



CITY OF INKSTER PLANNING COMMISSION MEETING AGENDA

MONDAY, OCTOBER 24, 2022

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)*
- V. PUBLIC HEARING(S)
 - A. **Case # 22-28 (SLU) Religious Institution at 646 Inkster**
Review and consideration of recommendation of approval of a special land use request for a Religious Institution in the B-2, Thoroughfare Mixed-Use District at 646 Inkster Road. Pastor Richard Adjei is the Applicant.
- VI. UNFINISHED BUSINESS
- VII. NEW BUSINESS
 - A. **Case # 22-29 (SP) Site Plan Application for 646 Inkster for a Religious Institution**
Review and consideration of approval of the proposed site plan for the proposed reoccupancy of a religious institution in the B-2, Thoroughfare Mixed use District at 646 Inkster Road. Richard Adjei is the Applicant..
 - B. **Discuss 2022 Marijuana Ordinance Updates.** Review and offer feedback on topics like the Green Zone, where marijuana should or should not be located by zoning district within the City, and methods to uplift social equity.
- VIII. MISCELLANEOUS
- IX. SECOND HEARING OF THE PUBLIC *(for items not scheduled for a public hearing)*
- X. ADJOURNMENT

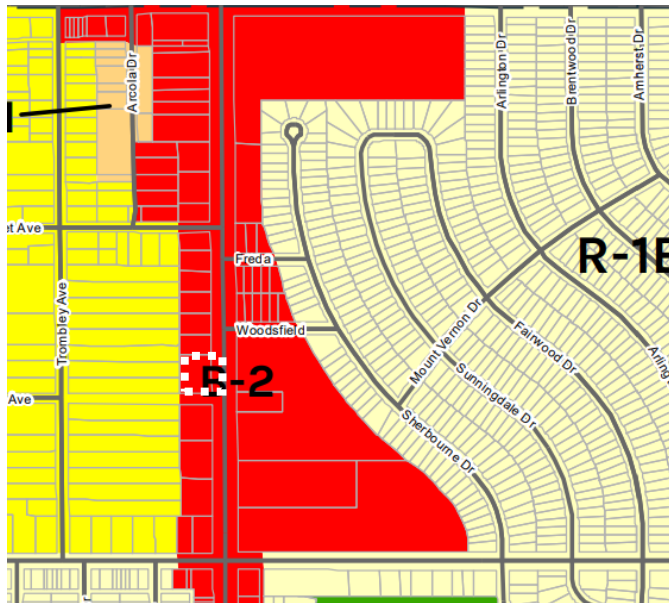
NOTICE OF PUBLIC HEARING
CITY OF INKSTER, WAYNE COUNTY, MICHIGAN

RE: Case No. 22-28 (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, October 24, 2022 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 a religious institution in the B-2 Thoroughfare Mixed-Use District at 646 Inkster Rd. Restoration Chapel International is the applicant. The site is located on the West side of Inkster Road, north of Avondale Avenue, south of Cherry Hill Road and is legally described as follows:

TAX ID: 44-003-03-0011-301

24C11A, 12A THE W 153 FT OF LOT 11 ALSO THE W 153 FT OF LOT 12 ALSO N 1/2 ADJ VAC STREET DEARBORN TRACTOR ACRES SUB T2S R9E L39 P91 WCR



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, October 17, 2022. Please reference Case No. 22-28 (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: October 6, 2022

Planning Department • 313.563.9760



MCKENNA

October 13, 2022

City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: Special Land Use and Site Plan Review for a proposed Religious Institution
Location: 646 Inkster Road (*Parcel ID 44-003-03-0011-301*)
Zoning: B-2, Thoroughfare Mixed-Use District
Project #: 22-SP29 & 22SL-28

Dear Commissioners,

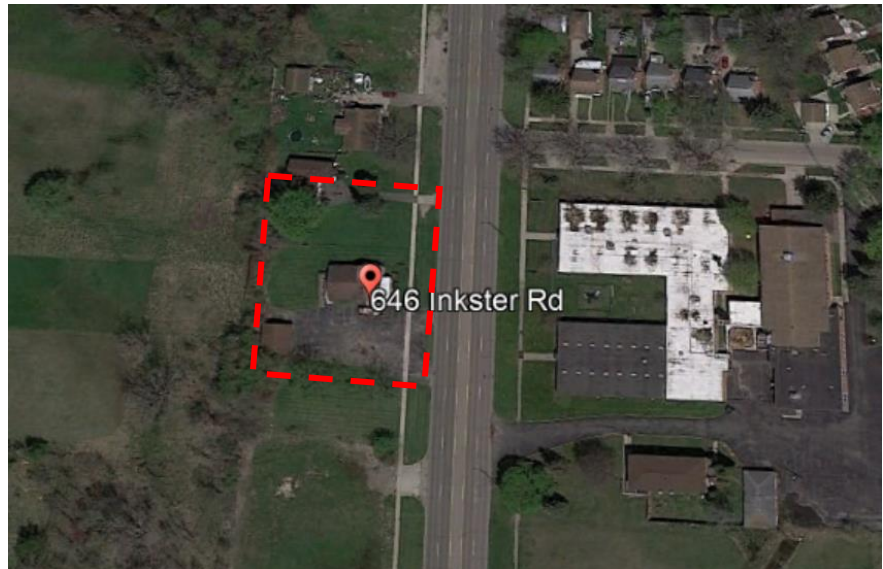
The City of Inkster Planning Department has reviewed the above-referenced Site Plan and Special Land Use application for a proposed religious institution at the former Marcel’s Salon at 646 Inkster Road. This review is based on the site plan application dated June 7, 2022, and resubmitted site plans sent on September 7, 2022. Due to the proposed use being a religious institution, an additional review for a Special Land Use is also required. A public hearing will be held at the October 24, 2022, Planning Commission meeting to review the Special Land Use request.

