

**CITY OF INKSTER  
PLANNING COMMISSION  
MINUTES**

A regular meeting was held on **Monday, January 27, 2020**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:41 p.m.

**I. ROLL CALL**

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Davis, Faison  
Absent: Willis (excused), Wimberly (excused)

Others in attendance: Adrianna Jordan, City Planner  
Kaitlyn Hines, Community Planner  
Ihsan Asmar, Applicant  
Imad Portes, Architect

Public in attendance: Timothy Williams  
Shawn Hart, Inkster Preparatory Academy  
Octavia Smith  
Angela Dotson  
Estella Chambers

**II. ADOPTION OF AGENDA**

**MOVED** by Ratliff, with amendment, Seconded by Davis to Adopt the Agenda. **MOTION CARRIED unanimously.**

**III. ADOPTION OF MINUTES OF November 25, 2019**

**MOVED** by Ratliff, Seconded by Faison to Adopt the Minutes. **MOTION CARRIED unanimously.**

**IV. PUBLIC HEARINGS**

**A. Case #s 19-05 (SLU) 19-06 (SP) Adult Foster Care Facility**

Public Hearing to review and consider approval of a special land use and site plan for a proposed Adult Foster Care Facility in the B-2, Thoroughfare Mixed-Use District at 715 Inkster, between Woodsfield and Avondale. Ihsan Asmar on behalf of Forever Care Homes is the applicant.

**MOVED** by Ratliff, Seconded by Davis to open the public hearing for Case #19-05 (SLU), 19-06 (SP) –Adult Foster Care Facility. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Chairman Chisholm asked about the shared parking agreement and whether or not the whole thing should be tabled with the newly garnered information. Mr. Portes and Ms.

Asmar replied that they had been in talks with the attorney that day and that they should not have sent the letter regarding the shared parking agreement. Ms. Jordan mentioned that the attorney's letter stated that there is not enough information to make a decision.

2. Vice Chairman Ratliff asked if there was currently a moratorium on AFC homes. Ms. Jordan replied that she did not believe so. He then asked about ownership of the garage behind the building. Ms. Asmar replied that it was owned by the school.
3. Commissioner Faison asked about the ratio of people versus rooms available. Ms. Asmar responded that they meet state requirements for room square footage and occupants. Some rooms will house two people.
4. Commissioner Davis asked what type of loading zone will be needed for this type of facility. Ms. Asmar replied that most of their deliveries will be with large vans, and that's why they requested the reduced loading zone size.
5. Commissioner Cain asked what would happen if the shared parking agreement fell through. Ms. Asmar mentioned looking into purchasing another property or giving up the building all together. Shawn Hart then spoke on their meetings with the AFC regarding the shared parking agreement and that the board approved it, but the land owner was looking into it.

**MOVED** by Davis, Seconded by Ratliff to close the public hearing. **MOTION CARRIED unanimously.**

**MOVED** by Cain, Seconded by Faison to table 19-05 (SLU) and 19-06 (SP). **MOTION CARRIED unanimously.**

**B. Case # 18-28 (TA) Social Clubs**

Consideration of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for Social Clubs. Proposed modifications include changes to §155.036 "Schedule of Land Uses, Public, Quasi-Public Land Use Types" to make "Private clubs, fraternal organizations, and lodge halls" a special land use in the B-2, B-3, and TCD districts, and a permitted land use in the M-1 district., Deletion of "§ 155.218 Theaters, Assembly Halls, Concert Halls, Clubs and Similar Organizations" and associated location restrictions.

**MOVED** by Davis, Seconded by Faison to open the public hearing for Case #18-28, (TA) – Social Clubs. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Chair Chishom questioned why they were permitted in the M-1 district. Ms. Jordan theorized that the intention was originally for organizations associated with industrial unions, and that these could be fraternal groups like the ELKs.

**MOVED** by Davis, Seconded by Ratliff to close the public hearing. **MOTION CARRIED unanimously.**

**MOVED** by Davis, Seconded by Ratliff to recommended approval of 18-28 (TA)- Social Clubs. **MOTION CARRIED unanimously.**

**C. Case # 19-25 (TA) Mixed-Use and Special Land Use Developments**

Consideration of proposed text amendments to the City's Zoning Ordinance pertaining to provisions for Mixed-Use and Special Land Uses. Proposed modifications include changes to §155.036 "Schedule of Land Uses" to make "Mixed Use Residential and Business (Lofts)" a principally permitted land use, and other associated changes.

