

## CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, JUNE 27, 2022  
6:30 P.M.  
CITY COUNCIL CHAMBERS  
OPEN TO THE PUBLIC

The meeting was called to order at 6:47 p.m. by Chairman Chisholm.

### I. ROLL CALL

**Present:** Chairman Steve Chisholm, Commissioner Rebecca Daniels, Commissioner Daryl Davis, Mayor Patrick Wimberly

**Absent:** Commissioner Mack Willis, Commissioner Tonia Williams, Commissioner Kimberly Faison

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

### II. ADOPTION OF AGENDA

**MOVED** by Wimberly, seconded by Daniels to Adopt the Agenda with the removal of Adoption of Minutes.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

### III. ADOPTION OF MINUTES. None.

### IV. FIRST HEARING OF THE PUBLIC

Chairman Steve Chisholm opened the floor for the first hearing of the public.

#### Comments:

1. Wilhelmina Baldwin resident of Inkster asked questions regarding 2911 Ash Street storage yard and wanting clarification on the use. Mara Braciszewski, Interim Planning Director, clarified the use for the resident.
2. Sterling Hankerson, resident, questioned all of the marijuana facilities that are on the agenda. She is not in favor of the amount of facilities coming before the board and that are already in the city.

Chairman Steve Chisholm closed the floor for the first hearing of the public.

### V. PUBLIC HEARING(S)

**MOVED** by Wimberly, seconded by Daniels to open the public hearing for Case # 21-23 (SLU) Storage Yard at 2911 Ash Street public hearing.

ROLL CALL VOTE:

Chairman Chisholm     Yea  
Secretary Daniels     Yea  
Commissioner Davis    Yea  
Mayor Wimberly        Yea

**Vote: 4-0, Motion carried.**

**No Discussion.**

A. Case # 21-23 (SLU) Storage Yard at 2911 Ash Street.

Mara Braciszewski, Interim Planning Director, presented the item.

**Comments.** Applicant was not present at the meeting.

1. Juan Bradford, resident of Inkster, someone who knows the applicant personally, spoke on this item and he supports the storage yard.

**MOVED** by Davis, seconded by Wimberly to close Public Hearing for Case # 21-23 (SLU) Storage Yard at 2911 Ash Street.

ROLL CALL VOTE:

Chairman Chisholm     Yea  
Secretary Daniels     Yea  
Commissioner Davis    Yea  
Mayor Wimberly        Yea

**Vote: 4-0, Motion carried.**

**Discussion.** Clarification was needed for the vacant home on the parcel adjacent to the proposed property.

B. Case # 22-05 (TA) Rezoning from B-3, General Business District to M-1, Light Industrial District at 3000 Middlebelt Road.

**MOVED** by Davis, seconded by Wimberly to open the public hearing for Case # 22-05 (TA) Rezoning from B-3, General Business District to M-1, Light Industrial District at 3000 Middlebelt Road.

ROLL CALL VOTE:

Chairman Chisholm     Yea  
Secretary Daniels     Yea  
Commissioner Davis    Yea  
Mayor Wimberly        Yea

**Vote: 4-0, Motion carried.**

Mara Braciszewski, Interim Planning Director, presented the item.

**Comments.**

1. Soujoud Hamade, attorney for the applicant, approached the podium to answer any questions. She gave a summary of the proposed use of the building.

2. Sandra Watson, resident, asked questions about a previous rezoning request for this property that was

for cannabis.

3. Kim Howard, resident, asked about the Zoning Board of Appeals and the process of appeals after Planning Commission and City Council.

4. Wilhelmina Baldwin, resident, had questions regarding this impinging on traffic going to the airport.

5. Renee, resident, asked about clarification on what is proposed to be stored at the warehouse and traffic concerns. Attorney for the applicant answered her questions.

6. Juan Bradford, resident, wanted clarification of the potential traffic that would be coming in and out of the site.

7. Akindele, resident, wanted clarification on what will be stored. Attorney for the applicant stated just pallets.

8. Timothy, resident, asked about what type of day that traffic will be coming and going. Attorney for the applicant clarified the proposed hours of operation.