PROJECT SUMMARY

The site is approximately 0.72-acres (Wayne County GIS) and is located on the west side of Inkster Road, north of Avondale Road. The site is adjacent to an urgent care business and associated parking lot to the south. The applicant proposes to re-occupy the vacant 1,818 square foot building and associated parking lot. The site is located in the B-2, Thoroughfare Mixed Use District.



Subject site



HEADQUARTERS
235 East Main Street
Suite 105
Northville, Michigan 48167

☎ 248.596.0920
☎ 248.596.0930
MCKA.COM

Communities for real life.



RECOMMENDATIONS

Special Land Use Consideration. We believe the proposed use of a church could be compatible with the surrounding area and site. However, the use does not conform to the Ordinance's requirements for lot size, buffers, and setbacks. Therefore, prior to making a recommendation these issues should be resolved to the Commission's satisfaction:

1. *The 2-acre lot requirement is granted a variance by the Zoning Board of Appeals.*
2. *The 1,000 ft. buffer requirement is granted a variance by the Zoning Board of Appeals.*

Site Plan Consideration. Provided there is consensus on the Commission regarding the special land use review, we recommend the Planning Commission consider the following motion:

I move to approve the proposed religious institution at 646 Inkster Road (Parcel ID #: 44-003-03-0011-301), provided that special land use approval is granted by City Council, and contingent on the following:

1. *An obscuring wall is provided along the western lot line, abutting the residential district.*
2. *Two of the three on-site parking spaces (directly behind the subject building) are dedicated as barrier free spaces and so signed.*
3. *The applicant provides the anticipated number of seats to properly accommodate for parking, as well as restripe the parking lot to create regulate size parking spots.*
4. *Receive approval from the City Engineer and Fire Chief on Impact of Public Services; Vehicular Access and Circulation; Emergency Access and Vulnerability to Hazards; and*
5. *Address any other comments raised by the Design Review Team.*

Respectfully submitted,

McKENNA

Mara Braciszewski
Senior Planner

Jane Dixonn
Associate 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, which permits daily services and goods to be readily available for the community. Permitted uses include retail and office uses on the first floor and office and residential on the floors above. Examples of proposed establishments for this Future Land Use category include food stores, hardware, drug stores, dry cleaners, banks, professional offices and similar uses.

The use of a church does not fully align with the Future Land Use establishment examples for the Corridor Convenience Retail District. While the church does not support commercial activity, occupation and continued maintenance of properties along the commercial corridor do contribute to the general vibrancy of the area.

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 changes are proposed to existing structure, which is generally harmonious with the existing and intended character of the area.

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: An active use on this site, as proposed, will be an improvement to the community. However, the applicant has not proposed any visual or physical improvements to the site as it exists today. Given that the proposed use is a religious institution there is no quantifiable economic improvement occurring.

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.

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 does not provide economic viability to the surrounding existing land uses. While the proposed use does not necessarily contribute to the general economic viability of the area, we do not believe that the establishment of a religious institution 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.

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 reuse of the existing building for a religious institution is supported by the intent of the B-2 Thoroughfare Mixed-Use District.



Additional Use Standards Review

Additional use standards for religious institutions 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
Religious Institutions	155.115

RELIGIOUS INSTITUTIONS (§ 155.115)

1. *Buildings of greater than the maximum height allowed in the district may be allowed, provided front, side and rear yards are increased above the minimum required yards by one foot for each foot of building height that exceeds the maximum height allowed.*
Findings: The existing building to be occupied complies with the maximum height requirements for the district.

2. *Wherever the off-street parking lot is adjacent to land zoned for residential purposes, a continuous and obscuring wall four and one-half feet in height shall be provided along the sides of the parking area adjacent to the residentially zoned land. The wall shall be further subject to the provisions of section 155.074.*
Findings: There is a cyclone chain fence currently along the property line of the site abutting the residentially zoned land to the west. It is recommended that the applicant install an obscuring wall along the western lot line.

