

**CITY OF INKSTER
PLANNING DIVISION
26215 TROWBRIDGE
INKSTER, MI 48141
313.563.9760/313.563.6488 (fax)**

PLANNING COMMISSION

**Monday, March 8, 2021
6:30 p.m.**

Via Virtual Remote Electronic Access

**MEETING AGENDA
Open to the Public**

- I. ROLL CALL
- II. ADOPTION OF AGENDA
- III. ADOPTION OF MINUTES
 - A. Adoption of February 22, 2021 minutes
- IV. PUBLIC HEARING
 - A. **Case #s 19-08 (SLU) 19-09 (SP) Pawn Shop**
Public Hearing to review and consider approval of a special land use and site plan for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.
 - B. **Case #s 20-06, 20-23 (SLU) 20-07, 20-14 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail**
Public Hearing to review and consider approval of a special land uses and site plan for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.
 - C. **Case #s 20-18 (SLU) 20-19 (SP) Medical Marijuana Cultivation**
Public Hearing to review and consider approval of a special land use and site plan for a proposed Medical Marijuana Cultivation Facility in the M-1, Light Industrial District at 2736 Edsel. Cody Railey, on behalf of TC Gardens, LLC, is the applicant.
 - D. **Case #s 20-29, 20-30, 20-31, 20-32 (SLU) 20-33 (SP) Medical and Adult Use Marijuana Cultivation and Processing**
Public Hearing to review and consider approval of a special land uses and site plan for a proposed Medical and Adult Use Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District at 26277 Trowbridge. Michael Boggio, on behalf of HWRJST Inkster, LLC, is the applicant.
 - E. **Case #s 20-34, 20-35 (SLU) 20-36 (SP) Medical Marijuana Provisioning and Adult Use Marijuana Retail**

Public Hearing to review and consider approval of a special land uses and site plan for a proposed Medical and Adult Use Marijuana Retail in the B-2, Thoroughfare Mixed Use District at 29385 Cherry Hill. Samantha Bevins, on behalf of Vibe Consulting, is the applicant.

V. OLD BUSINESS

NONE.

VI. NEW BUSINESS

A. **Case # 19-09 (SP) – Consideration of an Irrigation Waiver**

Planning Commission to review and consider approval of an irrigation waiver for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

B. **Case # 19-09 (SP) – Consideration of a Screening Waiver**

Planning Commission to review and consider approval of a screening waiver that will allow the applicant to expand the current wall to properly screen the residential house to the north, for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

C. **Case # 19-09 (SP) – Consideration of a Parking Waiver**

Planning Commission to review and consider approval of a parking waiver for five spaces for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

D. **Case # 19-09 (SP) – Consideration of a Loading Zone Length Waiver**

Planning Commission to review and consider approval of a loading zone length waiver (10'x70 to 10'x35') for a proposed Pawn Shop in the B-3, General Business District at 29230 Michigan Avenue. Feras Chihadeh is the applicant.

E. **Case # 20-07, 20-14 (SP) – Consideration of a Development Timetable, Financial Resume, and Traffic Study Waiver**

Planning Commission to review and consider approval of a waiver of the development timetable, financial resume, and traffic study requirement for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

F. **Case # 20-07, 20-14 (SP) – Consideration of an Irrigation Waiver**

Planning Commission to review and consider approval of an irrigation waiver for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

G. **Case # 20-07, 20-14 (SP) – Consideration of a Parking Waiver**

Planning Commission to review and consider approval of a parking waiver for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

H. **Case # 20-07, 20-14 (SP) – Consideration of a Loading Zone Length Waiver**

Planning Commission to review and consider approval of a Loading Zone Length waiver for a proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

- I. **Case # 20-07, 20-14 (SP) – Consideration of Parking Lot Paving Delay**
Planning Commission to review and consider approval of allowing the applicant to delay paving their lot until the City begins work on the alley behind the building for the proposed Medical and Adult Use Marijuana Retail in the TCD, Town Center District at 26831 Michigan Ave. John Clark is the applicant.

- J. **Case # 20-19 (SP) – Consideration of an Irrigation Waiver**
Planning Commission to review and consider approval of an irrigation waiver for a proposed Medical Marijuana Cultivation Facility in the M-1, Light Industrial District at 2736 Edsel. Cody Railey, on behalf of TC Gardens, LLC, is the applicant.

- K. **Case # 20-33 (SP) – Consideration of a Screening Waiver**
Planning Commission to review and consider approval of a screening waiver for a proposed Medical and Adult Use Marijuana Cultivation and Processing Facility in the M-1, Light Industrial District at 26277 Trowbridge. Michael Boggio, on behalf of HWRJST Inkster, LLC, is the applicant.

VII. MISCELLANEOUS

NONE.

VIII. ADJOURNMENT