**MOVED** by Davis, seconded by Wimberly to close Public Hearing for Case # 22-05 (TA) Rezoning from B-3, General Business District to M-1, Light Industrial District at 3000 Middlebelt Road.

**ROLL CALL VOTE:**

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

**\*AUDIO STOPPED WORKING\***

C. Case # 22-16 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29899 Michigan Avenue.

**MOVED** by Wimberly, seconded by Davis to open the public hearing for Case # 22-16 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29899 Michigan Avenue.

**ROLL CALL VOTE:**

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

Mara Braciszewski, Interim Planning Director, presented the item.

**Comments.**

**\*AUDIO STARTED WORKING AT THE END OF ITEM C PH\***

**MOVED** by Daniels, seconded by Davis to close the public hearing for Case # 22-16 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29899 Michigan Avenue.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

D. Case # 22-11 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29709 Michigan Avenue.

**MOVED** by Davis, seconded by Wimberly to open the public hearing for Case # 22-11 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29709 Michigan Avenue.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

Mara Braciszewski, Interim Planning Director, presented the item.

**Comments.**

John McMullen, architect for the site, came to the podium to explain the proposed facility. He brought in renderings for the public and the board members to view.

1. Juan Bradford, resident, asked if any of the presenters have an association with the current owner of the facility. Owner, Fred Cap, of the current building on the property and working on the new facility was present. He stated that there will be no merger of the two buildings.
2. Allen Markovitz, property owner of the proposed site, spoke to the board members about the proposed use on the site and how he feels it will benefit the city of Inkster.
3. Sterling Hankerson asked the architect and owner what other business entities they have donated to for the City of Inkster.
4. Police Chief for the City of Inkster spoke on Mr. Markovitz's donations to the police academy.
5. Juan Bradford came back to the podium to speak on how his beliefs and views on Marijuana has changed over the years to become positive.
6. Ruth Williams, resident, sided with Juan Bradford's statement.
7. Wilhelmina Baldwin, resident, spoke on how impressed she was with the presentation given tonight for the site.
8. Anthony Anderson, resident, made a statement that the city needs to accept new policy, marijuana, and see them in a better perspective.

**MOVED** by Daniels, seconded by Davis to close the public hearing for Case # 22-11 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29709 Michigan Avenue.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

E. Case # 22-20 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 26201 Michigan Avenue.

**MOVED** by Wimberly, seconded by Daniels to open the public hearing for Case # 22-20 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 26201 Michigan Avenue.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

Mara Braciszewski, Interim Planning Director, presented the item.

**Comments.**

1. Juan Bradford, resident, asked applicant if they have ever donated or helped with public safety for the city.
2. Ruth Williams, resident, spoke on how great the applicant Abe is. She wanted to make sure that business owner who promises donations be sure that they do.
3. Fire Chief of the city did make it aware that the applicant of this site is one who gives to public safety as well.

**MOVED** by Wimberly, seconded by Daniels to close the public hearing for Case # 22-20 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 26201 Michigan Avenue.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

F. Case # 22-14 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 1444 Inkster Road.

**MOVED** by Wimberly, seconded by Daniels to open the public hearing for Case # 22-14 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 1444 Inkster Road.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

Mara Braciszewski, Interim Planning Director, presented the item.

**Comments.**

Applicant for the site spoke to the board members on why he is wanting to open this facility. He does own other properties in the city.

No further comments from the public.

**MOVED** by Wimberly, seconded by Daniels to close the public hearing for Case # 22-14 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 1444 Inkster Road.

**ROLL CALL VOTE:**

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

**VI. OLD BUSINESS**

A. Case #s 22-08 (SLU) Drive Thru Restaurant

**MOVED** by Wimberly, seconded by Daniels to recommend approval for Special Land Use for a drive thru restaurant at 29225-29245 Michigan Avenue to City Council.

