

**CITY OF INKSTER
Planning Commission
Meeting Minutes
Monday, April 11, 2022**

The meeting was called to order at 6: 35 p.m. by Chairman Chisholm.

I. ROLL CALL

Present: Chairman Steve Chisholm, Vice-Chair Kimberly Faison, Commissioner Rebecca Daniels, Commissioner Lynette O. Cain, Commissioner Mack Willis, Commissioner Tonia Williams, and Mayor Patrick Wimberly.

Absent: Commissioner Daryl Davis

Others in attendance: Mara Braciszewski (McKenna), Members of the Public

II. ADOPTION OF AGENDA

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

ROLL CALL VOTE:

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

Vote: 7-0, Motion carried.

III. ADOPTION OF MINUTES

A. Adoption of March 28, 2022 Regular Meeting Minutes.

MOVED by Willis, seconded by Daniels to adopt the meeting minutes.

ROLL CALL VOTE:

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

Vote: 7-0, Motion carried.

IV. PUBLIC HEARINGS / COMMENT

Public comment: allowing drive-thrus is excessive for marijuana businesses. Welcoming and healthy for children, some things need to be limited.

V. OLD BUSINESS

A. **Smoking Lounges Ordinance Draft.** Discussion of Draft Smoking Lounges Ordinance as requested by Planning Commission.

Discussion

Questions:

- Is the Grounds for Denial section already listed in State requirements? Planning Commission desires to know what Grounds for Denial are flexible to change and what are required by state. For example, is the “specified criminal act” section arbitrary or required by the State?
- What is methodology? Where did Planning Staff pull ordinances from? City of Dearborn Heights? City of Ann Arbor?
- Do we require liability insurance in each ordinance? Why is it listed here?

General Notes:

- Consider adding outdoor dining as a use within the zoning ordinance and add design guidelines.
- Add marijuana (recreational and medical) definition. Remove red below:
*“Non-tobacco smoking products or substances shall include any product or substance that can be consumed by smoking such as, but is not limited to: e-cigarettes, bidis, kreteks, clove cigarettes, herbal cigarettes, electronic and herbal hookah, steam stones, smoking gels, **marijuana and its by-products**, or other smoked product”*
- Location requirements section could be problematic. Discussion oriented around how the City Clerk must be diligent and only allow applications that are not within 1,200 feet of the other. Mayor Wimberly mentioned something about a 6 month deadline for an applicant.
- Planning Commission is okay with identifying Smoking Lounges as existing use of “Bars and Lounges” for now.
- Address what we mean by “decorative fencing”. Add language to say “decorative screen/screening”.
- Scheduled to have Public Hearing Monday, Monday 23, 2022.

VI. NEW BUSINESS

B. **Planning Commission Redevelopment Ready Communities Subcommittee.**

Discussion of creating a RRC subcommittee to move work items forward. Discuss volunteers, meeting time and milestones. See Appendix A.

Discussion

Octavia and Angela Dotson (DDA Board Directors) could be part of the subcommittee. Meet with other senior volunteers from the community—Councilmember Watley has a list of volunteers. Planning Commissioners volunteered to join the Subcommittee: Williams, and Faison. Mayor Wimberly advised the Subcommittee to correspond with Planning Staff first to get started.

C. **Planning Commission Meeting Schedule Adjustment.** Discuss potential Planning Commission meeting schedule adjustment to be one Planning Commission meeting per month.

1. First Planning Commission meeting of the month (Week 2): Schedule as normal, features action items but also facilitates work plan items.
2. Second Planning Commission meeting of the month (Week 4): Cancelled, and only called as needed.

Discussion

Planning Commissioners are in favor of having once a month meetings. Statements like improving attendance, preserving planning resources and having more efficient agendas and more time to review agenda packets were discussed. Chair authorized Planning Staff to revise annual meeting schedule and bring back to Planning Commission for formal approval. Commissioners reserved the right to have Special Meetings on the fourth Monday of the month.

D. **Drive-thrus for Marijuana Related Business.** Discuss if Planning Commission would like to add drive-thrus for marijuana related businesses as a Special Land Use.

Discussion

Use would intensify and call for more traffic policing. Perhaps allow for locals with microbusinesses but right now not enough staff to police. Planning Commission authorizes Staff to draft language to prohibit drive-thrus for Marijuana Related Businesses within zoning ordinance.

VII. MISCELLANEOUS AND PUBLIC COMMENT

Looking for Easter Egg Celebration volunteers at Recreation Complex. Looking to have over 500 people. 11am – 2pm. Saturday, April 16, 2022.

Public Comment:

What kind of image do we want to project to the world of Inkster? Designated a senior member community a few years ago. Discuss 5-Year Master Plan.

VIII. ADJOURNMENT

MOVED by Wimberly, seconded by Daniels to adjourn at 8:55 p.m.

MOTION CARRIED UNANIMOUSLY.

Rebecca Daniels
Recording Secretary