Regular City Council Agenda – 7:00 PM (Virtual Meeting)

1. Call Meeting to Order
   A. Pledge of Allegiance
   B. Roll Call
   C. Closed Session
      Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

2. Approval of Agenda

3. Presentations/Discussion
4. **Public Hearing**

A. A public hearing to consider an Amendment to the Inkster Code of Ordinance, being section 97.001 thru 97.999 pertaining to Streets and Sidewalks.  

5. **Consent Agenda**

A. July 20, 2020 Regular (Virtual) City Council Meeting Minutes.

6. **Boards and Commissions**

A. Update of current list of appointments to Boards & Commissions.

7. **Previous Business**

A. Discussion/Action: (Special Projects Director) Consideration and approval of offer to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlyisle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce, in the amount of $4000.00 to Platinum Acquisitions.

8. **Ordinance(s)**

A. **First Reading(s)**

1. A first reading to consider Amendments to the Inkster Code of Ordinance, being section 97.001 thru 97.999 pertaining to Streets and Sidewalks.  

B. **Second Reading(s)**

1. A **second reading** and **approval** to consider Amendments to Senior Citizen Housing PILOT Ordinance #531 in connection with Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments.

2. A **second reading** and **approval** of text amendments (TA 20-04) to the City’s Zoning Ordinance pertaining to provisions for adult foster care homes per the recommendations of the Planning Commission. For a list of affected ordinance sections please see “background information.”

9. **New Business**

A. Discussion/Action: (Mayor) Consideration and approval of the implementation of a Residential Target Market Analysis including a commercial Target Market Analysis.

B. Discussion/Action: (Kaitlyn Hines) Consider approval of offer to purchase (Case # LD 20-04) one (1) vacant residential lot which is located on the north side of Riverview St. between
Harrison Ave. and Harriet Ave. and is legally described as 25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR (Property I.D. 44 007 07 0166 302) in the amount of $500.00 to Jordan Sidney.

C. Discussion/Action: (Kaitlyn Hines) Consider approval of offer to purchase (Case # LD 20-08) one (1) residential garage, attached to currently owned 3280 Ludington, which is located on the west side of Ludington St. between Cherry St. and Beech St. and is legally described as 25V49 LOT 49 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR (Property I.D 44 009 03 0049 000.), in the amount of $250.00 to Platinum Acquisitions.

10. Public Participation (limit to 1 minutes)

11. City Clerk

12. City Treasurer

13. Mayor and Council Communication

14. Closed Session
   Council may enter into Closed Session to discuss contract negotiations, purchase or lease of real property and/or pending litigation in accordance with MCL 15.268 (a), (c), (d), (e) and/or (f).

15. Adjournment
REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor
From: Jerome Bivins, DPS Director

Date: July 28, 2020
Date for Council’s Consideration: August 3, 2020

ACTION REQUESTED: Public Hearing and First Reading to amend the City of Inkster Code of Ordinance, being Sections 97.001 thru 97.999 pertaining to Streets and Sidewalks; to hold a public hearing and offer a first reading of the proposed amended sidewalk ordinance.

Current Action ___X___ Emergency ______ Future ______

Funds Budgeted: If Yes ___ Account # ____________________ No ___ N/A ___
Mayor’s Approval _____________________________

BACKGROUND:
Amend the existing ordinance to adopt by reference the Streets and Sidewalks Code of Ordinances.

SCOPE OF SERVICES:
The proposed amended ordinance will allow the City to go out and do an assessment of every sidewalk within the City boundaries.

JUSTIFICATION:
To develop a sidewalk replacement program, using the Adopted Ordinance as a guide.

PROJECT IMPROVEMENTS:
Enhance Public Safety

COSTS:
N/A

PROJECTED TIME TABLE:
Second reading of the text amendment will be held during the Council meeting on August 17, 2020 and presented for council approval at August 17, 2020 council meeting. If approved by Council, the amendment will be published and posted and become effective after thirty (30) days.

RESOLUTION:
Authorization is hereby given to hold a public hearing and offer a first reading on an amendment to the City of Inkster Code of Ordinance, being Sections 97.001 thru 97.999 pertaining to Streets and Sidewalks.

Resolved by ________________________________ Seconded by ________________________________

Yes:
No:
Absent:
CHAPTER 97: STREETS AND SIDEWALKS

General Provisions

97.001 Definition
97.002 Operation of unlicensed power-driven implements prohibited; exception
97.003 Repair of motor vehicles on public ways prohibited; exceptions
97.004 Encumbering and obstructing streets prohibited; exception
97.005 Building materials remaining on sidewalks

Street Construction and Repair

97.015 Permit required
97.016 Authority to supervise and control; inspections
97.017 Conformance with lines and grades; specifications

Curb Cuts

97.030 Permit required
97.031 Issuance of permit; agreement to pave

Excavations

97.045 Proper control of work; essential conditions
97.046 Permit required
97.047 Application; bond required
97.048 Approval of permits for work; notice to police and fire departments
97.049 Lights and barricades required
97.050 Authority to enforce
97.051 Completion of work; delays

Sidewalks and Driveways

97.060 Conformance with provisions
97.060a Purpose
97.061 Notice to build or repair; costs; lien on property
97.062 Notice to build or repair; costs; liens on property; Contents of notice
97.063 Duty of owners, agents or occupants in connection with sidewalk repair; conditions requiring replacement
97.064 Duty to maintain sidewalks in good repair; inspections; finding of necessity; assessment against property owners
97.064a Complaints regarding defects; notifications of alleged injury
97.065 Authority of council to receive proposals or enter into contracts; surety bond
97.066 Supervision and control over sidewalks and driveway; inspection
97.067 Conformance with line and grade specifications
97.068 Permit required; application; permit fee; bond
97.069 Construction and repair specifications
97.070 Asphalt construction and repair specifications

Snow and Ice Removal

97.080 Definitions

P2
Snow and ice to be removed from sidewalks by private persons
Removal and ice from public transportation systems
Snow and ice to be removed from roofs
Depositing of snow and ice restricted
Failure to remove; work to be done by city; costs; penalty

Moving of Buildings

Permit required; application
Conditions for issuance
Compliance with regulations
Blocking streets or other public property; placement of lights
Changes in moving schedule; police approval
Notification of damage
Bond; refund
Refusal to issue permit

Administration and Enforcement

Violation notices

Penalty

§ 97.001 DEFINITION.
For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**ADJACENT/ABUTTING PROPERTY** means any lot or parcel of land adjoining, bordering or touching the street.

**ADJACENT SIDEWALK** means that portion of the sidewalk located within the street next to an abutting or adjacent property.

**COMMUNITY** means a county, township, city or village.

**DEPARTMENT** means the Department of Public Services.

**DIRECTOR** means the department head of the Department of Public Services.

**DRIVEWAY** means an area of private property above the sidewalk for the purpose of parking vehicles and gaining access to the property.

**DRIVEWAY APPROACH** means an area within the right-of-way located between the sidewalk and the edge of the improved roadway, for the purpose of gaining access to the driveway and access to the property.

**FLAG** means a section of sidewalk the length of which usually equals the width of the sidewalk.

**HIGHWAY** means every public highway, road and street which is open for public travel, and shall include bridges, sidewalks, crosswalks and culverts on any highway. The term "highway" does not include alleys, trees, utility poles, or private roads and streets.

**INSPECTOR** means any representative of the department designated to perform sidewalk inspections.

**MDOT** means the Michigan Department of Transportation.
OWNER means the individuals holding title to the property adjacent to sidewalk along a street.

PRIVATE PROPERTY means any property not belonging to a governmental agency.

PRIVATELY OWNED SIDEWALK means a sidewalk, either asphalt or concrete, located on private property outside of a public right-of-way or easement.

PUBLIC PROPERTY means the dedicated right-of-way or right-of-way easement, which may include public highways, streets and alleys.

REPAIR/REPLACEMENT means the adjustment, removal, realignment, mudjacking, patching or installation of any sidewalk in accordance with adopted department repair/replacement standards.

SIDEWALK means any improved portion of the public right-of-way lying between the edge of the improved roadway and the adjacent property line intended for the use of pedestrians. The sidewalk materials shall consist of concrete with widths generally ranging between three to five feet or asphalt ranging from five to eight feet in width.

SIDEWALK SPACE. The space between the lot line and the curb line of the street or any space outside the lot line and the space under and over any such sidewalk space.

STREET means a dedicated thoroughfare in the city that is designated for public travel and transportation, affording the principal means of access to abutting property. This does not include any privately owned roads, streets or other means of access.

(‘68 Code, § 7-505) (Ord. 32, passed 7-2-40)

[§ 97.002 through § 97.051 unchanged]

SIDEWALKS AND DRIVEWAYS

§ 97.060 CONFORMANCE WITH PROVISIONS.

All sidewalks and driveways hereafter laid, constructed, maintained and repaired in the city shall conform to the provisions of this subchapter.

(‘68 Code, § 7-525) (Ord. 146, passed 9-24-57) Penalty, see § 97.999

§ 97.060a PURPOSE.
This subchapter is designed to protect the public health, safety and welfare of the citizens of the city, by the adoption of regulations concerning the construction and maintenance of sidewalks within the city.

§ 97.061 NOTICE TO BUILD OR REPAIR; COSTS; LIEN ON PROPERTY. VIOLATIONS

(A) Whenever the department shall determine that a sidewalk is in a condition that fails to meet the sidewalk criteria provided for in this subchapter, a notice shall be sent to the owner of the adjacent lot or parcel to repair the sidewalk. The notice shall specify the time period in which the person shall achieve compliance with the provisions of this subchapter. In no case shall the time period specified exceed 90 days, except during inclement or unseasonable weather, in which case the party responsible for the repair shall post a financial guarantee in lieu of the repair. The guarantee must be in the form of cash, a certified check or an irrevocable letter of credit.

(B) The owner of record or tenant of any building, structure, premises, or path thereof and any architect, builder, contractor, agent or other person who commits, participates in, assists in, or maintains such violations may each be found guilty of a separate offense and suffer the applicable penalties.
(C) The imposition of any fine, or jail sentence, or both, shall not exempt the violator from compliance with the provisions of this subchapter.