**ROLL CALL VOTE:**

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

**VII. NEW BUSINESS.**

A. Case # 21-23 (SLU) Storage Yard at 2911 Ash Street.

**MOVED** by Daniels, seconded by Wimberly to table Special Land Use for the applicant to provide more information at the next Planning Commission Meeting.

**ROLL CALL VOTE:**

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea

Mayor Wimberly            Yea

**Vote: 4-0, Motion carried.**

**MOVED** by Wimberly, seconded by Davis to table Site Plan recommendation for the applicant to provide more information at the next Planning Commission Meeting.

ROLL CALL VOTE:

Chairman Chisholm    Yea  
Secretary Daniels     Yea  
Commissioner Davis   Yea  
Mayor Wimberly        Yea

**Vote: 4-0, Motion carried.**

B. Case # 22-05 (TA) Rezoning from B-3, General Business District to M-1, Light Industrial District at 3000 Middlebelt Road.

Agenda item failed due to of lack support for the rezoning. No motion was made.

C. Case # 22-16 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29899 Michigan Avenue.

Agenda item failed due to lack of support for the Special Land Use and the Site Plan. No motion was made.

D. Case # 22-11 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29709 Michigan Avenue.

**MOVED** by Davis, seconded by Daniels to recommend approval of the Special Land Use for Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 29709 Michigan Avenue with the conditions listed in the review to City Council.

ROLL CALL VOTE:

Chairman Chisholm    Yea  
Secretary Daniels     Yea  
Commissioner Davis   Yea  
Mayor Wimberly        Yea

**Vote: 4-0, Motion carried.**

**MOVED** by Davis, seconded by Daniels to recommend approval of the Site Plan for 29709 Michigan Avenue with the conditions listed in the review to City Council.

ROLL CALL VOTE:

Chairman Chisholm    Yea  
Secretary Daniels     Yea  
Commissioner Davis   Yea  
Mayor Wimberly        Yea

**Vote: 4-0, Motion carried.**

E. Case # 22-20 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 26201 Michigan Avenue.

**MOVED** by Daniels, seconded by Davis to recommend approval of the Special Land Use for Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 26201 Michigan Avenue with the conditions listed in the review to City Council.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

**MOVED** by Daniels, seconded by Davis to recommend approval of the Site Plan for 26201 Michigan Avenue with the conditions listed in the review to City Council.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

F. Case # 22-14 (SLU) Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 1444 Inkster Road.

**MOVED** by Wimberly, seconded by Davis to recommend approval of the Special Land Use for Adult Use Marijuana Retailer and Medical Marijuana Provisioning Center at 1444 Inkster Road with the conditions listed in the review to City Council.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

**MOVED** by Wimberly, seconded by Davis to recommend approval of the Site Plan for 1444 Inkster Road with the conditions listed in the review to City Council.

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

VIII. MISCELLANEOUS. Chair did announce there are two vacancies open on the board.



IX. SECOND HEARING OF THE PUBLIC *(for items not scheduled for a public hearing)*

1. Sandra Watson, resident, asked about the marijuana moratorium that is in place and how many applicants had applied. The Interim Planning Director made clarification that there were 12 applicants within this time.

2. Applicant for the two agenda items that were not voted on wanted clarification as to why no motion was made.

X. ADJOURNMENT

Adjourned at 10:06 pm.

**MOVED** by Daniels, seconded by Wimberly to adjourn at

ROLL CALL VOTE:

Chairman Chisholm	Yea
Secretary Daniels	Yea
Commissioner Davis	Yea
Mayor Wimberly	Yea

**Vote: 4-0, Motion carried.**

**APPENDIX A: 2022 Planning Commission Meeting Schedule**

~~January 24~~  
~~February 14 & 28~~  
~~March 14 & 28~~  
~~April 11 & 25~~  
~~May 9 & 23~~  
~~June 27~~  
July 25  
August 22  
September 26  
October 24  
November 28  
December 27 (Tuesday)