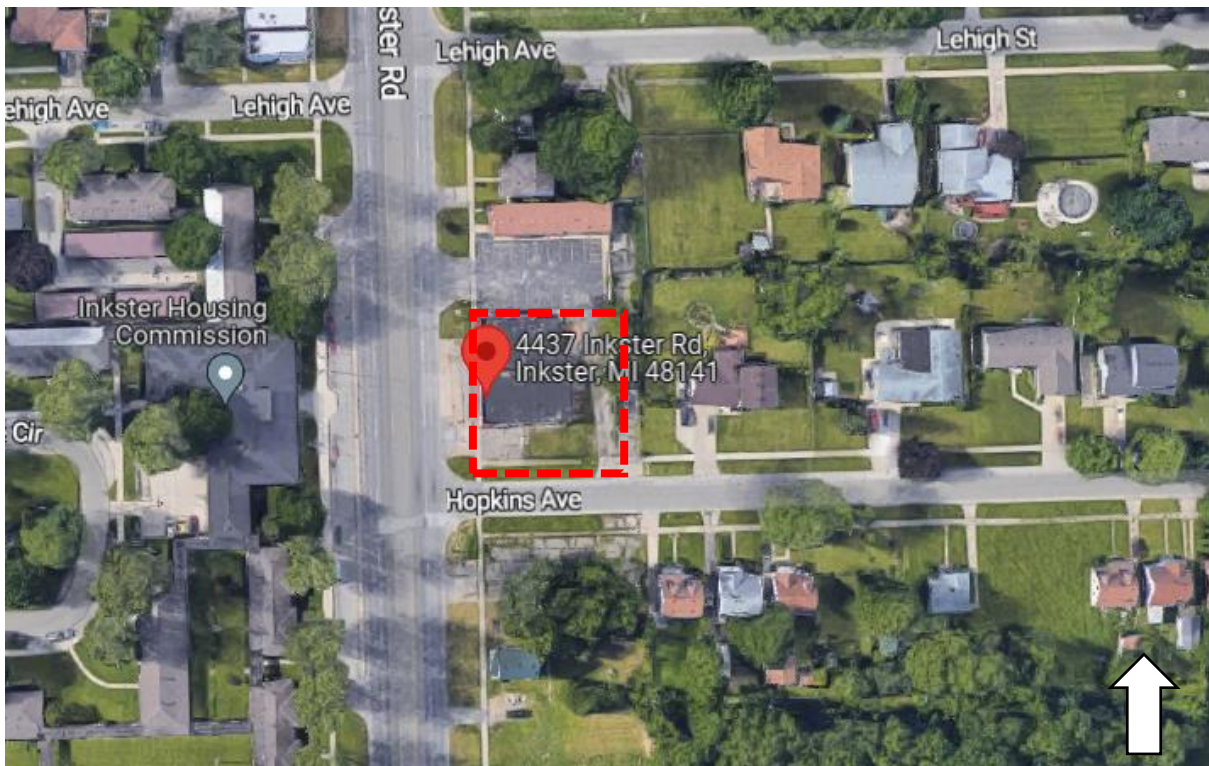
February 7, 2023

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Land Use for a Child Care Center
Location: 4437 Inkster (Parcel ID#:s 44-025-02-1435-000, 44-025-02-1441-000)
Zoning: B-2, Throughfare Mixed Use
Project #: SLU 23-01

Dear Commissioners,

We have reviewed the application for special land use consideration. Sha-Ronda Davis (the "Applicant") proposes to utilize the 2,204 square foot structure at 4437 Inkster Road and vacant adjacent parcel as a child care center, located on the east side of Inkster Road and north of Hopkins Avenue. Due to the use of a child care center being proposed a review for a Special Land Use is required. A public hearing will be held at a City Planning Commission meeting to review the Special Land Use request.



 Subject site

HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

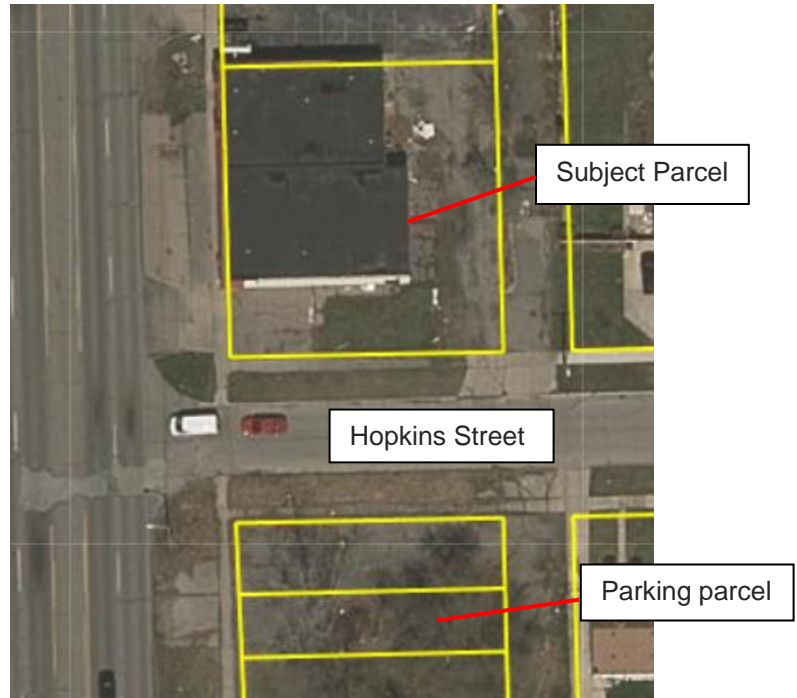
Communities for real life.