(A) Wherever, in the opinion of the City Council, any sidewalk or driveway shall be built, repaired, rebuilt or replaced, the Council shall declare by resolution and the clerk shall cause to be served upon the owner or occupant of any lot in front of or adjacent to which said sidewalk or driveway is required to be built or repaired, notice that such sidewalk or driveway must be built or repaired within ten days after the service of such notice, or that the work will be done under the direction of the Department of Public Services and the cost thereof, with 10% additional, assessed against the property. Such notice may be served by securely posting upon the premises, if the owner or occupant cannot be found, or if either of them can be found on or about the premises such notice shall be served personally on such owner or occupant of such lot. If such owner or occupant shall fail or neglect to comply with the terms of the notice aforesaid, the Department of Public Services shall cause said sidewalk or driveway to be built and return the cost thereof and the 10% additional to the Council, and the Council may order such cost assessed against such lot.

(B) Such assessment, when confirmed, shall be a lien upon such lot or premises the same as other special assessments, and the City Council shall order the City Assessor to spread said amount, together with such penalty, on his roll as a special assessment on such lot or premises, and the same shall be collected according to law in the same amount, together with taxes, or the city may collect such amount together with the penalty aforesaid from the owner or occupant of such premises in an action of assumpsit together with the cost of the suit.

(68 Code, § 7-520) (Ord. 145, passed 9-24-57)

Cross-reference:
Public improvements, see Ch. 51

§ 97.062 NOTICE TO BUILD OR REPAIR; COSTS; LIEN ON PROPERTY; CONTENTS OF NOTICE.

Notice herein provided for shall contain the name of the owner or occupant of any lot in front of or adjacent to which said sidewalk or driveway is required to be built, repaired, rebuilt or replaced, if known, a description of the particular property in front of or adjacent to which said sidewalk is to be built, repaired, rebuilt or replaced, and shall designate the work required to be done. Such notices shall also recite that the work is required to be done by resolution of the City Council, giving the date of such resolution and such other information as shall enable the owner or occupant notified to comply with its terms, requiring such owner or owners to construct, reconstruct or repair in accordance with city specifications such sidewalk as is required by such resolution within 30 days of the date of the notice, unless a different time is specified in the resolution of the City Council. A notice shall also state that if any owner shall fail to comply with such order within the specified time, then the city shall construct, reconstruct or repair such sidewalk and charge the expense thereof to the premises and the owner thereof, together with an administrative charge established by the annual appropriations ordinance to cover administrative, bidding, engineering and collection expenses.

(68 Code, § 7-521) (Ord. 145, passed 9-24-57) (Amended, Ord __________. Passed __________.)

§ 97.063 DUTY OF OWNERS, AGENTS OR OCCUPANTS. RESPONSIBILITY OF ABUTTING PROPERTY OWNER FOR SIDEWALK REPAIR; CONDITIONS REQUIRING REPLACEMENT.

It shall, in all cases, be the responsibility of the owner of every lot or parcel of land in the city to keep the sidewalks adjacent to his lot or parcel in good repair. Sidewalk sections (flags) shall be replaced when the condition of the section is detrimental to the safety of the general public. The following are some examples of conditions requiring replacement:

1. If the sidewalk has displacement of more than three-quarters inch between any two sections (flags) of sidewalk at the connection joint.

2. If the sidewalk has more than two cracks of one-quarter inch in width or more in any two linear feet of sidewalk section.

3. If the sidewalk has a crack more than three-quarters inch in width.
(4) If any section of sidewalk is tilted in excess of one inch per foot from the inside edge toward the outside edge (the outside edge being the edge of the sidewalk nearest the street line).

(5) If any section of sidewalk is tilted from the outside edge toward the inside edge (the outside edge being the edge of the sidewalk nearest the street line).

(6) If, in any five-linear-foot section (trail) of sidewalk more than 50 percent of the surface has failed off to a depth of one-quarter inch or greater.

(7) If the concrete has settled, allowing water to pond to a depth of three-quarters inch or more.

It shall be the duty of every owner, agent, or occupant of any lot or premises, notified according to the foregoing provisions of this subsection, to promptly comply with notice and construct or repair the sidewalk or driveway as ordered. In case any owner, agent, or occupant shall neglect to build or repair any sidewalk within the time prescribed in the notice provided in this subsection, and the city by any suit or other proceeding is compelled to pay damages for injuries to any person on account of such neglect, such owner, agent or occupant shall be liable to the city for the amount in a suit in assumpsit in the proper court.

(66 Code, § 7-522) (Ord. 146, passed 9-24-57)

§ 97.084 DUTY TO MAINTAIN SIDEWALKS IN GOOD REPAIR; INSPECTIONS; FINDING OF NECESSITY; ASSESSMENT AGAINST PROPERTY OWNERS.

(A) The city council may, by resolution, require the owners of lots or parcels to replace or repair sidewalks where the condition of the sidewalks necessitates replacement or repair for public health, safety, and welfare. Prior to the adoption of a resolution requiring replacement or repair of sidewalks, notice shall be given to affected property owners and a public hearing shall be conducted.

(B) The department shall inspect all sidewalks installed or maintained under the terms of this subsection. Any complaints regarding construction or maintenance of the sidewalks shall be inspected by the department within a reasonable time.

(C) At the time of the inspection the inspector shall conspicuously mark the flags needing replacement or repair and the department shall provide notice to the property owner of the necessity of the replacement or repair and the date of the hearing before the city council. During this time period the property owner may replace or repair the sidewalks, but such replacement or repair shall be according to the construction standards established by this subsection and department policy.

(D) The resolution by the city council finding the necessity of the replacement or repair shall provide:

(1) A finding that the responsible property owners have been given notice of the public hearing.

(2) A description of the flags or portions of sidewalk to be replaced or repaired.

(3) A finding of the necessity of the replacement or repair of the sidewalk for public safety reasons.

(4) An order directing the city to replace or repair the portions of sidewalk upon the property owner's failure or neglect to replace or repair the sidewalk; and

(5) An order directing the treasurer to assess the city's costs for replacement or repair of the sidewalk against the property involved, payable over a five-year period.

(E) All sidewalks shall be replaced or repaired according to the construction standards established in the sidewalk replacement and repair policy.

(F) The cost of repair/replacement of sidewalks shall be invoiced to the adjacent property owner with the following exceptions:

(1) Sidewalk ramps will not be assessed to the adjacent property owner.

(2) A sidewalk that is damaged as a result of a city utility or other utility repair, will not be assessed to the adjacent property owner. All sidewalks within the city shall be kept in good repair by the owner, agent or occupant of the house, lot or premises adjacent to or in front of which said sidewalk lies. Whenever any sidewalk within the limits of the city shall require repairing it shall be the duty of said owner, agent or occupant of the house, lot or premises adjacent to immediately
make such repairs, failing to do so, it shall be the duty of the Department of Public Services or the person or persons appointed thereby whenever directed by the City Council to notify by written notice the owner, agent or occupant of such house, lot or premises to repair the same within 48 hours, and if the person thus notified shall refuse or neglect to comply with the requirements of said notice then the Department of Public Services or the person appointed for that purpose shall cause said repair to be made forthwith under the procedure provided for in § 97.061; however, none of the provisions of this section shall be construed to relieve such owner, agent or occupant of any lot or premises from his liability under the provisions of § 97.063. —

(Rev. Code, § 7-523) (Ord. 146, passed 9-24-67)

§ 97.064a - Complaints regarding defects; notification of alleged injury.

(A) An individual who alleges injury as a consequence of an alleged defect in a sidewalk shall notify the city's risk manager within 30 days of the incident. The risk manager shall be designated as the administrative services department director.

(B) The department shall be responsible for inquiries about the condition of sidewalks. The department shall keep a record of complaints and any action taken.

(C) It shall be the responsibility of the department to supervise all sidewalk construction and maintenance, including inspection, and the enforcement of provisions of this subchapter. It shall also be the responsibility of the director to establish a policy for construction, replacement, repair, inspection, handling of complaints, and handling of injury claims, and for assessment/invoicing of sidewalks (sidewalk replacement and repair policy).

[Balance of ordinance unchanged]
July 20, 2020
Regular (Virtual) City Council Meeting – 7:00 PM

The regular meeting of the Council of the City of Inkster, Wayne County, Michigan was a virtual meeting held on the Zoom platform in compliance with the State of Michigan Open Meetings Act and Governor Gretchen Whitmer’s Executive Order on Monday, July 20, 2020

Prior to the Regular Council Meeting: City Council members discussed:

Call Meeting to Order

Mayor Wimberly called the meeting to order at 7:03 p.m.

Pledge of Allegiance

City Council and the public in attendance pledged allegiance to the flag of the United States of America.

Prayer

Roll Call

Mayor Wimberly Present Councilwoman Howard Present
Councilwoman Watley Present Councilman Williams Present @ 7:20PM
Councilwoman Washington Present Councilman Chisholm Present
Councilman Shaw Present

Approval of Agenda

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to approve the agenda.
Resolution 07-20- 82COV - Motion carried.

ROLL CALL VOTE:
Councilmember Chisholm Yea Councilmember Washington Yea
Councilmember Shaw Yea Councilmember Watley Yea
Councilmember Howard Yea

Presentations/Discussion

Public Hearings

A. A public hearing to consider an Amendment to Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments.

Moved by Mayor Pro-Tem Howard, Seconded by Councilmember Chisholm to OPEN the public hearing for Amendment to Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments.
Resolution 07-20- 83COV - Motion carried.
ROLL CALL VOTE:
Councilmember Chisholm Yea Councilmember Shaw Yea
Councilmember Washington Yea Councilmember Howard Yea
Councilmember Watley Yea

- Darrin Carrington — Stated that the property Cherry Hill place is covered by a PILOT that pays the city 4% of certain revenues. The property is being proposed to be purchased by LARC Community Development Group in order for the property to be purchased, the PILOT Ordinance for the property must be amended to allow for this transaction.
- Mandsi — Asked what other cities are doing this program.
- Darrin Carrington — Responded that other cities are City of Detroit, Adrian, Saginaw Township, Lansing, Westland and Southfield.

Moved by Councilmember Shaw, Seconded by Councilmember Williams to CLOSE the public hearing for Amendment to Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments. Resolution 07-20- 84COV - Motion carried.

ROLL CALL VOTE:
Councilmember Williams Abstain Councilmember Shaw Yea
Councilmember Howard Yea Councilmember Washington Yea
Councilmember Watley Yea Councilmember Chisholm Yea

Consent Agenda

A. July 6, 2020 Regular (Virtual) City Council Meeting Minutes.
B. Allen Brother's and Attorney's PLLC Invoice $19,771.56

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to approve the Consent Agenda. Resolution 07-20- 85COV - Motion carried.