3. *The site shall be so located as to have at least one property line abutting a major thoroughfare of not less than 86 feet of right-of-way width, either existing or proposed, and all ingress and egress to the site shall be directly onto said major thoroughfare or a marginal access service drive thereof.*
Findings: The site has 205 feet of frontage along Inkster Road, a major thoroughfare, where the ingress and egress is located.

4. *Religious institutions currently abutting a thoroughfare of not less than 66 feet of right-of-way width, existing or proposed, may be allowed to expand or construct new facilities, provided other applicable portions of the chapter are complied with. All ingress and egress shall be directly onto said thoroughfare.*
Findings: The site is not located on a thoroughfare of less than 66 feet of right of way width.

5. *Religious institutions shall not be located within 1,000 feet of a second church facility to eliminate traffic and parking disruptions as well as large physical and pedestrian voids to its residential and business districts.*
Findings: The proposed Restoration Chapel is approximately 600 feet from New Jerusalem Missionary Baptist Church on the east side of Inkster Road. However, given the size of the proposed chapel we do not believe that significant traffic or parking disruptions will be created.



6. *The minimum lot width shall be 150 feet.*

Findings: The lot is 205 feet wide.

7. *The minimum lot area shall be two acres.*

Findings: The lot area is approximately 0.72 acres.

8. *Off-street parking shall be prohibited in the front setback area and within 15 feet of the rear or side property line.*

Findings: No changes are proposed to the existing parking area. The current parking area is setback 15 feet from both rear and side property lines and does not have a front setback.

9. *Buildings shall be setback according to the following dimensions:*

Findings: No changes are proposed to the existing building.

Dimensional Measurement	Required	Existing	Comments
Min. Front Yard Setback	50 ft.	22.46 ft.	
Min. Side Yard Setback (north)**	25 ft.	18.63 ft.	
Min. Side Yard Setback (south)**	25 ft.	105 ft.	Measured from Accessory Structure
Min. Rear Yard Setback	50 ft.	78.02 ft.	Measured from Accessory Structure

10. *Landscaping requirements set forth in sections 155.073 and 155.074 shall be complied with.*

Findings: No changes are proposed to the existing landscaping.

11. *Religious institutions, other religious institutions and associated educational facilities shall be the sole use of the site and shall not be located in a multi-tenant building.*

Findings: There are no other proposed uses for the site and the structure to be occupied is a single-tenant building.



Site Plan Review

Standards for Site Plan Approval are set forth by [Section 155.287](#). 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. ZONING & USE (§155.047)

Findings: The site is approximately 0.72-acres (Wayne County GIS) and is located on the west side of Inkster Road, north of Avondale Road. The applicant proposes to occupy the vacant 1,818 square foot building and associated parking lot. The site is located in the B-2, Thoroughfare Mixed Use District. The use is appropriate for this district.

The following chart provides information on existing land use and current zoning of the subject site and surrounding uses.

Location	Existing Land Use	Future Land Use	Zoning
Subject Site	Vacant	Commercial	B-2, Thoroughfare Mixed Use
North	Residential	Commercial	B-2, Thoroughfare Mixed Use
East	Institutional	Commercial	B-2, Thoroughfare Mixed Use
South	Vacant/Undeveloped	Commercial	B-2, Thoroughfare Mixed Use
West	Residential	Commercial	B-2, Thoroughfare Mixed Use

2. DIMENSIONAL STANDARDS (§155.061)

Site elements and the relationship between the various uses on the site shall be designed and located so that the proposed development is aesthetically pleasing and harmonious with adjacent existing and prospective development of contiguous properties and the general planning area. Buildings and structures will meet or exceed setback standards, build-to lines, height and other dimensional standards, and placed to preserve environmentally sensitive areas.

Findings: The site contains a single-story building, in which the applicant seeks to re-occupy. No new additions are proposed at this time. Should the applicant seek to expand the building footprint, dimensional requirements would need to be satisfied.

3. ARCHITECTURAL FEATURES (§155.072)

Building design and architecture shall relate to and be harmonious with the surrounding neighborhood in terms of texture, scale, mass, proportion, materials, and color.

Findings: No changes are proposed to the existing building façade.



4. IMPACT ON PUBLIC SERVICES

Utility services, including sanitary, water and storm runoff, shall not exceed the existing or planned capacity of such services, and shall be developed in the best interest of the public health, safety, and welfare of the community. The proposed development shall be designed and located so that public services, including streets and sidewalks, police and fire protection, and public schools have sufficient capacity to properly serve the development, and so that such services will not be adversely affected by the proposed development.

Findings: This item is subject to approval by the City Engineer and City Fire Chief.

