

CITY OF INKSTER
Planning Commission
Meeting Minutes
Monday, February 14, 2022

The meeting was called to order at 6: 53 p.m. by Chairman Chisholm.

I. ROLL CALL

Present: Chairman Chisholm, Vice-Chair Faison, Commissioner Williams, Commissioner Cain, Commissioner Daniels, Commissioner Wimberly and Commissioner Davis, and Commissioner Willis.

Absent: Commissioner Ratliff

Others in attendance: James Gorenflo (McKenna), Members of the Public

II. ADOPTION OF AGENDA

MOVED by Wimberly, seconded by Davis to Adopt the Agenda as presented.

ROLL CALL VOTE:

Chairman Chisholm	Yea	Commissioner Williams	Yea
Vice Chair Faison	Yea	Commissioner Davis	Yea
Commissioner Willis	Yea	Commissioner Cain	Yea
Secretary Daniels	Yea	Commissioner Wimberly	Yea
Commissioner Ratliff	Absent		

Vote: 8-0, Motion carried.

III. ADOPTION OF MINUTES

A. Adoption of January 10, 2022 Regular Meeting Minutes.

MOVED by Cain, seconded by Williams to adopt the meeting minutes as presented.

ROLL CALL VOTE:

Commissioner Williams	Yea	Vice Chair Faison	Yea
Commissioner Davis	Yea	Commissioner Willis	Yea
Commissioner Cain	Yea	Secretary Daniels	Yea
Commissioner Ratliff	Absent	Commissioner Wimberly	Yea
Chairman Chisholm	Yea		

Vote: 8-0, Motion carried.

IV. PUBLIC HEARINGS

A. **Case # 21-21 (TA) Proposed Rezoning 28440 Reynolds Ave**

Public Hearing to review and consider rezoning request for a proposed rezoning from B-3, General Business District to M-1, Light Industrial District at 28440 Reynolds Avenue. Hassan Zeitoun, on behalf of Sam Real Estate Holdings is the applicant.

Moved by Wimberly, seconded by Williams to open the Public Hearing.

Vote: 7-0, Motion carried.

James Gorenflo, Staff Planner from McKenna, presented this item.

Public Comment:

The following comments were made by members of the public:

1. Mr. Rosenthal presented the project on behalf of the Applicant.
2. Sam Zeitoun spoke on behalf of NSH Holdings in favor of the rezoning.

Moved by Cain, seconded by Williams to close the Public Hearing.

ROLL CALL VOTE:

Commissioner Davis	Yea	Commissioner Willis	Yea
Commissioner Cain	Yea	Secretary Daniels	Yea
Commissioner Wimberly	Yea	Commissioner Ratliff	Absent
Chairman Chisholm	Yea	Commissioner Williams	Yea
Vice Chair Faison	Yea		

Vote: 8-0, Motion carried.

V. OLD BUSINESS

A. **Case #s 21-17 (SLU) & 21-16 (SP) Proposed Hookah Lounge**

Moved by Wimberly, seconded by Willis to table the Special Land Use and Site Plan application until March 14, 2022 to allow the applicant time to provide revised application materials.

Discussion Gorenflo advised the Planning Commission that Planning Staff had not received any new information regarding this application. Recommended PC to table for no more than 30 additional days. Chisholm directed Planning Staff to reach out to Applicant to determine their intentions moving forward. Staff agreed.

ROLL CALL VOTE:

Commissioner Willis	Yea	Commissioner Cain	Yea
Secretary Daniels	Yea	Commissioner Wimberly	Yea
Commissioner Ratliff	Absent	Chairman Chisholm	Yea
Commissioner Williams	Yea	Vice Chair Faison	Yea
Commissioner Davis	Yea		

Vote: 8-0, Motion Carried

VI. NEW BUSINESS

A. **Case # 21-21 (TA) Proposed Rezoning 28440 Reynolds Ave**

Public Hearing to review and consider rezoning request for a proposed rezoning from B-3, General Business District to M-1, Light Industrial District at 28440 Reynolds Avenue. Hassan Zeitoun, on behalf of Sam Real Estate Holdings is the applicant.

Moved by Daniels, seconded by Wimberly to recommend approval of the rezoning to the City Council.

Discussion Daniels wanted to clarify this approval was for the rezoning only. The Applicant stated that they would be petitioning for a manufacturing use for the production of armored vehicles and associated products. They also intend to apply for a Marijuana Grow special land use facility on the property. They stated the previous use had been manufacturing of rubber parts and has been vacant for over 10 years. The proximity to residential zoned property was questioned and stated that none was nearby.

ROLL CALL VOTE:

Commissioner Willis	Yea	Commissioner Cain	Yea
Secretary Daniels	Yea	Commissioner Wimberly	Yea
Commissioner Ratliff	Absent	Chairman Chisholm	Yea
Commissioner Williams	Yea	Vice Chair Faison	Yea
Commissioner Davis	Yea		

Vote: 8-0, Motion Carried

B. **2022 Planning Commission Meeting Schedule**

Moved by Williams, seconded by Daniels to approve the schedule as presented.

ROLL CALL VOTE:

Commissioner Willis	Yea	Commissioner Cain	Yea
Secretary Daniels	Yea	Commissioner Wimberly	Yea
Commissioner Ratliff	Absent	Chairman Chisholm	Yea
Commissioner Williams	Yea	Vice Chair Faison	Yea

Commissioner Davis Yea

Vote: 8-0, Motion Carried

C. Election of Officers

Moved by Daniels, seconded by Williams to open nominations for officers

Vote: 8-0, Motion Carried

Nomination for Chairperson, moved by Chisholm, seconded by Faison to re-elect Chairperson Chisholm.

Vote: 8-0, Motion Carried

Nomination for Vice Chairperson, moved by Daniels, seconded by Williams to elect Commissioner Faison.

Vote: 8-0, Motion Carried

Nomination for Recording Secretary, moved by Wimberly, seconded by Williams to elect Commissioner Daniels.

Vote: 8-0, Motion Carried

Moved by Wimberly, seconded by Williams to close nominations and elections of officers

Vote: 8-0, Motion Carried

VII. MISCELLANEOUS

A. Presentation of 2021 Annual Programming Plan and Report

James Gorenflo, Staff Planner from McKenna presented

Discussion Faison asked if a Capitol Improvements Plan was part of the upcoming 2022 Work Plan. Faison suggested training would be helpful for the Planning Commission, its officers, and the Zoning Board of Appeals. Faison suggested a joint meeting with all three governing bodies be scheduled in the near future.

VIII. ADJOURNMENT

MOVED by Daniels, seconded by Williams to adjourn at 8:29 p.m.

MOTION CARRIED UNANIMOUSLY.

Rebecca Daniels
Recording Secretary