ROLL CALL VOTE:
Councilmember Shaw Yea Councilmember Washington Yea
Councilmember Williams Yea Councilmember Chisholm Yea
Councilmember Howard Yea Councilmember Watley Yea

Boards and Commission

A. Update of current list of appointments to Boards & Commissions.

Moved by Councilmember Williams, Seconded by Councilmember Shaw to appoint Toni Bailey to the Beautification Commission. Resolution 07-20- 86COV - Motion carried.

ROLL CALL VOTE:
Councilmember Watley Yea Councilmember Chisholm Yea
Councilmember Shaw Yea Councilmember Williams Yea
Councilmember Washington Yea Councilmember Howard Yea
Moved by Councilmember Shaw, Seconded by Councilmember Williams to appoint Chuck Coleman to the Commission on Aging. Resolution 07-20- 87COV - Motion carried.

ROLL CALL VOTE:
Councilmember Howard  Yea  Councilmember Williams  Yea
Councilmember Williams  Yea  Councilmember Shaw  Yea
Councilmember Chisholm  Yea  Councilmember Watley  Yea

Moved by Councilmember Shaw, Seconded by Councilmember Chisholm to appoint Debra Owens to the Commission on Aging. Resolution 07-20- 88COV - Motion carried.

ROLL CALL VOTE:
Councilmember Williams  Yea  Councilmember Shaw  Yea
Councilmember Howard  Yea  Councilmember Washington  Yea
Councilmember Watley  Yea  Councilmember Chisholm  Yea

Moved by Councilmember Shaw, Seconded by Councilmember Williams to appoint Jean Liddell to the Commission on Aging. Resolution 07-20- 89COV - Motion carried.

ROLL CALL VOTE:
Councilmember Washington  Yea  Councilmember Howard  Yea
Councilmember Chisholm  Yea  Councilmember Williams  Yea
Councilmember Shaw  Yea  Councilmember Watley  Yea

Moved by Councilmember Williams, Seconded by Councilmember Washington to appoint Rosie Allen-Thompson to the Commission on Aging. Resolution 07-20- 90COV - Motion carried.

ROLL CALL VOTE:
Councilmember Watley  Yea  Councilmember Washington  Yea
Councilmember Williams  Yea  Councilmember Shaw  Yea
Councilmember Howard  Yea  Councilmember Chisholm  Yea

Moved by Councilmember Shaw, Seconded by Councilmember Williams to appoint Gabe Henderson to the Commission on Aging. Resolution 07-20- 91COV - Motion carried.

ROLL CALL VOTE:
Councilmember Chisholm  Yea  Councilmember Washington  Yea
Councilmember Shaw  Yea  Councilmember Shaw  Yea
Councilmember Washington  Yea  Councilmember Chisholm  Yea

Moved by Councilmember Shaw, Seconded by Councilmember Williams to appoint Henry Wade to the Commission on Aging. Resolution 07-20- 92COV - Motion carried.
Moved by Councilmember Shaw, Seconded by Councilmember Williams to appoint Rochelle Wells to the Commission on Aging. Resolution 07-20-93COV - Motion carried.

**ROLL CALL VOTE:**
Councilmember Washington      Yea  Councilmember Williams        Yea
Councilmember Howard           Yea  Councilmember Shaw             Yea
Councilmember Chisholm         Yea  Councilmember Watley           Yea

**Previous Business**

A. Discussion/Action: (Special Projects Director) Consideration and approval of offer to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlyle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce, in the amount of $1.00 to Platinum Acquisitions.

Moved by Councilmember Chisholm, Seconded by Councilmember Washington to **REMOVE FROM THE TABLE** Consideration and approval of offer to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlyle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce, in the amount of $1.00 to Platinum Acquisitions. Resolution 07-20-94COV - Motion carried

**ROLL CALL VOTE:**
Councilmember Shaw             Yea  Councilmember Williams        Nay
Councilmember Watley           Yea  Councilmember Chisholm         Yea
Councilmember Howard           Yea  Councilmember Washington       Yea

Moved by Councilmember Howard, Seconded by Councilmember Shaw to **TABLE** an offer to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlyle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce, in the amount of $1.00 to Platinum Acquisitions. Resolution 07-20-95COV - Motion carried

**ROLL CALL VOTE:**
Councilmember Howard           Yea  Councilmember Washington       Yea
Councilmember Williams         Yea  Councilmember Shaw             Yea
Councilmember Chisholm         Yea  Councilmember Watley           Yea
B. Discussion/Action: (Adrianna Jordan) Consider approval of Special Land Use (SLU 19-26) for a proposed Adult Foster Care Facility to be located at 3041 John Daly between Yale and Norfolk in the R-1B, One-Family Residential District with the conditions noted per the recommendation of the Planning Commission. Steven Flum is the applicant.

Moved by Councilmember Chisholm, Seconded by Councilmember Watley to REMOVE FROM THE TABLE approval of Special Land Use (SLU 19-26) for a proposed Adult Foster Care Facility to be located at 3041 John Daly between Yale and Norfolk in the R-1B, One-Family Residential District with the conditions noted per the recommendation of the Planning Commission. Steven Flum is the applicant.
Resolution 07-20- 96COV - Motion carried

ROLL CALL VOTE:
Councilmember Chisholm   Yea  Councilmember Washington  Yea
Councilmember Williams    Yea  Councilmember Shaw  Yea
Councilmember Howard      Yea  Councilmember Watley  Yea

Moved by Councilmember Chisholm,
to approve of a Special Land Use (SLU 19-26) for a proposed Adult Foster Care Facility to be located at 3041 John Daly between Yale and Norfolk in the R-1B, One-Family Residential District with the conditions noted per the recommendation of the Planning Commission. Steven Flum is the applicant.
Resolution 07-20- 97COV - Motion failed.

Ordinance(s)

A. First Reading(s)

1. A first reading to consider an Amendment to Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments.

2. A first reading of text amendments (TA 20-04) to the City's Zoning Ordinance pertaining to provisions for adult foster care homes per the recommendations of the Planning Commission. For a list of affected ordinance sections please see “background information”.

B. Second Reading(s)

New Business

A. Discussion/Action: (Jerome BMNs) Consideration and approval authorizing Administration to enter into a cost sharing INTERGOVERNMENTAL AGREEMENT with Wayne County for the construction of Middlebelt Road from Michigan Avenue to Cherryhill and adopt the resolution attached to the IGA. Funding will come from Act 51 Major Roads Budget.

Moved by Councilmember Howard, Seconded by Councilmember Shaw 
to approve authorizing Administration to enter into a cost sharing
INTERGOVERNMENTAL AGREEMENT with Wayne County for the construction
of Middlebelt Road from Michigan Avenue to Cherryhill and adopt the
resolution attached to the IGA. Funding will come from Act 51 Major Roads Budget.
Resolution 07-20-98COV — Motion carried

ROLL CALL VOTE:
Councilmember Chisholm  Yea  Councilmember Washington  Yea
Councilmember Williams  Yea  Councilmember Shaw  Yea
Councilmember Howard  Yea  Councilmember Watley  Yea

B. Discussion/Action: (William Riley) Consideration and approval to accept award amount of $1,459.734. from the U.S. Department of Justice COPS Office for the hiring of six new police officers for a total of three years with NO matching funds required from the City of Inkster.

Moved by Councilmember Williams, Seconded by Councilmember Shaw to approve to accept the COPS Grant to hire six Police Officers, grant awarded by the Department of Justice.
Resolution 07-20-99COV — Motion carried

ROLL CALL VOTE:
Councilmember Williams  Yea  Councilmember Shaw  Yea
Councilmember Howard  Yea  Councilmember Washington  Yea
Councilmember Watley  Yea  Councilmember Chisholm  Yea

C. Discussion/Action: (Felicia Rutledge) Consideration and approval for a street closure on Hazelwood on July 25, 2020 from 3:00pm until 8:00pm for a Block/Birthday Party the applicant is Joslyn Kitzer with the placement of the Governor’s Executive Order.

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to approve for a street closure on Hazelwood on July 25, 2020 from 3:00pm until 8:00pm for a Block/Birthday Party
Resolution 07-20-100COV — Motion carried

ROLL CALL VOTE:
Councilmember Washington  Yea  Councilmember Howard  Yea
Councilmember Chisholm  Yea  Councilmember Williams  Yea
Councilmember Shaw  Yea  Councilmember Watley  Yea

D. Discussion/Action: (Felicia Rutledge) Consideration and approval for a street closure on Woodland on August 1, 2020 from 10:00am until 10:00pm for a Block Party the applicant is Lisa Pritchett.

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard to approve for a street closure on Hazelwood on July 25, 2020 from 3:00pm until 8:00pm for a Block/Birthday Party
Resolution 07-20-101COV — Motion carried

ROLL CALL VOTE:
Councilmember Watley  Yea  Councilmember Chisholm  Yea
Councilmember Howard  Yea  Councilmember Williams  Yea
Councilmember Shaw  Yea  Councilmember Washington  Yea

E. Discussion/Action: (Dennis Black) Consideration and approval to convey a quit claim deed to Clarissa Wells of 3119 Harrison.

Inkster City Council Meeting
July 20, 2020-COV

P13
Moved by Councilmember Shaw, Seconded by Councilmember Chisholm
to approve
Resolution 07-20-102COV – Motion carried

ROLL CALL VOTE:
Councilmember Howard Yea Councilmember Washington Yea
Councilmember Williams Yea Councilmember Shaw Yea
Councilmember Chisholm Yea Councilmember Watley Yea

Public Participation

- Leslie Windless - My name is Leslie Windless, and I am writing to have our event included in the public comment of section of the July 20, 2020 Inkster City Council meeting. Youth Against Racism will be having a peaceful protest SPECIFICALLY for the youth (19 & under) at the Dearborn Heights and Inkster Police Departments from 6PM to 8PM on Friday, 7/24/20. The protest was triggered by the murder of George Floyd but is required for the countless other senseless deaths of people of color. Our children are and have been watching but are not always heard. We felt it was necessary to give them a safe space/platform to tell their stories, share their ideas, and stand in solidarity in support of the notion that black lives matter. To ensure that this event is a success, we need your help. You are invited to stand in unity with the youth of color in Dearborn Heights and Inkster, MI. Please reach out to me at your earliest convenience if you are interested in attending this event. She can be contacted at (313) 695-7054 or Lesliewindless14@yahoo.com

- Yvette Brock – Stated it may be beneficial to know if the group home that was on the agenda is taxable of non-taxable.
- Cody Corvet – Provided explanations and MCL codes; 125.3206 Sub Sections I and II regarding group homes.

City Clerk

- Encouraged residents to vote by Absentee Ballot.