**MOVED** by Davis, Seconded by Ratliff to open the public hearing for Case #19-25, (TA) – Mixed- and Special Land Use Developments. **MOTION CARRIED unanimously.**

Public Comment:

1. Tim Williams asked for an example of what a SLU and Mixed land use would be. Ms. Jordan mentioned that mixed-use is typically commercial on a bottom floor with residential on the top floor, and needs to be a principally permitted use instead of a Special Land Use in all business districts in order to comply with the RRC certification process, promote walkability and bikability, and to streamline development.
2. Octavia Smith asked whether this would be like the developments in New York and other older cities, Ms. Jordan replied that this would remove a lot of red tape for these types of mixed land use developments.

**MOVED** by Davis, Seconded by Faison to close the public hearing. **MOTION CARRIED unanimously.**

**MOVED** by Ratliff, Seconded by Faison to recommended approval of 19-25 (TA) – Mixed Use and Special Land Use Developments. **MOTION CARRIED unanimously.**

**V. OLD BUSINESS**

NONE.

**VII. NEW BUSINESS**

**A. Case # 19-06 (SP) – Consideration of Shared Parking Agreement**

Planning Commission to review and consider approval of a shared parking agreement between the applicant and Inkster Preparatory Academy, for a proposed Adult Foster Care Facility (SP 19-06) in the B-2, Thoroughfare Mixed-Use District at 715 Inkster rd. Ihsan Asmar on behalf of Forever Care Homes is the applicant.

**MOVED** by Davis, Seconded by Cain to table 19-06 (SP) Consideration of a Shared Parking Agreement. **MOTION CARRIED unanimously.**

**B. Case # 19-06 (SP) – Consideration of a Loading Zone Waiver**

Planning Commission to review and consider approval of a loading zone length waiver for a proposed Adult Foster Care Facility (SP 19-06) in the B-2, Thoroughfare Mixed-Use District at 715 Inkster rd. Ihsan Asmar on behalf of Forever Care Homes is the applicant.

**MOVED** by Davis, Seconded by Ratliff to table 19-06 (SP) Consideration of a Loading Zone Waiver. **MOTION CARRIED unanimously.**

**C. Case # 19-06 (SP) – Consideration of a Loading Zone Screening Waiver**

Planning Commission to review and consider approval of a loading zone screening waiver for a proposed Adult Foster Care Facility (SP 19-06) in the B-2, Thoroughfare Mixed-Use District at 715 Inkster rd. Ihsan Asmar on behalf of Forever Care Homes is the applicant.

Public Comment:

1. Octavia Smith asked if all waivers were being approved, Chair Chisholm told her that everything was tabled.

**MOVED** by Davis, Seconded by Cain to table 19-06 (SP) Consideration of a Loading Zone Screening Waiver. **MOTION CARRIED unanimously.**

VIII. MISCELLANEOUS

**A. 2019 Planning Commission Activity Report**

**B. 2019 Planning Commission Attendance Report**

**C. 2020 Election of Planning Commission Officers**

1. All Officers were re-elected to their previous positions including Chair Chisholm, Vice-Chair Ratliff, and Secretary Cain.

**D. Redevelopment Ready Communities Update**

1. The major concern for Commissioner Faison is public participation.

**E. Special Meeting February 18<sup>th</sup> 2020**

**MOVED** by Ratliff, Seconded by Faison to approve the special meeting on Tuesday, February 18, 2020 in lieu of holding the regularly scheduled Monday, February 10, 2020 meeting. **MOTION CARRIED unanimously.**

VIII. ADJOURNMENT – 8:18 pm

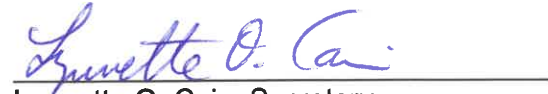
**MOVED** by Davis, Seconded by Faison to adjourn the Planning Commission meeting held on January 27, 2020. **MOTION CARRIED unanimously.**

Respectfully submitted,



---

Steven Chisholm, Chairman



---

Lynnette O. Cain, Secretary



---

Adrianna Jordan, City Planner