5. VEHICULAR ACCESS & CIRCULATION

The vehicular circulation system planned for the proposed development shall be in the best interest of the public health, safety, and welfare in regard to on site circulation, onsite parking, the overall circulation of the neighborhood and community, egress/ingress to the site, vehicular turning movements related to parking areas, loading areas, street intersections, street gradient, site distance and potential hazards to the normal flow of traffic both on and off site.

Findings: No changes are proposed to the existing ingress and egress to the site.

6. PEDESTRIAN ACCESS & CIRCULATION

The pedestrian circulation system planned for the proposed development shall be in the best interest of the public health, safety, and welfare in regards to on site circulation and the overall pedestrian circulation of the neighborhood and community.

Findings: No changes in the pedestrian access are proposed as part of this application.

7. EMERGENCY ACCESS & VULNERABILITY TO HAZARDS

All sites and buildings must be designed to allow convenient and direct emergency access, and the emergency response needs of the proposed use(s) shall not exceed the City's emergency response capabilities.

Findings: This item is subject to approval by the City Engineer and City Fire Chief.

8. LANDSCAPING (§155.073; 155.080)

Proposed landscaping must be appropriate and of such size, location, height and quantity to ensure that the proposed development is not objectionable to nearby properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard.

Findings: No landscaping is proposed to be removed or added as part of this application.

9. SCREENING AND BUFFER (§155.074; 155.075)

Proposed screening and buffer areas shall be appropriate and of such size, location, height and quantity to ensure that the proposed development will not be objectionable to nearby development or properties by reason of noise, fumes, flash of lights from automobiles or other lighting, interference with an adequate supply of light and air, an increase in the danger of fire, or other public safety hazard. Screening shall be provided in a manner that



adequately buffers adjacent land uses and screens off-street parking, mechanical appurtenances, loading and unloading areas and storage areas from adjacent residential areas and public rights-of-way.

Findings: We find that screening and buffering is not required at this time due to adjacent properties being zoned B-2, Thoroughfare Mixed Use.

Walls. We recommend a screening wall be installed on the western property line adjacent to the residentially zoned district.

Dumpster. *Dumpsters must be screened on four sides by a masonry wall, similar in material and/or color to the main structure and must feature an opaque gate to a height at least one foot taller than the receptacle. Waste areas shall be located in the rear yards and surfaced with concrete not less than six inches in depth.*

The applicant seeks to utilize four curbside, 96-gallon trash containers for waste removal, which can be stored in the accessory building on the site.

