



CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, APRIL 24, 2023

6:30 P.M.

CITY COUNCIL CHAMBERS

OPEN TO THE PUBLIC

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
 - A. **Adoption of March 13, 2023 Meeting Minutes**
 - B. **Adoption of March 27, 2023 Meeting 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 # 23-03 (SLU) Marijuana Recreational Retailer at 29865 Michigan Avenue.**
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - A. **Case # 23-02 (SPR) and 23-03 (SLU) Marijuana Recreational Retailer at 29865 Michigan Avenue.** Review and consideration of recommendation of approval of a special land use request and approval of site plan for an Adult Use Marijuana Retailer and general retail in the B-3, General Business district at 29865 Michigan Avenue. Pure Cannabis is the applicant.
- VIII. MISCELLANEOUS
- IX. SECOND HEARING OF THE PUBLIC (*for items not scheduled for a public hearing or on the agenda*)
- X. ADJOURNMENT

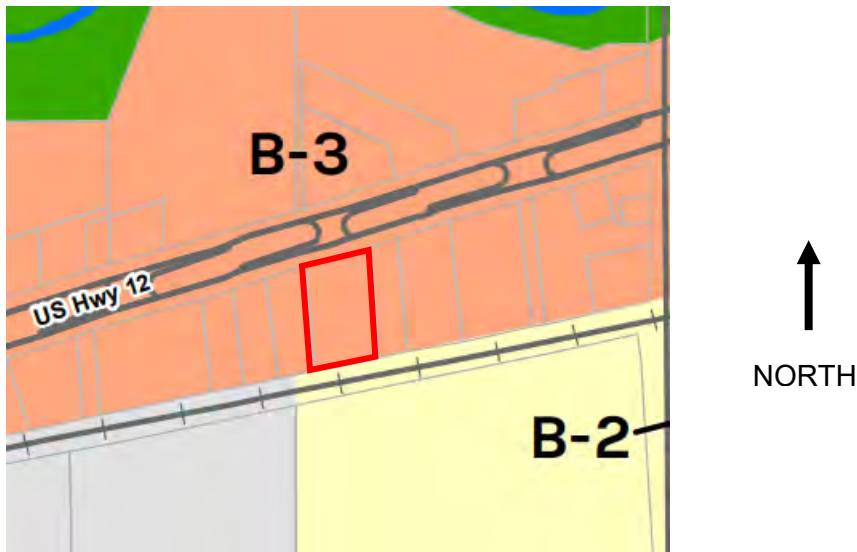
NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

RE: Case No. 23-03 (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, April 24, 2023**. 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 an adult use marijuana retailer in the B-3, General Business District at 29865 Michigan Avenue. Pure Cannabis is the applicant. The subject property is located on the south side of Michigan Avenue between Henry Ruff Road and Middlebelt Road and is legally described as follows:

TAX ID: 44-012-99-0015-000

26H2B4A THAT PART OF THE SE 1/4 OF SEC 26 DESCRIBED AS BEGINNING AT A POINT ON THE SLY LINE OF MIC- HIGAN AVE DISTANT S 1D 49M E 137.81 FT AND S 71D 34M W 1100 FT FROM THE E 1/4 CORNER OF SEC 26 AND PROCEEDING TH S 6D 41M 30SEC E 388.50 FT TH S 77D 14M W ALONG THE NLY LINE OF THE MIC- HIGAN CENTRAL RR RIGHT OF WAY 230 FT TH NORTHERLY TO THE SLY LINE OF MICHIGAN AVE TH N 71D 34M E ALONG SAID LINE 230 FT TO THE POB 1.93 ACRES



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, April 17, 2023. Please reference Case No. 23-03 (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: April 7, 2023