City Treasurer

- No comments

Mayor and Council

- Councilmember Shaw – Asked if other committees where having virtual meetings. Stated he liked the artwork that is around the city. He asked if the bus stop on Michigan Ave. could have plexiglass instead of real glass because the windows keep getting broken. He stated there was graffiti on the CSO Basin sign on Inkster Rd. He further stated there are overgrown bushes at 1191 Helen Street.
- Mayor Wimberly – Stated the Census 2020 Count is at sixty percent and the city is trying to get to ninety percent. He asked all councilpersons to make an effort within their districts to get the numbers up.

CLOSED SESSION

Moved by Councilmember Shaw, Seconded by Mayor Pro-Tem Howard
to go into closed session at 9:19 p.m.
ROLL CALL VOTE:
Councilmember Chisholm  Yea  Councilmember Shaw  Yea
Councilmember Washington  Yea  Councilmember Williams  Yea
Councilmember Howard  Yea  Councilmember Watley  Yea

Adjournment:
There being no further business to come before Council, on a motion duly made
By Councilmember Watley, Seconded by Councilmember Howard carried, to conclude
the Regular Virtual City Council meeting of July 20, 2020 was adjourned at 9:54PM.

Felicia Rutledge, City Clerk
City of Inkster
August 3, 2020 (Virtual Meeting)

CITY OF INKSTER

Boards & Commissions

(MADE OPERATIVE BY STATE LAW, CITY OF INKSTER CHARTER PROVISION OR CITY OF INKSTER ORDINANCE)

AGING COMMISSION
[MEETINGS: Third Friday of each month at 1:00 p.m., Twin Towers Activity Room]
2 Year Term 9 Members Ordinances: 414,457 & 508

Denise Champagne, Project Dir.
- (Ex-Officio Member)
Rochelle Wells
Rosie Allen Thompson
Henry Wade
Toni Bailey
Roosevelt Stubbs
Gabe Henderson
Jean Liddell
Iris Long
June Patterson
Debra Owens
Chuck Coleman

Tenure

Exp. 07/20/22
Exp. 07/06/22
Exp. 07/06/22
Exp. 07/06/22
Exp. 07/06/22
Exp. 07/06/22
Exp. 07/06/22
Exp. 07/06/22
Exp. 07/06/22
Exp. 07/06/22

BOARD OF REVIEW
[MEETINGS: March, July and December]
Annual Appointment 3 Members Charter Provision and State Law

WCA Assessing
William Miller
Lenoria Warmack
Ned Sanders
Peggy Bishop (Alternate)

Clerk of the Board – Non Voting

Exp. 01/06/21
Exp. 12/16/20
Exp. 02/03/21
Exp. 10/7/2020

BEAUTIFICATION COMMITTEE
[MEETINGS: Second Monday of each month @ 6:00 p.m., Recreation Center]
2 Year Term

Toni Bailey
Kathleen Gibbs
Gabe Henderson
Avis Love
George Williams
Lenoria Warmack
Vacant
Vacant
Vacant
Vacant
Vacant
Vacant
Vacant
Vacant
Vacant

Exp. 07/06/22
Exp. 01/21/22
Exp. 02/18/21
Exp. 01/06/22
Exp. 11/8/19 – Expired
Exp. 12/16/21

Vacant
Vacant
Vacant
Vacant
Vacant
Vacant
Vacant
Vacant
Vacant

P16
August 3, 2020 (Virtual Meeting)

BUILDING AUTHORITY COMMISSION - **INACTIVE**
[MEETINGS: Second Monday in January]
3 Year Term 5 Members State Law and Resolution 74-1-39
Nathaniel Eloock Exp. 12/31/05
Hersey Bryant, (C) Exp. 12/31/00
Horace Wells Exp. 12/31/01

**CABLE TELEVISION COMMISSION**
[MEETINGS: Second Tuesday of each month at 6:00 p.m., Recreation Center]
3 Year Term 9 Members Ordinances 593 and 609
Vacant Ex. Officio
Troy Seaton Dist. 1 Exp. 07/06/23
Phineas Cody Dist. 3 Exp. 10/07/22
Octavia Smith Dist. 4 Exp. 07/03/20-Expired
Thelma Jean Overman Dist. 5 Exp. 02/06/20-Expired
Connie R. Mitchell Dist. 6 Exp. 02/04/22
Sandra Watley Mayoral Exp. 01/06/23
Steven Chisholm At-Large Exp. 07/06/23

**CIVIL SERVICE COMMISSION AND BOARD OF ETHICS**
[MEETINGS: Monthly]
3 Year Term 3 Members Ordinances 237 & 559
Vacant
Vacant - (Employee Representative)
Vacant (Commission Appointment)

**CONDEMNATION BOARD**
[MEETINGS: AS NEEDED]
5 Members Ordinance 150.140 thru 150.145
Mark Minch (Building Contractor) Exp. Tenure
Deborah Owens (General Member) Exp. 01/22 (2 Year Term)
Guy Borrusch General Member) Exp. 8/19 (2 Year Term)-Expired
Tom Michellini Contractor) Exp. 01/23 (3 Year Term)
James Gerett (Engineer) Exp. 9/20 (3 Year Term)-RESIGNED
Charles Rizzo (Alternate) Exp. 01/21
August 3, 2020 (Virtual Meeting)

**CONSTRUCTION BOARD OF APPEALS/PROPERTY MAINTENANCE BOARD**

<table>
<thead>
<tr>
<th>Term</th>
<th>Members</th>
<th>Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 Year Term</td>
<td>Shirley Hankerson</td>
<td>Exp. 12/21</td>
</tr>
<tr>
<td></td>
<td>Yvette Brock</td>
<td>Exp. 12/21</td>
</tr>
<tr>
<td></td>
<td>Charles Rizzo</td>
<td>Exp. 12/21</td>
</tr>
<tr>
<td></td>
<td>Rebecca Daniels</td>
<td>Exp. 02/22</td>
</tr>
<tr>
<td></td>
<td>Tom Michelin - Building Inspector</td>
<td>Exp. 04/19-Expired</td>
</tr>
</tbody>
</table>

**DOWNTOWN DEVELOPMENT AUTHORITY**

<table>
<thead>
<tr>
<th>Term</th>
<th>Members</th>
<th>Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>4 Year Term</td>
<td>Martha Thels</td>
<td>Exp. 12/17/22</td>
</tr>
<tr>
<td></td>
<td>Angela Dodson</td>
<td>Exp. 02/19/22</td>
</tr>
<tr>
<td></td>
<td>Barbara Cooper</td>
<td>Exp. 10/7/23</td>
</tr>
<tr>
<td></td>
<td>Octavia Smith</td>
<td>Exp. 10/21/23</td>
</tr>
<tr>
<td></td>
<td>Sonja Jennings</td>
<td>Exp. 11/4/23</td>
</tr>
<tr>
<td></td>
<td>Randa Davis</td>
<td>Exp. 11/4/23</td>
</tr>
<tr>
<td></td>
<td>Kofi Ofori</td>
<td>Exp. 04/23/23-Expired</td>
</tr>
<tr>
<td></td>
<td>Winston Wade</td>
<td>Exp. 07/17/21</td>
</tr>
<tr>
<td></td>
<td>Rehli Onomake (Treasurer)</td>
<td>Exp. 3/16/19-Expired</td>
</tr>
<tr>
<td></td>
<td>Uche Ndubuisi</td>
<td>Exp. 7/20/19-Expired</td>
</tr>
<tr>
<td></td>
<td>Clarence Oden</td>
<td>Exp. 7/1/23</td>
</tr>
</tbody>
</table>

**ECONOMIC DEVELOPMENT CORPORATION (BOARD OF DIRECTORS)**

<table>
<thead>
<tr>
<th>Term</th>
<th>Members</th>
<th>Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>6 Year Term</td>
<td>Bishop Walter Starghill, Jr.</td>
<td>Exp. 06/07/16-Expired</td>
</tr>
<tr>
<td></td>
<td>Octavia Smith</td>
<td>Exp. 10/21/25</td>
</tr>
<tr>
<td></td>
<td>Angela Dotson</td>
<td>Exp. 10/21/25</td>
</tr>
<tr>
<td></td>
<td>Deborah Walker</td>
<td>Exp. 06/07/16-Expired</td>
</tr>
<tr>
<td></td>
<td>Mary Weislo</td>
<td>Exp. 03/07/17-Expired</td>
</tr>
<tr>
<td></td>
<td>Cassandra Leonard</td>
<td>Exp. 06/07/16-Expired</td>
</tr>
<tr>
<td></td>
<td>Herbert Johnson</td>
<td>Exp. 06/07/16-Expired</td>
</tr>
<tr>
<td></td>
<td>Dennis Weislo</td>
<td>Exp. 06/07/19-Expired</td>
</tr>
<tr>
<td></td>
<td>Charmaine Kennedy</td>
<td>Exp. 01/17/23</td>
</tr>
<tr>
<td></td>
<td>Connie R. Mitchell</td>
<td>Exp. 02/06/23</td>
</tr>
</tbody>
</table>

**ELECTRICAL EXAMINING BOARD - INACTIVE**

<table>
<thead>
<tr>
<th>Term</th>
<th>Members</th>
<th>Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Indefinite Terms</td>
<td>Walter Bays (Elec. Cont.)</td>
<td>State Law and Ordinance 616</td>
</tr>
<tr>
<td></td>
<td>Andrew Hughes (Adm. Official)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Carlton Trouteaud (Rep. of Detroit Edison)</td>
<td></td>
</tr>
</tbody>
</table>
ELECTION COMMISSION
[Per the City Charter; Chapter 4; Section 4.1]
4 Year Term

<table>
<thead>
<tr>
<th>Council Member (most votes)</th>
<th>Kim Howard</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Attorney</td>
<td>Tenure</td>
</tr>
<tr>
<td>City Clerk</td>
<td>Tenure</td>
</tr>
<tr>
<td>LaGina Washington (Mayor and Council appointee)</td>
<td>12/22 – will need to resign</td>
</tr>
<tr>
<td>Ruth E. Williams</td>
<td>02/24</td>
</tr>
</tbody>
</table>

HOUSING AND REDEVELOPMENT
[MEETINGS: Third Tuesday of each month at 6:30 p.m., 4500 Inkster Road]
5 Year Term

<table>
<thead>
<tr>
<th>Will Miller</th>
<th>Exp. 02/25</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mable Stroman</td>
<td>Exp. 3/22</td>
</tr>
<tr>
<td>Ellis Clifton</td>
<td>Exp. 5/24</td>
</tr>
<tr>
<td>DaSalia Scott</td>
<td>Exp. 9/20 (Resident Housing)</td>
</tr>
<tr>
<td>Yvette Brock</td>
<td>Exp. 10/24</td>
</tr>
</tbody>
</table>