10. PARKING & LOADING (§155.077; 155.078; 155.079)

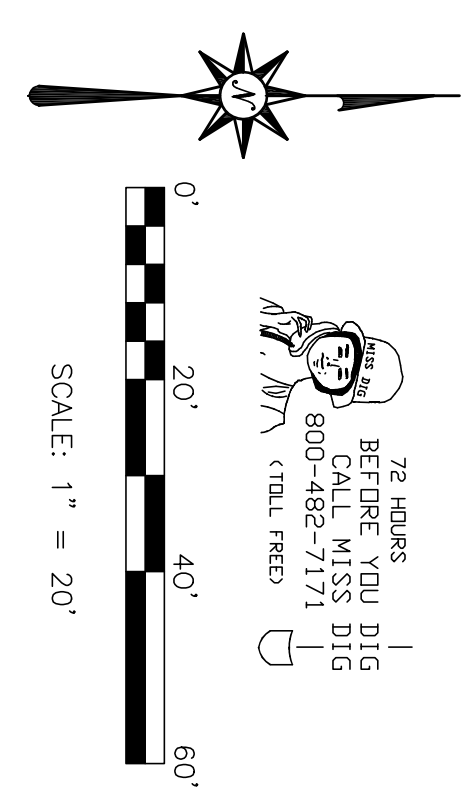
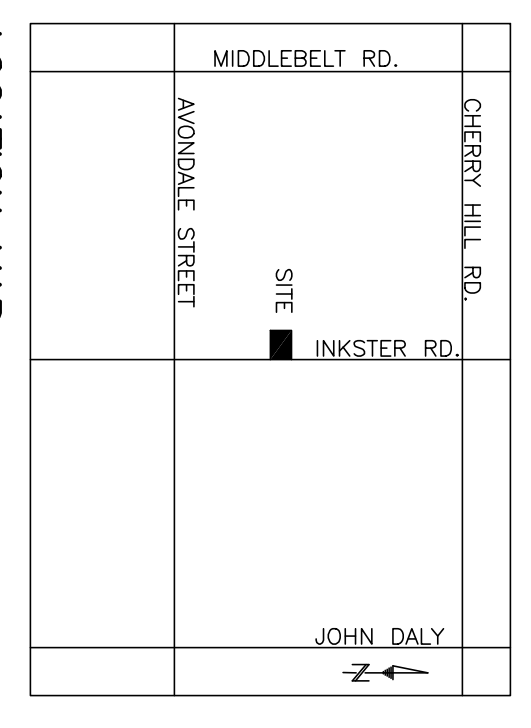
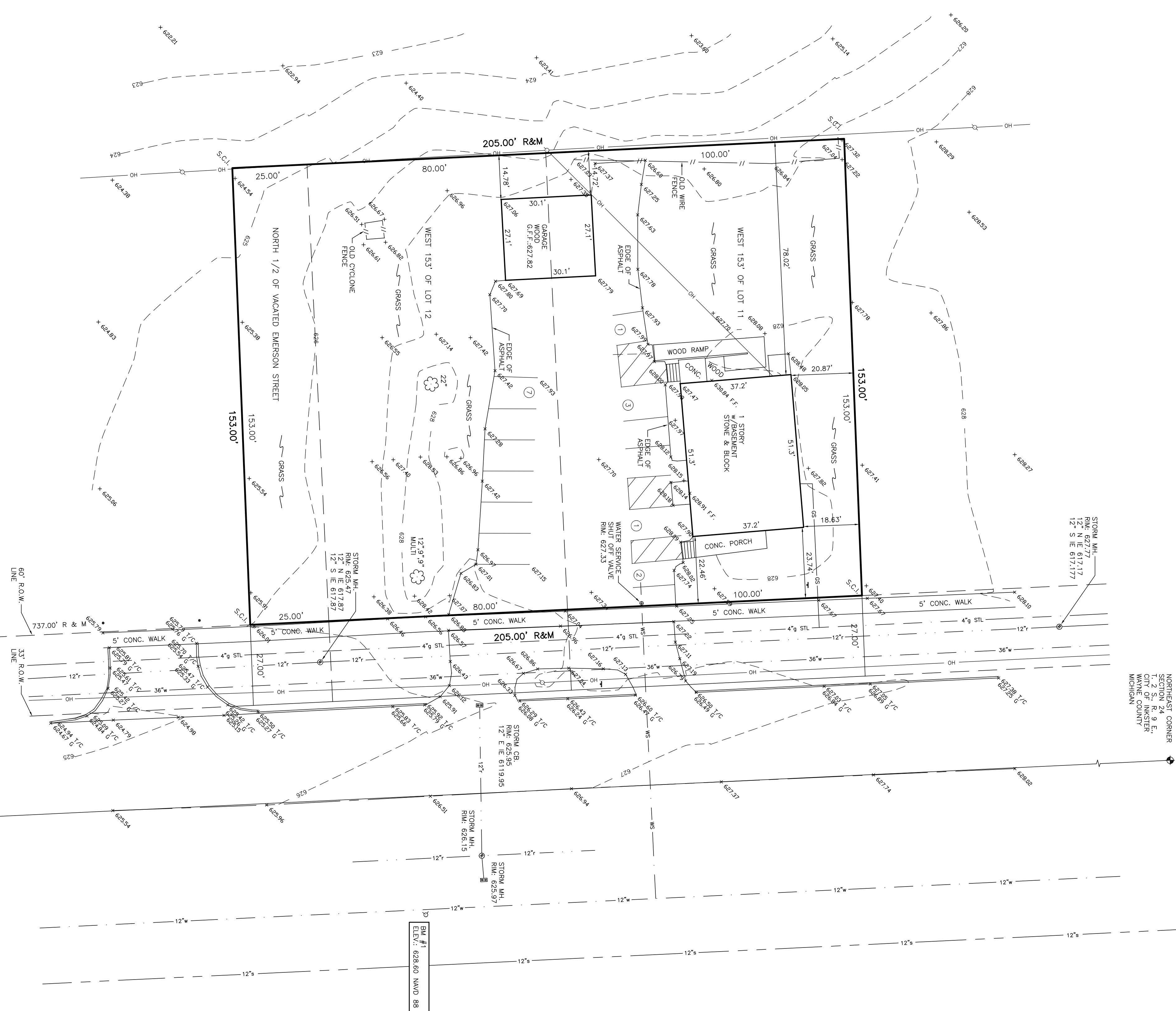
The parking pattern proposed shall be in the best interest of the public health, safety, and welfare in regard to size, layout and quantity, and the location of parking and loading facilities will not be detrimental to nearby developments, properties, or public streets.

Findings: The parking requirement for standard religious institutions is 1 parking spot for each 3 seats or 6 feet of pews in the main unit of worship. Information has not been provided regarding the anticipated number of seats. No changes have been proposed to the existing parking lot. Currently the site has 13 parking spots. We recommend the applicant provide the anticipated number of seats. The parking spots are not currently striped to be regulation size. We also recommend the parking lot be restriped.