PROJECT SUMMARY

The site is approximately 0.24-acre (Wayne County GIS) and is located on the east side of Inkster Road, between Hopkins Street and Lehigh Avenue. The applicant proposes to the existing structure as a child care center. The applicant also proposed to utilize the 0.5-acre (Wayne County GIS) parcel across Hopkins Street (PN: 44-025-02-1441-000) as parking. The sites are located in the B-2, Throughfare Mixed Use District.

It is recommended that an agreement is established with the property owner of the parcel to the north of PN: 44-025-02-1441-000.



RECOMMENDATIONS

We recommend the Planning Commission consider the applicant’s justifications to occupy the property as a childcare center.

Special Land Use Consideration. Pending any comments from the public during the public hearing, we recommend the Planning Commission consider the following motion:

I move to recommend approval of the proposed Child Care Facility, to City Council, with the required conditions listed in the Planner’s Report

Conditions:

1. Provide a parking agreement with the property owner of parcel 44-025-02-1440-000;
2. Provide information of number of children in care to determine parking needs.

Respectfully submitted,

McKENNA

Alicia Warren
Assistant Planner



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

Will be harmonious and in accordance with the general objectives of the Master Land Use Plan.

Findings: In accordance with the 2017 Master Plan, the subject site Future Land Use (FLU) is designated as Corridor Convenience Retail. Corridor Convenience Retail permits daily services and goods to the community. Uses include retail, professional offices, and similar. Childcare centers fall within these permitted use categories.

2. HARMONY WITH EXISTING CHARACTER

Will be designed, constructed, operated, and maintained in harmony with the existing and intended character of the general area and will not change the essential character of the area.

Findings: No major façade changes are proposed to existing structure, which is generally harmonious with the existing and intended character of the area. We do not believe that traffic incurred during drop-off and pick-up times will exceed normal traffic flow of the minor street.

3. IMPROVEMENT TO THE COMMUNITY

Will represent a visual, physical and economic improvement to the property in the immediate vicinity and to the community as a whole.

Findings: The site is currently vacant. Proposed are visual and physical improvements. The applicant proposes to clean up the site, repair the roof and existing siding, replace windows and doors, replace fencing, repair sidewalks and parking area. Improvements to the landscaping with an addition of a dumpster and dumpster enclosure are also proposed. Interior renovations will include new heating and cooling systems, repair all electrical and addition of classrooms and a kitchen.

4. ADEQUATE PUBLIC SERVICES AND FACILITIES

Will be served adequately by essential public services and facilities, such as streets, drainage structures, sewer and water infrastructure, police and fire protection and refuse disposal, or that persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately for such services.

Findings: The capacity of the City's infrastructure and services appears to be sufficient to accommodate the proposed institution. We will defer any additional comments regarding this section to the City Engineer, Police Chief, and Fire Chief.

5. 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: There is no anticipated use that will involve smoke, fumes, glare, odor or sound pollution. While the typical service may provide more noise than other uses the established setbacks and size of the structure adequately limit any potential excesses.

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: The subject site is currently vacant and provides no economic viability to the surrounding existing land uses. The proposed use will contribute to the general economic viability of the area, and we do not believe that the establishment of a childcare center will erode or reduce the economic viability of other existing land uses.

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 determinate to the economic welfare of the community.

Findings: The subject site is not anticipated to create excessive or additional costs to public services. Planning Staff defers to Police and Fire on this finding, as they are most familiar with the impacts of childcare centers on the health and safety of the City, and any associated public costs.

8. CONSISTENT WITH INTENT OF ZONING ORDINANCE

Will be consistent with the intent and purpose of the Zoning Ordinance and comply with all specific standards established for each use.

Findings: The use of the existing building for a childcare center is supported by the intent of the B-2 Throughfare Mixed-Use District. Required parking for child-care centers are 1 per instructor, administrator or other paid or volunteer employee, plus 1 per company vehicle, plus 1 per each 6 students allowed by license. In addition, 2 drop-off spaces shall be provided for each 6 licensed or registered students. Drop-off spaces shall not be separated from the entrance by a traffic lane. Applicant provided that there will be 7 employees, but not provided is the number of children in attendance. Currently, the site parking lot is over grown and number of provided parking spaces are not determined.

Planning Staff is unable to determine parking needs at this time due to a lack of information from the applicant regarding number of children.



Additional Use Standards Review

Additional use standards for child care centers are prescribed in the Zoning Ordinance, as noted in the table below. We offer the following comments for your consideration; underlined items require additional discussion and/or identify outstanding items to be addressed.

Use	Zoning Ordinance Use Standards – Applicable Sections
Day Nursery/Child Care Center	155.113

NURSERY SCHOOLS, DAY NURSERIES, AND CHILD CARE CENTERS (§ 155.113)

Petitioner shall comply with all state requirements of Act 47 of Public Acts of 1944, as amended.

Findings: To comply with all state requirements, the Petitioner must receive zoning authorization from the appropriate municipal authority; this is the purpose of the special land use review, and we believe the Petitioner is performing their due diligence.