INKSTER HISTORICAL COMMISSION
[MEETINGS: Third Saturday of each month at 10:30a.m. Library Study Room]
2 Year Term

<table>
<thead>
<tr>
<th>Roosevelt Stubbs</th>
<th>Dist. 1</th>
<th>Exp. 7/06/22</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rhoda Littles</td>
<td>Dist. 2</td>
<td>Exp. 10/24/21</td>
</tr>
<tr>
<td>Ruth E. Williams</td>
<td>Dist. 3</td>
<td>Exp. 02/06/19 – Expired</td>
</tr>
<tr>
<td>Vacant</td>
<td>Dist. 4</td>
<td></td>
</tr>
<tr>
<td>Vacant</td>
<td>Dist. 5</td>
<td></td>
</tr>
<tr>
<td>June Liddell</td>
<td>Dist. 6</td>
<td>Exp. 10/21/21</td>
</tr>
<tr>
<td>George Mitchell</td>
<td>Dist. ???</td>
<td>Exp. 08/20/20</td>
</tr>
<tr>
<td>Gabe Henderson</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

LIBRARY BOARD
4 year term -Elected

<table>
<thead>
<tr>
<th>Michael Wells</th>
<th>Exp. 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>Timothy Williams</td>
<td>Exp. 2023</td>
</tr>
<tr>
<td>DeAndra Crystal-Rikay Watley</td>
<td>Exp. 2023</td>
</tr>
<tr>
<td>Stephanie Abernathy-Lane</td>
<td>Exp. 2023</td>
</tr>
<tr>
<td>Doyse A. Thompson</td>
<td>Exp. 2023</td>
</tr>
<tr>
<td>Ruth E. Williams</td>
<td>Exp. 2023</td>
</tr>
</tbody>
</table>

LOCAL BUSINESS ENTERPRISE ADVISORY COMMITTEE
[MEETINGS: Third Tuesday of every month at 6:30 P.M., Inkster City Hall]
2 Year Term

<table>
<thead>
<tr>
<th>Nell Harrison</th>
<th>Dist. 1</th>
<th>Exp. 3/21/18-Expired</th>
</tr>
</thead>
<tbody>
<tr>
<td>Curtistine Barge</td>
<td>Dist. 2</td>
<td>Exp. 1/20/18-Expired</td>
</tr>
<tr>
<td>Brittni Abiolu</td>
<td>Dist. 3</td>
<td>Exp. 3/7/18-Expired</td>
</tr>
<tr>
<td>Olubisi B. Ajetunmobi</td>
<td>Dist. 4</td>
<td>Exp. 1/20/18-Expired</td>
</tr>
<tr>
<td>Vacant</td>
<td>Dist. 5</td>
<td></td>
</tr>
<tr>
<td>Barbara Cooper</td>
<td>Dist. 6</td>
<td>Exp. 5/2/18-Expired</td>
</tr>
<tr>
<td>Marie Jenkins</td>
<td>Mayorial</td>
<td>Exp. 1/20/18-Expired</td>
</tr>
</tbody>
</table>
### LOCAL OFFICERS COMPENSATION COMMISSION

[MEETINGS: Minimum of One Meeting Each Odd-Numbered Year.]

<table>
<thead>
<tr>
<th>7 Year Term</th>
<th>7 Members</th>
<th>State Law and Ordinance 409</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lenoria Warmack</td>
<td></td>
<td>Exp. 10/17/2023</td>
</tr>
<tr>
<td>Thelma Jean Overman</td>
<td></td>
<td>Exp. 10/17/2023</td>
</tr>
<tr>
<td>Debra Owens</td>
<td></td>
<td>Exp. 10/17/2023</td>
</tr>
<tr>
<td>Ann Gross</td>
<td></td>
<td>Exp. 12/5/2023</td>
</tr>
<tr>
<td>Ronald Johnson</td>
<td></td>
<td>Exp. 12/19/2023</td>
</tr>
<tr>
<td>Courtney Owens</td>
<td></td>
<td>Exp. 12/16/2026</td>
</tr>
<tr>
<td>Aaron Sims</td>
<td></td>
<td>Exp. 01/03/2024</td>
</tr>
</tbody>
</table>

### PARKS AND RECREATION COMMISSION

[MEETINGS: First Tuesday of each month at 7:30 P.M., Recreation Complex]

<table>
<thead>
<tr>
<th>2 Year Term</th>
<th>9 Members</th>
<th>Ordinances: 493 &amp; 551</th>
</tr>
</thead>
<tbody>
<tr>
<td>VACANT</td>
<td>Dist. 1</td>
<td>Exp. 03/20/19</td>
</tr>
<tr>
<td>Opel Nolen</td>
<td>Dist. 2</td>
<td>Exp. 11/6/19 - Expired</td>
</tr>
<tr>
<td>Tania James</td>
<td>Dist. 3</td>
<td>Exp. 04/01/21</td>
</tr>
<tr>
<td>LaWanna Abney-Mitchell</td>
<td>Dist. 4</td>
<td>Exp. 02/17/22</td>
</tr>
<tr>
<td>VACANT</td>
<td>Dist. 5</td>
<td>Exp. 02/19/20</td>
</tr>
<tr>
<td>Connie R. Mitchell</td>
<td>Dist. 6</td>
<td>Exp. 11/18/21</td>
</tr>
<tr>
<td>Ashwanna Butts</td>
<td>Mayoral</td>
<td>Exp. 01/21/22</td>
</tr>
<tr>
<td>Shirley Hankerson</td>
<td>Mayoral</td>
<td>Exp. 04/15/21</td>
</tr>
<tr>
<td>Ned Sanders</td>
<td>Council</td>
<td>Exp. 07/07/19 - Expired</td>
</tr>
</tbody>
</table>

### PARKS AND RECREATION YOUTH COMMISSION

<table>
<thead>
<tr>
<th>2 Year Term</th>
<th>6 Members</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alisa Todd</td>
<td>Dist. 1</td>
</tr>
<tr>
<td>Katrina Coats</td>
<td>Dist. 2</td>
</tr>
<tr>
<td>Zeavean Johnson</td>
<td>Dist. 3</td>
</tr>
<tr>
<td>William Grubbs</td>
<td>Dist. 4</td>
</tr>
<tr>
<td>Taylor Todd</td>
<td>Dist. 5</td>
</tr>
<tr>
<td>Demon Zimmerman</td>
<td>Dist. 6</td>
</tr>
<tr>
<td>Tiwan Smith</td>
<td>Mayoral</td>
</tr>
</tbody>
</table>

### PLANNING COMMISSION

[MEETINGS: Fourth Monday of each month at 6:00 p.m., City Council Chambers]

<table>
<thead>
<tr>
<th>3 Year Term</th>
<th>9 Members</th>
<th>State Law and Ordinance 33</th>
</tr>
</thead>
<tbody>
<tr>
<td>Patrick Wimberly (Mayor)</td>
<td></td>
<td>Tenure</td>
</tr>
<tr>
<td>Darryl Davis (City appointee)</td>
<td></td>
<td>Exp. 3/22</td>
</tr>
<tr>
<td>Tonia Williams</td>
<td></td>
<td>Exp. 02/23</td>
</tr>
<tr>
<td>Mack Willis</td>
<td></td>
<td>Exp. 07/23</td>
</tr>
<tr>
<td>James Garrett</td>
<td></td>
<td>Exp. 09/20 - RESIGNED</td>
</tr>
<tr>
<td>William Ratliff (Vice-Chair)</td>
<td></td>
<td>Exp. 07/22</td>
</tr>
<tr>
<td>Lynette Cain (Secretary)</td>
<td></td>
<td>Exp. 07/22</td>
</tr>
<tr>
<td>Steven Chisholm (Chair)</td>
<td></td>
<td>Exp. 07/22</td>
</tr>
<tr>
<td>Kim Faison</td>
<td></td>
<td>Exp. 01/21</td>
</tr>
</tbody>
</table>

### POLICE AND FIREMAN RETIREMENT SYSTEM BOARD OF TRUSTEES

[MEETINGS: First Thursday of each month at 1:00 p.m., TIFA Room]

<table>
<thead>
<tr>
<th>2 Year Term</th>
<th>5 Members</th>
<th>Charter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lorenzo A. Moner, Jr.</td>
<td>Mayoral</td>
<td>Exp. 12/19</td>
</tr>
<tr>
<td>Barry O'Bryan</td>
<td>Police Rep</td>
<td></td>
</tr>
<tr>
<td>Jason Kaye</td>
<td>Fire Rep</td>
<td></td>
</tr>
<tr>
<td>Sandra K. Watley</td>
<td>City Council Rep</td>
<td>Exp. 12/20</td>
</tr>
</tbody>
</table>
August 3, 2020 (Virtual Meeting)
Board of Trustee Rep

WATER REVIEW COMMITTEE- INACTIVE
[MEETINGS: Scheduled by Chairman Marcus Hendricks, City Hall TIFA Room]

Sam Brown
Carl Woods
Ann Coleman
Courtney Owens
Councilmember Williams
Marcus Hendricks
Dennis Welslo

App. 01/07/13
App. 01/07/13
App. 01/07/13
App. 01/07/13
App. 02/04/13
App. 02/18/13
App. 02/18/13

ZONING BOARD OF APPEALS (ZBA)
[MEETINGS: First Thursday of each month at 6:00 P.M., City Council Chambers]

3 Year Term

Ruth E. Williams
Clarence Oden, Jr. (VC)
James Cross
Roosevelt Stubbins (S)
Vanola Williams
Norma McDaniel
Teresa Patton
Mac Willis
Dorsey Williams

Dist. 1
Dist. 2
Dist. 3
Dist. 4
Dist. 5
Dist. 6
Exp. 12/16/22
Exp. 04/03/20???
Exp. 07/01/16 Expired
Exp. 08/21/20
Exp. 02/06/20
Exp. 12/16/22
Exp. 08/08/21
Exp. 11/06/21
Exp. 07/11/22

State Law and Ordinance 277

NANKIN TRANSIT
[Meetings: Third Thursday of each month at 5:45 p.m., Nankin Transit [Jefferson Barns Community CTR. 32150 Dorsey Westland, MI. 48186]]

Mayor Patrick Wimberly
Denise Champagne, Community Appointee

Exp. Tenure - (Tenure is up)
Exp. (Appointed in 2008)