11. EXTERIOR LIGHTING AND SECURITY CAMERAS (§155.076)

All exterior lighting fixtures shall be designed, arranged, and shielded to minimize glare and light pollution, prevent night blindness and vision impairments, and maximize security. For all non-residential commercial and business properties, security cameras shall be installed, maintained and approved by the City Police Chief.

Findings: No additional exterior lighting is proposed.



LEGAL DESCRIPTION
 THE WESTERLY 183.00 FEET OF LOT 11, ALSO THE WESTERLY 153.00 FEET OF LOT 12 AND THE NORTH 1/2 OF THE VACATED EMERSON STREET (50 FEET WIDE) OF DEARBORN TRACTOR ACRES A SUBDIVISION OF A PART OF THE EAST 1/2 OF THE SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST, COUNTY OF WAYNE, MICHIGAN AS RECORDED IN LIBER 39 OF PLATS, PAGE 91, WAYNE COUNTY RECORDS.

BENCHMARKS
 BM #1
 ARROW ON HYDRANT
 ELEV.: 628.60 NVD 88

ZONING & SETBACKS
 ZONED: B-2 THOROUGHFARE MIXED-USE DISTRICT
 SETBACK REQUIREMENTS:
 FRONT: (F)
 REAR: (R)
 SIDES: (S), (H)

FLOODPLAIN
 SUBJECT PROPERTY LIES IN FLOOD ZONE X WHICH IS AN UNDESIGNATED FLOODPLAIN PER FEMA FLOOD MAP SERVICE CENTER FOR CITY OF INKSTER, WAYNE COUNTY, MICHIGAN.
 MAP NUMBER: 26163C0241E
 EFFECTIVE DATE: FEBRUARY 2, 2012

MUNICIPALITY
 CITY OF INKSTER
 57711
 INKSTER, MI 48141
 (313) 963-4236

UTILITY NOTE
 UNDERGROUND UTILITY LINES AND STRUCTURES SHOWN ARE PER RECORDS MADE AVAILABLE BY UTILITY OR MUNICIPALITY. MUNICIPALITIES AND UTILITY COMPANIES SHOULD BE NOTIFIED BY CONTRACTOR FOR FIELD LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

LEGEND

B.M.	STORM MANHOLE
F.F.	FINISHED FLOOR
W.C.	WATER/CAS SHUT OFF
W.	WATERMAIN
S.S.	STORM SEWER
P.	POLE OR POST
S.	SON
T.	TRUNK LINE
E.T.	EXISTING TREE
N.T.	NEW TREE
H.S.	HANDICAPPED STALL
G.W.	GUYWIRE
R.	RECORDED DISTANCE
M.	MISCELLANEOUS
S.C.L.	SECTION CORNER
T/C	TOP OF CURB
0	OUTLET

FILE NO.: 2621-0011 DWG. NO.: 2621-0011
 DRAWN BY: S.A.S.
 CHECKED BY: G.L.A.
 SCALE: 1" = 20'

3/7/22	CLIENT

CLIENT:
 RICHARD ADJEI
 8311 CENTER DRIVE
 ROMULUS, MI 48174

GLA SURVEYORS & ENGINEERS
 8495 N. TERRITORIAL RD.
 PLYMOUTH, MI 48170
 PHONE: (734) 416-9650
 FAX: (734) 416-9657
 www.glasurveyor.com

LOT SURVEY—TOPOGRAPHIC SURVEY
 646 INKSTER ROAD
 PT. OF LOTS 11-12 DEARBORN TRACTOR ACRES SUB
 CITY OF WESTLAND, WAYNE COUNTY, MICHIGAN

REG. L. ASH
 PROFESSIONAL SURVEYOR
 STATE OF MICHIGAN



Worksheet 1: Assessing the Appropriateness of the Green Zone

The purpose of this worksheet is to receive feedback on the idea of having a Green Zone in the City of Inkster, which is a concentrated area that allows for marijuana use as an automatically permitted use. As of right now, the City requires a Special Land Use permit for marijuana uses and uses have to be 1000 ft away from other marijuana businesses. Within the Green Zone, Special Land Use permits and separation buffers would not be required. The Green Zone includes northern and southern properties along Michigan Ave between Henry Ruff Rd and Middlebelt Rd, see map below. After reviewing, answer question below.



Your thoughts: How appropriate is a Green Zone in the City of Inkster along Michigan Ave between Henry Ruff and Middlebelt?

Circle one: *Very appropriate – Appropriate – Neutral – Inappropriate – Very inappropriate*

How appropriate is allowing marijuana businesses to be automatically permitted uses within the Green Zone?

Circle one: *Very appropriate – Appropriate – Neutral – Inappropriate – Very inappropriate*



Worksheet 2: Where Do We Want (or Not Want) Marijuana?