Planning Department • 313.563.9760



MCKENNA

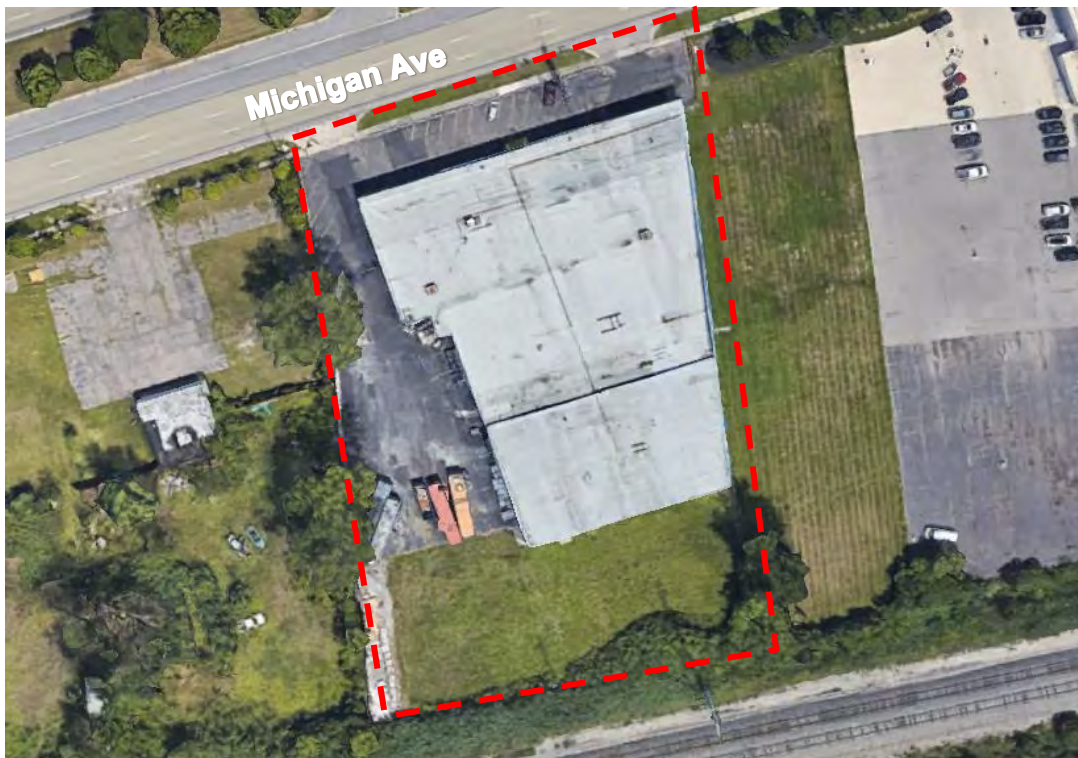
April 17, 2023

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Lane Use and Site Plan Review: Marijuana Adult Use
Location: Retailer 29865 Michigan Avenue Parcel ID: 44-012-99-0015-000
Zoning: B-3 General Business District
Project #: SPR 23-02 ; SLU 23-03

Dear Commissioners,

We have reviewed the application for site plan and special land use consideration. Pure Cannabis (the "Applicant") proposes to re-use the existing 37,078 square foot vacant building on the 2.0-acre site as a marijuana adult use retailer, and future tenants. The subject property is located on the south side of Michigan Avenue between Henry Ruff Road and Middlebelt Road. This review is based on the site plan received March 8, 2023.



 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 Applicant proposes to re-use the one-story 37,078 SF building with parking areas to the west of the building and north of the site. The project will consist of multiple tenants, two of which will be future and not in this scope of work. The marijuana adult use retailer will utilize 15,712 SF of the front portion of the building. The site is zoned B-3, General Business District, where marijuana adult uses are considered special land uses.



RECOMMENDATIONS

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 to City Council for the proposed special land use for a marijuana adult use retailer at 29865 Michigan Avenue (Parcel ID 44-012-99-0015-000) with the conditions outlined in the site plan review and the required conditions listed below;

- 1. Abide by all requirements indicated in the Site Plan Review, including but not limited to providing a Security Plan and hours of operation in compliance with Chapter 124 requirements;*
- 2. Add "No Smoking" signs on the site plan;*
- 3. Add a note agreeing to inspections upon request by the Building Official, Fire Department and law enforcements officials;*
- 4. Add a note agreeing to quarterly inspections;*
- 5. Add a note indicating that all marijuana related activity shall be done indoors;*
- 6. Add a note agreeing to maintain a log book and/or database identifying by date the amount of medical marijuana on the premises for each qualifying patient/caregiver;*
- 7. Add a note indicating that all marijuana will be contained within an enclosed, locked facility;*