2015 COMMUNITY DEVELOPMENT BLOCK GRANT ADVISORY COUNCIL (CDBG)
[Meetings: Dates and times are quarterly and locations are various]

Timothy Williams, Council Appointee
Clarence Oden (Alternate)

Exp. Tenure- No longer on City Council
Exp. Tenure- No Longer on City Council

COMMITTEES FORMED BY COUNCIL RESOLUTIONS

TAX INCREMENT FINANCE AUTHORITY
[MEETINGS: Second Thursday of each month at 6:30 P.M., City Hall Council]

6 Year Term

Connie R. Mitchell
Avis Love
Rerhi Onomake
Vacant
Charmaine Kennedy
Mary Weislow (Treasurer)
Winnie Nwankwo

Tenure
Exp. 03/20/23
Exp. 03/16/21
Exp.
Exp. 02/20/21
Exp. 06/06/22
Exp. 05/18/21
August 3, 2020 (Virtual Meeting)

BROWNFIELD REDEVELOPMENT AUTHORITY
[MEETINGS: Second Tuesday of each month at 5:00 P.M., City Hall Council Chambers]
Terms 1, 2 and 3 years Up to 9 members Resolution 02-9-458

<table>
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<tr>
<th>Name</th>
<th>City Council Representation</th>
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<tr>
<td>Darin Carrington, Treasurer</td>
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<td>Vacant Community</td>
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NOTES:
- Vacancies and/or Expired terms

*Has not taken the oath
REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor
From: Special Projects, Director
Date: July 1, 2020
Date for Council Consideration: July 6, 2020

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlyle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce, in the amount of $4000.00 to Platinum Acquisitions.

Current Action _____ Emergency _____ Future _____

Funds Budgeted: If Yes _____ Account # 101.721.673.130 No _____ N/A _____

Mayor's Approval

BACKGROUND INFORMATION
Platinum has made the application to purchase (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlyle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR (Property I.D. 44 010 03 0082 000), or 3544 Spruce. The house was foreclosed in 2018 and was acquired by the City through the NSP program, it was recommended for demolition. Platinum has offered to purchase the house to either rehab or demolish it.

SCOPE OF SERVICES
Preparation and execution of purchase agreement, quit claim deed, property transfer affidavit, and recording the deed. It is highly recommended by the Planning Division that the applicant complete a title search of the property.

JUSTIFICATION
The parcel is located in the R-1B zoning district. The house is in bad shape and needs major renovations. There have been many complaints from residents about the state of the house. Platinum has a proven track record of salvaging properties.

PROJECT OR IMPROVEMENT TASK
1. Develop a plan to address the City's current debt and legacy costs.
2. Improve and promote the image of Inkster.

COST
The applicant is offering the total purchase price of $4000.00

RESOLUTION
Authorization is hereby given for the sale of (Case # LD 20-03) one (1) residential house, which is located on the west side of Spruce St. between Beech St. and Carlyle St. and is legally described as 25R82 83 LOTS 82 AND 83 WESTWOOD HEIGHTS SUB T2S R9E L63 P2 WCR
(Property I.D. 44 010 03 0082 000), or 3544 Spruce, to Platinum subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale ($4000.00), paying the cost of recording the deed ($18.00), entering into a purchase agreement and executing a property transfer affidavit.

Finally, it is highly recommended that the applicant complete a title search of the property.

Resolved by ___________________________  Seconded by ___________________________

Yes:
No:
Absent:
REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor
From: Darin Carrington

Date: July 14, 2020
Date for Council Consideration: August 3, 2020

ACTION REQUESTED: Consideration and approval of a second reading of the Amendment to Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments.

Current Action ___X___ Emergency ___________ Future ___________

Funds Budgeted: If Yes _____ Account # __________ No _____ N/A ___X___

Mayor's Approval ________________________

BACKGROUND INFORMATION
Cherry Hill Place Apartments is located at 29477 Cherry Hill Road. This property is covered by a PILOT (Payment In Lieu Of Taxes) that pays the City 4% of certain revenues. The property is being proposed to be purchased by Larc Community Development Group which is based in Southfield, MI. In order to complete the proposed purchase of the property, the PILOT Ordinance for the property must be amended to allow for this transaction to occur.

SCOPE OF SERVICES
Amend the above referenced ordinance to allow for the transfer of the subject property to a new proposed property owner. The amendment would keep in place the current Payment In Lieu Of Taxes (PILOT).

JUSTIFICATION
The proposed Buyer of this property is looking to make a number of improvements to this development. The Buyer would preserve 186 units of affordable Senior and Family Housing. The PILOT would remain in place and there would be potential increases in revenue to the City. The Buyer is also planning to make a substantial amount of renovations to the property.

PROJECT OR IMPROVEMENT TASKS
N/A

COSTS
N/A

PROJECT TIME TABLE
Transaction would close in the next 30 -60 days.
RESOLUTION
Authorization is hereby given to Amend Senior Citizen Housing PILOT Ordinance #531 in connection with the Cherry Hill Senior Citizen Housing Development/Cherry Hill Place Apartments located at 29477 Cherry Hill Road.

Resolved by __________________________  Seconded by __________________________

Yes:
No:
Absent:
ORDINANCE NO. 531

SENIOR CITIZEN HOUSING ORDINANCE

An Ordinance to provide for a service charge in lieu of taxes for a proposed multiple family dwelling project for persons of low income to be financed or assisted pursuant to the provisions of the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCLA Section 125,1401 et. seq., MSA Section 116,114 (1) et, seq.).

THE CITY OF INKSTER ORDAINS:

SECTION 1. This Ordinance shall hereafter be known and cited as the "City Senior Citizen Housing Ordinance."

SECTION 2. Preamble. It is acknowledged that it is a proper public purpose of the State of Michigan and its political subdivisions to provide housing for its citizens of low income and to encourage the development of such housing by providing for a service charge in lieu of property taxes in accordance with the State Housing Development Authority Act of 1966 (1966 PA 346, as amended, MCLA Section 125.1401 et. seq., MSA Section 116.114 (1) et, seq.). The City is authorized by said Act to establish or change the service charge to be paid in lieu of taxes by any or all classes of housing exempt from taxation under the Act at any amount it chooses not to exceed the taxes that would be paid but for the Act. It is further acknowledged that such housing for persons of low income is a public necessity, and as the City will be benefitted and improved by such housing, the encouragement of the same by providing certain real estate tax exemption therefor is a valid public purpose; further, that the continuance of the provisions of this Ordinance for tax exemption and the service charge in lieu of taxes during the periods hereinafter contemplated are essential to the determination of economic feasibility of housing developments which are constructed and financed in reliance thereon.

The City acknowledges that Hersee J. Rodgers, Sponsor, a Cherry Hill Limited, Dividend Housing Association, Mortgagor its successors and assigns, (the "Sponsor") has offered subject to receipt of a federally aided or state-aided mortgage, as defined by the Act, Mortgage Loan from the Authority, to erect, own and operate a housing development identified as Cherry Hill Place Senior Citizen Development on certain property located at Middlebelt and Cherry Hill in the City to serve persons of low income, and that the Sponsor has offered to pay the City on account of said Development an annual service charge for public services in lieu of all taxes.

SECTION 3. Definitions.

A. Authority means the Michigan State Housing Development

B. Act means the State Housing Development Authority Act, being Public Act 346 of 1966, of the State of Michigan, as amended,
C. Contract Rents are as defined by the U.S. Department of Housing and Urban Development in regulations promulgated pursuant to the U.S. Housing Act of 1937, as amended by the Housing and Community Development Act of 1974.

D. Housing Development means a development which contains a significant element of housing for persons of low income and such elements of other housing, commercial, recreational, industrial, communal, and educational facilities as the Authority determines improve the quality of the development as it relates to housing for persons of low income.

E. Senior Citizen Housing means housing for a family (as defined in 24 CFR 5.403) whose head, spouse, or sole member is a person who is at least 62 years of age.

F. Reserved for definition of class (i.e. elderly, family, handicapped, etc. to which this Ordinance shall apply).

G. Mortgage Loan means a federally-aided or state-aided mortgage loan to be made by the Authority or another lender to the Sponsor for the construction and permanent financing of the Housing Development.

H. Utilities mean fuel, water, sanitary sewer service and/or electrical service which are paid by the Development.

I. Sponsor means persons or entities, including its successors or assigns, which have applied to the Authority or other lender for a Mortgage Loan to finance a Housing Development and their successors and assigns.

SECTION 4. Class of Housing Developments. It is hereby determined that the class of Housing Developments to which the tax exemption shall apply and for which a service charge shall be paid in lieu of such taxes shall be for Senior Citizen Housing only, which are financed or assisted pursuant to the Act. It is further determined that Cherry Hill Place Senior Citizen Development is of this class.

SECTION 5. Establishment of Annual Service Charge. The Housing Development identified as Cherry Hill Place Senior Citizen Development and the property on which it shall be constructed shall be exempt from all property taxes from and after the commencement of construction as long as the development is used for Senior Citizens housing. The City, acknowledging that the Sponsor and the Authority have established the economic feasibility of the Housing Development in reliance upon the enactment and continuing effect of this Ordinance and the qualification of the Housing Development for exemption from all property taxes and a payment in lieu of taxes as established herein, and in consideration of the Sponsor's offer, subject to receipt of a Mortgage Loan from the Authority, to construct, own and operate said Housing Development, hereby agrees to accept payment of an annual service charge for public services in lieu of all property taxes. The Annual service charge shall be equal to four (4%) percent of the difference between Contract Rents actually collected and Utilities.

SECTION 6. Contractual Effect of Ordinance. Notwithstanding the provisions of section 15(a) (5) of the Act, to the contrary, a contract between the City and the Sponsor with the
Authority as third party beneficiary thereunder, to provide tax exemption and accept payments in lieu thereof as previously described is effected by enactment of this Ordinance.

SECTION 7. Payment of Service Charge. The service charge in lieu of taxes as determined hereunder shall be payable in the same manner as general property taxes are payable to the City except that the annual payment shall be paid on or before July 1 of each year.

SECTION 8. Duration. This Ordinance shall remain in effect and shall not terminate so long as the Mortgage Loan remains outstanding and unpaid or the Authority and/or the U.S. Department of Housing and Urban Development has any interest in the property; so long as the development is used for Senior Citizens housing—provided, that construction of the Housing Development commences within one year from the effective date of this Ordinance so long as the development is used for Senior Citizens housing.