The purpose of this worksheet is to receive feedback on where marijuana should or should not exist in the City of Inkster. In the table below, please mark how you think marijuana should be regulated in each zoning district. Either put: **P**-Permitted, **NP**-Not Permitted, or **SLU**- Requires a Special Land Use permit. Additionally, indicate what uses you would like to see within the proposed Green Zone with an “**X**”. See Table 2: *Existing Marijuana Uses by Zoning District* as a reference to understand where marijuana is currently allowed in the city today.

Table 2: Existing Marijuana Uses by Zoning District

Marijuana Business/Use	Type of Marijuana	Applicable Zoning Districts				
		B-1	B-2	B-3	TCD	M-1
Grower (Class A, B, C)	Medical and Recreational					SLU
Excess Grower*	Recreational					
Processor	Medical and Recreational					SLU
Secure Transporter	Medical and Recreational					SLU
Safety Compliance Facility	Medical and Recreational					SLU
Provisioning Center	Medical	SLU	SLU	SLU	SLU	
Retailer	Recreational	SLU	SLU	SLU	SLU	
Microbusiness (including Class A)	Recreational			SLU		
Designated Consumption Establishment*	Recreational					
Event Organizer*	Recreational					
Temporary Event*	Recreational					
Educational Research*	Recreational					

*Uses not regulated under current zoning ordinance.



Table 2: Proposed Marijuana Uses by Zoning District

Marijuana Business License	Type of Marijuana	Green Zone	Districts outside of the Green Zone				
			B-1	B-2	B-3	TCD	M-1
Grower (Class A, B, C)	Medical and Recreational						SLU
Excess Grower	Recreational						SLU
Processor	Medical and Recreational						SLU
Secure Transporter	Medical and Recreational						SLU
Safety Compliance Facility	Medical and Recreational						SLU
Provisioning Center	Medical	SLU		SLU	SLU		
Retailer	Recreational	SLU		SLU	SLU		
Microbusiness (including Class A)	Recreational	SLU		SLU	SLU		SLU
Designated Consumption Establishment	Recreational	SLU		SLU	SLU		
Event Organizer	Recreational	P			SLU	SLU	
Temporary Event	Recreational	P			SLU	SLU	
Educational Research	Recreational	P		SLU	P		P



Table 3: Proposed Marijuana Buffers by Zoning District

Facility Type	Zoning	Distance Requirements	Green Zone Corridor
Grower (Class A, B, C)	M-1	300 feet from residentially zoned 500 feet from school	Not Permitted
Excess Grower	M-1	500 feet from school	Not Permitted
Processor	M-1	300 feet from residentially zoned 500 feet from school	Not Permitted
Secure Transporter	M-1	500 feet from school	Not Permitted
Safety Compliance Facility	M-1	500 feet from school	Not Permitted
Provisioning Center	B-2, B-3, TCD	500 feet from school 1,000 feet from provisioning center or retailer*	No Buffer
Retailer	B-2, B-3, TCD	500 feet from school 1,000 feet from provisioning center or retailer*	No Buffer
Microbusiness (including Class A)	B-3	300 feet from residentially zoned 500 feet from school	No Buffer
Designated Consumption Establishment	B-2, B-3, TCD	500 feet from school	No Buffer
Temporary Event	B-2, B-3, TCD	500 feet from school	No Buffer



Worksheet 3: Social Equity: What Types of Marijuana Applicants Do We Allow?

The purpose of this worksheet is to receive feedback on the qualifying factors for applicants to apply for a marijuana business within the City of Inkster. After researching this topic and reviewing policy from different cities and the State of Michigan, the Planning Department suggests that Applicants need to fall within one of the four different categories. After reviewing, answer the question at the end.

1. The applicant must live within one of the 184 Michigan communities that have been disproportionately impacted by marijuana prohibition and enforcement as founded by the Cannabis Regulatory Agency for at least 5 cumulative years;
2. The applicant must provide evidence of a marijuana conviction, either misdemeanor or felony, of a marijuana-related offense;
3. The applicant must have been registered as a primary caregiver under the Michigan Medical Marijuana Act for at least 2 years between 2008 and 2017; or
4. The applicant must be a Gold level participant of the Cannabis Regulatory Agency Social Equity All-Star Program and provide all documents not only to the State of Michigan, but also the City of Inkster to publish online. The following Gold level participants are required to provide the City of Inkster the following:
 - a. *Statement allowing the City to post the required plans online;*
 - b. *Social Equity Plan. The Plan needs to identify how the business will support employment, educational programs, provide monetary assistance or training. The Plan needs to include a Corporate Spend Plan and Community Reinvestment Plan section.*
 - c. *Corporate Spend Plan section. This section needs to include a dedicated percentage of the business' annual spending to diverse supplier(s). Certified diverse suppliers can be found by using this list; and*
 - d. *Community Reinvestment Plan section. This section needs to detail volunteer time or donation percentages of their revenue to organizations, non-profits, and/or charities that support City of Inkster individuals or groups of any of the following categories: Racial/Ethnic Minorities, Women, Veterans, Native American tribes, LGBTQ+, People with Disabilities, and returning citizens.*

Your thoughts: How appropriate is requiring that a marijuana business applicant fall under one of the four categories listed above?