SECTION 9. Severability. The various sections and provisions of this ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid the same shall not affect the validity of the Ordinance as a whole or any section or provision hereof other than the section or provision so declared to be unconstitutional or invalid,

SECTION 10. Effective Date. This Ordinance shall have immediate effect upon posting. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict,

Betty G. Miller, City Clerk
Inkster, Michigan

ADOPTED: November 6, 1978
POSTED: November 10, 1978

Police Station
Fire Station
City Hall
Courtroom
REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor  
From: Adrianna Jordan, Planning Director

Date: July 14, 2020  
Date for Council Consideration: August 3, 2020

ACTION REQUESTED: Consideration and approval of the second reading/approval of the text amendments (TA 20-04) to the City’s Zoning Ordinance pertaining to provisions for adult foster care homes per the recommendations of the Planning Commission. For a list of affected ordinance sections please see “background information”.

Current Action [X] Emergency  Future

Funds Budgeted: If Yes [ ] Account # [ ] No [ ] N/A [X]

Mayor’s Approval [ ]

BACKGROUND INFORMATION

A public hearing was held by the Planning Commission for the proposed text amendments, and the amendments were also recommended for approval by the Planning Commission on Monday, July 13, 2020. Public comments were received on the amendments at the public hearing. Draft meeting minutes are attached.

Proposed modifications include in § 155.029 “Definitions”, modify definitions for Foster Care Facilities and add definitions for “Adult Foster Care Small Group Home”, and “Adult Foster Care Large Group Home”; in § 155.036 “Schedule Of Land Uses”, modify Child/Adult Foster Care Facilities; in § 155.041 (B and C) “R-1A Through R-1C One-Family Residential District”, modify Child/Adult Foster Care Facilities; in § 155.042 (B and C) “RM Restricted Multiple-Family Dwelling District”, modify Child/Adult Foster Care Facilities; in § 155.043 (B and C) “RM-1 Multiple-Family Residential District”, modify Child/Adult Foster Care Facilities; in § 155.046 (B) “B-2 Thoroughfare Mixed-Use District”, add Adult Foster Care Large Group Home (Three Stories or Less); in § 155.049 (B) "TCD Town Center District", add Adult Foster Care Large Group Home (Three Stories or Less); delete § 155.112 “Child and Adult Foster Care Facilities”; modify § 155.122 “Multiple-Family Dwelling (Three Stories or Less)

A 2nd reading and request for approval of the proposed text amendments will occur at the Council meeting scheduled on Monday, August 3, 2020.

SCOPE OF SERVICES

N/A

JUSTIFICATION

The proposed zoning text amendments are being initiated by the City of Inkster in order to bring the City’s Zoning Ordinance into compliance with state law (Act 218 of 1979: the Adult Foster Care Facility Licensing Act (AFCLA)), the 1993 Michigan Attorney

Per state regulations and established case law, AFC homes must receive similar treatment under the zoning ordinance to equivalent residential uses that are similar densities. Therefore, AFC family homes and small AFC homes shall be treated similar to single-family residential homes under the Zoning Ordinance, and large AFC homes shall be treated similar to multi-family residential homes. Specifically, our City Attorney cited the following language in the Livonia ruling: “Local ordinances, regulations, or construction codes regulating institutions shall not be applied to adult foster care large group homes, adult foster care small group homes, or adult foster care family homes. This section shall not be construed to exempt adult foster care facilities from local construction codes which are applicable to private residences.”

The text amendment language is attached for review.

**PROJECT OR IMPROVEMENT TASKS**

1. Develop a plan to diversify the tax base to ensure a sustainable budget for Inkster.

**COSTS**

There are no associated costs.

**PROJECT TIME TABLE**

A second reading and request for approval of the proposed text amendments is scheduled during the Council meeting on Monday, August 3, 2020. If the request is approved by Council, the amendment will be published and posted and become effective after 30 days.

**RESOLUTION**

Resolved by ___________________  Seconded by ___________________

Yes:
No:
Absent:
July 6, 2020

Planning Commission
City of Inkster
26215 Trowbridge
Inkster, MI 48141

Subject: TA 20-04 Adult Foster Care Text Amendments

The City of Inkster Planning Department is submitting the above-referenced draft zoning text amendments for the Planning Commission’s review and consideration.

DESCRIPTION

The proposed zoning text amendments are being initiated by the City of Inkster in order to bring the City’s Zoning Ordinance into compliance with state law (Act 218 of 1979: the Adult Foster Care Facility Licensing Act (AFCLA)), the 1993 Michigan Attorney General’s Opinion No. 6778, and the 1985 Michigan Supreme Court ruling in the case of Livonia v. Department of Social Services.

Per state regulations and established case law, AFC homes must receive similar treatment under the zoning ordinance to equivalent residential uses that are similar densities. Therefore, AFC family homes and small AFC homes shall be treated similar to single-family residential homes under the Zoning Ordinance, and large AFC homes shall be treated similar to multi-family residential homes. Specifically, our City Attorney cited the following language in the Livonia ruling: “Local ordinances, regulations, or construction codes regulating Institutions shall not be applied to adult foster care large group homes, adult foster care small group homes, or adult foster care family homes. This section shall not be construed to exempt adult foster care facilities from local construction codes which are applicable to private residences.”

The proposed revised definitions for AFC homes mirror definitions used by the State of Michigan, and include the following:

(1) ADULT FOSTER CARE HOME. A licensed residential setting that provides 24-hour personal care, protection, and supervision for individuals who are developmentally disabled, mentally ill, physically handicapped or aged who cannot live alone but who do not need continuous nursing care. Adult Foster Care Homes are restricted to providing care to no more than 20 adults. There are three types of “Adult Foster Care Homes” including Adult Foster Care Family Homes, Adult Foster Care Small Group Homes, and Adult Foster Care Large Group Homes.
(2) ADULT FOSTER CARE FAMILY HOME. A private residence with the approved capacity to receive six or fewer adults to be provided with foster care for 5 or more days a week and for two or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.

3) ADULT FOSTER CARE SMALL GROUP HOME. An adult foster care facility with the approved capacity to receive 12 or fewer adults to be provided with foster care.

4) ADULT FOSTER CARE LARGE GROUP HOME. An adult foster care facility with the approved capacity to receive at least 13 but not more than 20 adults to be provided with foster care.

As you may notice from the above definitions, AFC homes are limited to a maximum of 20 adults under state law, with foster care family homes having up to 6 adults, small AFCs having up to 12 adults, and large AFCs having 13-20 adults.

Proposed changes to the Zoning Ordinance Include rewriting the definitions of the different types of AFCs; updating the zoning districts where AFCs are permitted; listing large AFC homes according to the zoning districts where they are permitted; and deleting the “Child and Adult Foster Care” zoning standards which create extra regulations that similar residential land uses do not need to meet. The omission of language related to zoning for large AFC homes in the ordinance has been particularly problematic in light of recent petitions for large AFC facilities by applicants, and staff’s consequent inability to properly classify such a land use.

Planning Staff strongly believes that amending the zoning ordinance to bring it into compliance with the state law and case law on AFCs will clarify application of the zoning ordinance for both staff and applicants.

Thank you for your consideration,

Adrianna Jordan, AICP
City Planner
TA 20-04
Redline Draft Zoning Text Amendments for Child and Adult Foster Care Facilities
City of Inkster
6/5/2020

- In § 155.029 “Definitions”, modify definitions for Foster Care Facilities.
- In § 155.036 “Schedule Of Land Uses”, modify Child/Adult Foster Care Facilities.
- In § 155.041 (B and C) “R-1A Through R-1C One-Family Residential District”, modify Child/Adult Foster Care Facilities.
- In § 155.042 (B and C) “RM Restricted Multiple-Family Dwelling District”, modify Child/Adult Foster Care Facilities.
- In § 155.043 (B and C) “RM-1 Multiple-Family Residential District”, modify Child/Adult Foster Care Facilities.
- In § 155.046 (B) “B-2 Thoroughfare Mixed-Use District”, add Adult Foster Care Large Group Home (Three Stories or Less)
- In § 155.049 (B) “TCD Town Center District”, add Adult Foster Care Large Group Home (Three Stories or Less)
- Delete § 155.112 “Child and Adult Foster Care Facilities”.
- Modify § 155.122 “Multiple-Family Dwelling (Three Stories or Less)”.

All edits are highlighted in red with new text underlined and deleted text marked with a strikethrough.

General Provisions
155.011 Title
155.012 Enactment
155.013 Applicability and Jurisdiction
155.014 Intent
155.015 Rules of interpretation and application
155.016 Conflicting provisions
155.017 Transitional provisions
155.018 Construction of language
155.019 Reconstruction of damaged properties
155.020 Vested rights prohibited
155.021 Conflict of laws and prohibited land uses
155.022 Reserved through § 155.028
155.029 Definitions

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155.032 Zoning map
155.033 Interpretation of district boundaries
155.034 Zoning of vacated areas
155.035 Zoning of annexed areas
155.036 Schedule of land uses
155.037 Reserved through § 155.039

Zoning District Regulations
155.041 R-1A through R-1C One-Family Residential Districts
155.042 RM Restricted Multiple-Family Dwelling District
155.043 RM-1 Multiple-Family Dwelling District
155.044 O-1 Office Building District
155.045 B-1 Local Business District
155.046 B-2 Thoroughfare Mixed-Use District
155.047 B-3 General Business District
155.048 M-1 Light Industrial District
155.049 TCD Town Center District
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155.072 Architectural features
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155.074 Walls
155.075 Waste receptacle (dumpster), storage screening, or collection bins
155.076 Exterior lighting and security cameras
155.077 Off-street parking
155.078 Accessible parking for physically disabled persons
155.079 Off-street loading and unloading
155.080 Parking lot landscaping
155.081 Use restriction
155.082 Height, area and use exceptions
155.083 Required site development