Circle one: Very appropriate – Appropriate – Neutral – Inappropriate – Very inappropriate



Worksheet 4 (optional): Offer Feedback on Proposed Marijuana Business License Process

This worksheet is for the **over-achiever**. If you have time and ideas and would like to offer more perspective on the marijuana business license process, please review the proposed process in the table below. Offer thoughts in the section below the table. Thanks for helping the City of Inkster 😊

Requirement	Timeline	Governmental Lead
1. Establish property address for marijuana business	Prerequisite	
2. Submit Marijuana Zoning Verification application to the Planning Department. Application includes project site, proposed use and fee, proof of Applicant category and the Social Equity All Star Program Form (as needed) .	If outside of Green Zone, buffer is established.	Planning Department
3. Submit Step 1: Prequalification Application to the Cannabis Regulatory Agency	Prequalification status is valid for a period of two years after CRA issues a notice of prequalification. If the applicant does not submit a Step 2 application within that timeframe, the prequalification status will expire and new application and fee will be required.	State of Michigan
4. After receiving Zoning Verification approval of the project site and use, submit Preliminary Site Plan and Special Land Use application (if needed) with corresponding fees. Also submit draft Social Equity Plan, along with sections on Corporate Spending and Community Reinvestment. If a Preliminary Site Plan is not needed, submit a Re-Occupancy Application with the Planning Department and skip to Step 11. <i>Note: All Site Plans may not require Special Land Use permits, and</i>	Applicant has 60 days from zoning approval to submit Preliminary Site Plan, Special Land Use application and draft Social Equity Plan to the Planning Department.	Planning Department, City Engineer, Building Department, Fire Department, Police Department



<p><i>therefore, do not require a public hearing or council approval.</i></p>		
<p>5. After receiving staff review of Preliminary Site Plan, perform any necessary revisions and submit back to Planning Department. Additional fees may be required per Staff review.</p>	<p>If revisions are required, applicant has 2 weeks to submit revisions.</p>	<p>Planning Department, City Engineer, Building Department, Fire Department, Police Department</p>
<p>6. Staff schedules a Public Hearing and puts the Preliminary Site Plan, Special Land Use permit (if applicable) and draft Social Equity Plan on the Planning Commission Meeting Agenda</p>	<p>This process could take a minimum of 30 days.</p>	<p>Planning Department</p>
<p>7. Receive Approval or Denial of Site Plan, Special Land Use and Social Equity Plan from Planning Commission.</p> <p>Planning Commission has the final authority on Site Plans. City Council has the final authority on Special Land Use permits. If Special Land Use permit is not required, skip to step 10.</p>	<p>If denial, applicant loses establishment of buffer. If another applicant is not in the pipeline for the same address, the applicant can begin process over by submitting another Preliminary Site Plan.</p>	<p>Planning Department, Planning Commission</p>
<p>8. Receive Approval, and if a Special Land Use permit is required, Staff schedules the applicant for a City Council meeting.</p>	<p>This process could take a minimum of 30 days.</p>	<p>Planning Department</p>
<p>9. Receive Approval or Denial of Special Land Use permit from City Council.</p>	<p>If denial, applicant loses establishment of buffer. If another applicant is not in the pipeline for the same address, the applicant can</p>	<p>Planning Department, City Council</p>



	begin process over by submitting another Preliminary Site Plan.	
10. Receive Approval and submit Final Site Plan to the Planning Department and City Engineer. Also submit Final Social Equity Plan with designated sections on corporate spending and community reinvestment.	The applicant has 60 days to submit Final Site Plan after receiving City Council approval of Special Land Use permit.	Planning Department, City Engineer
11. Applicant receives staff review of Final Site Plan or Re-Occupancy Application. Perform any necessary revisions and submit back to Planning Department. Additional fees may be required per Staff review.	If revisions are required, applicant has 2 weeks to submit revisions.	Planning Department, City Engineer
12. After approval, work with Building Department by requesting permits and scheduling inspections. <i>Note: For Re-Occupancy Applications, submit final Social Equity Plan with designated sections on corporate spending and community reinvestment at this time.</i>		Building Department
13. Finish construction of project with all required site plan elements and apply for Certificate of Occupancy.	Applicant has one year to apply for Certificate of Occupancy after receiving Final Site Plan Approval.	Building Department
14. (State of Michigan) After receiving Certificate of Occupancy, submit Step 2: New Applicants Application to the Cannabis Regulatory Agency.	Do not submit a Step 2 application unless the proposed marijuana establishment will be ready to pass an inspection by the CRA within 60 days of Step 2 application submission. Failure to pass inspection may result in denial of license application.	State of Michigan