Special Land Use Standards
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155.115 Religious institutions
155.116 Senior housing, assisted living facility and similar types of housing for the elderly
155.117 Private noncommercial recreation area; institutional or community recreation centers
155.118 Golf courses
155.119 Colleges, universities and other institutions of higher learning
155.120 Business, trade, vocational and similar learning institutions
155.121 Townhomes and duplexes
155.122 Multiple-family dwellings and adult foster care large group home
(three stories or less)
155.123 Multiple-family dwellings (four stories or greater)
155.124 Mixed-use business and residential buildings
155.125 General hospitals
155.126 Automobile service stations
155.127 Vehicle washing facilities
155.128 Minor vehicle repair facilities
155.129 Major vehicle repair facilities
155.130 Carry-out, fast food, drive-through or drive-in restaurants
155.131 Motels or hotels
155.132 Self-storage facilities
155.133 Outdoor sales space for exclusive sale of new or pre-owned vehicles or house trailers
155.134 Outdoor sales of automobiles and other vehicles
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155.137 Research and development facilities
155.138 Junk yards
155.139 Contractors’ offices and yards
155.140 Manufactured housing communities
155.141 Outdoor theaters
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155.143 Standards for processing bio-diesel fuels
155.144 Tattoo establishments
155.145 Charitable gaming room
155.146 Standards for all medical marijuana facilities and recreational marijuana establishments
155.147 Commercial warehouse and wholesale operations
155.148 Medical marijuana provisioning centers
155.149 Temporary pop-up commercial use
155.149A Mobile food vending
155.149B Mobile food court or park
155.150 Medical marijuana processing facilities
155.150A Medical marijuana testing facilities
155.150B Medical marijuana transportation facilities
155.150C Medical marijuana cultivation facilities
155.150D Recreational marijuana grower establishment
155.150E Recreational marijuana retailer establishment
155.150F Recreational marijuana processing establishment
155.150G Recreational marijuana secure transporter
155.150H Recreational marijuana safety compliance establishment

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155.151 Condominium development
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155.164 Performance standards
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155.204 Invalidation of regulated use permits
155.205 Massage establishments
155.206 Reserved
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155.208 Reserved
155.209 Reserved

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155.212 Definitions
155.213 Applicability
155.214 General requirements
155.215 Permitted uses
155.216 Special land use permits
155.217 Insurance obligation

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155.232 Scope of requirements
155.233 Definitions
155.234 Review, action and Inspection
155.235 Obsolete signs
155.236 Nonconforming signs
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155.238 Compliance with the zoning code
155.239 Appeal to the Zoning Board of Appeals
155.240 Registration of sign contractors; licensing and bonding
155.241 General limitations and provisions
155.242 Structural requirements and mounting
155.243 Motorist visibility
155.244 Illumination
155.245 Measurement
155.246 Reserved
155.247 Reserved
155.248 Reserved
155.249 Reserved
155.250 Residential district signs
155.251 Business and office district signs
155.252 Industrial district signs
155.253 Tables and figures
155.254 Reserved
155.255 Severability clause
155.256 Waiver process
155.257 Reserved through § 155.259

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155.262 Mural regulations
155.263 Reserved through § 155.269

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155.272 City Planning Commission
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155.274 Building Department
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Administration, Enforcement and Penalties
155.281 Enforcement authority
155.282 Duties of the Building Official or other official responsible for code enforcement
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§ 155.029. DEFINITIONS. (Modify the following definitions)

FOSTER CARE FACILITIES.

(1) ADULT FOSTER CARE HOME. A licensed residential setting that provides 24-hour personal care, protection, and supervision for individuals who are developmentally disabled, mentally ill, physically handicapped or aged who cannot live alone but who do not need continuous nursing care. Adult Foster Care Homes are restricted to providing care to no more than 20 adults. There are three types of “Adult Foster Care Homes” including Adult Foster Care Family Homes, Adult Foster Care Small Group Homes, and Adult Foster Care Large Group Homes.

(2) ADULT FOSTER CARE FAMILY HOME. An establishment that provides supervision, assistance, protection or personal care, in addition to room and board, to seven or more adults. An adult foster care facility is other than a home for the aged or a nursing home or a mental hospital for mental patients or a pre-release adjustment center. The state shall license these facilities. A private residence with the approved capacity to receive six or fewer adults to be provided with foster care for 5 or more days a week and for two or more consecutive weeks. The adult foster care family home licensee shall be a member of the household, and an occupant of the residence.
(3) ADULT FOSTER CARE SMALL GROUP HOME. An adult foster care facility with the approved capacity to receive 12 or fewer adults to be provided with foster care.

(4) ADULT FOSTER CARE LARGE GROUP HOME. An adult foster care facility with the approved capacity to receive at least 13 but not more than 20 adults to be provided with foster care.

(2) (5) FOSTER FAMILY GROUP HOME. A private home in which more than four but fewer than seven minor children, who are not related to an adult member of the household by blood, marriage, guardianship or adoption, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.

(3) (6) FOSTER FAMILY HOME. A private home in which one but not more than four minor children, who are not related to an adult member of the household by blood, marriage, guardianship or adoption, are given care and supervision for 24 hours a day, or four or more days a week, of two or more consecutive weeks, unattended by a parent or legal guardian.

§ 155.086. SCHEDULE OF LAND USES
Table 2-1. Schedule of Land Uses displays specific land uses in reference to their respective zoning districts. The schedule is general and intended to provide initial guidance for users. A complete list with land use conditions is set forth in §§ 155.041 through 155.049. Regulations in §§ 155.041 through 155.049 take precedent over Table 2-1 below.
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P43
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Notes: P = Permitted Use, SLU = Special Land Use

§ 355.081(B and C). R-1A THROUGH R-1C ONE-FAMILY RESIDENTIAL DISTRICT

(B) Principal uses permitted. In a One-Family Residential District (R-1A through R-1C) no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

1. One-family detached dwellings.
(2) Agriculture on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor’s plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the city code. It shall be unlawful for any person, firm or corporation to grow or to permit the growing of household food products in residential areas between the front lot line and the setback line.

(3) Publicly owned and operated libraries, parks, parkways and recreational facilities.

(4) Instructions in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the city’s ordinances are met.

(5) Child or adult foster care for six or less persons as licensed by the state. Adult Foster Care Family Homes, Adult Foster Care Small Group Homes, Foster Family Group Homes, and Foster Group Homes.

(6) Cemeteries, which lawfully occupied land at the time of adoption of this chapter.

(7) Temporary buildings and uses for construction purposes for a period not to exceed one year. Land in R-1A through R-1C districts shall not be used as a construction staging area for any project other than a project on the parcel of land where construction is taking place.

(8) Accessory buildings provided that they shall be designed and located as provided in §§ 155.071 through 155.081.

(9) Nameplates and signs as provided in §§ 155.231 through 155.252.

(10) Automobile parking space to be provided as required in §§ 155.071 through 155.081.

(C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.071 through 155.081, all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are further subject to the review and approval of the Planning Commission:

(1) Religious institutions and other facilities normally incidental thereto.

(2) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

(3) Child and adult foster care serving more than seven but fewer than twelve persons.

(4) Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.

(5) Nursery schools, day nurseries and child care centers (not including dormitories).

(6) Private noncommercial recreational areas or institutional or community recreation centers.

(7) Golf courses, which may or may not be operated for profit.

(8) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit.


(10) Utility and public service buildings without storage yards.

§ 155.042 (B and C). RM RESTRICTED MULTIPLE-FAMILY DWELLING DISTRICT

(B) Principal uses permitted. In the RM District no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission. Such review of the site plan is required to find proper relationships between the following development features as they relate to traffic safety and, further, to minimize the possibility of any adverse effects upon adjacent properties, driveways, parking areas, accessory buildings and uses and open space. No site plan review is necessary on single family homes.
(1) All principal uses permitted in the R-1 One-Family Residential Districts subject to the lot area, yard and floor area requirements as specified therein.
(2) Townhomes and duplexes (two stories or less) subject to the conditions imposed in §§ 155.121, 155.131 through 155.142.
(3) Multiple-family dwellings (two stories or less) subject to the conditions imposed in §§ 155.122, 155.131 through 155.142.
(4) Instruction in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the city's ordinances are met.
(5) Accessory buildings, provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.
(6) Adult Foster Care Large Group Home (two stories maximum) subject to the conditions imposed in § 155.122.
(7) Nameplates and signs as provided in §§ 155.231 through 155.252, Signs.
(8) Automobile parking spaces to be provided as required in §§ 155.071 through 155.081, General Development Standards.
(C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.111 through 155.142, Special Land Use Standards, and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:
(1) Religious institutions and other facilities normally incidental thereto.
(2) Adult Foster Care Large Group Home (three stories maximum) subject to the conditions imposed in § 155.122.
(3) Townhomes of three stories subject to the conditions imposed in § 155.121.
(4) Multiple-family dwellings of three stories subject to the conditions imposed in § 155.122.
(5) Nursery schools, day nurseries, and child care centers (not including dormitories).
(6) Amateur radio antenna, subject to regulations of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.
(7) Nursing and convalescent homes.
(8) Utility and public service buildings without storage yards.
(9) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

§ 155.043 (B and C). RM-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

(B) Principal uses permitted. In the RM-1 District, no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission. Such review of the site plan is required to find proper relationships between development features, traffic safety, adverse effects upon adjacent properties, service roads, driveways, pedestrian sidewalk system, parking areas, accessory buildings and uses and open space.
(1) All principal uses permitted in the RM Restricted Multiple-Family Residential Districts with the lot area, yards and floor area requirements equal to at least the requirements of the immediately abutting residential district.
(2) Multiple-family dwellings and townhomes (three stories or less) subject to the conditions imposed in §§ 155.131 through 155.142, Special Conditions and Land Use Standards.
(3) Accessory buildings and uses customarily incident to any of the above uses provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.
(4) **Adult Foster Care Large Group Home (three stories maximum)** subject to the conditions imposed in § 155.122.

(5) Nameplates and signs as provided in §§ 155.231 through 155.252, Signs.

(6) Automobile parking space to be provided as required in §§ 155.071 through 155.081, General Development Standards.

(7) Businesses offering instruction in crafts and the fine arts.

(C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.111 through 155.142, Special Conditions and Land Use Standards, and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this chapter:

(1) Child and adult foster care serving more than seven but fewer than twelve persons.

(2) (1) Nursery schools, day nurseries and child care centers (not including dormitories).

(3) (2) General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease, with no maximum height restrictions.

(4) (3) Senior housing, assisted living and other similar types of housing for the elderly.

(5) (4) Religious institutions Religious institutions and other facilities normally incidental thereto.

(6) (5) Multiple-family dwelling units in high rise structures (four stories or greater) subject to the conditions imposed in § 155.123.


(8) (7) Nursing and convalescent homes.

(9) (8) Utility and public service buildings without storage yards.

(40) (9) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

§ 155.043(B). B-2 THROUGHFARE MIXED-USE DISTRICT

(B) Principal uses permitted. The following regulations shall apply in all B-2 Districts and no building, structure or premises, except as otherwise provided in this chapter, shall be erected, altered or used except for one or more of the following specified uses:

(1) Any retail business or service establishment permitted in B-1 Districts as principally permitted.

(2) All retail business, service establishments or processing uses as follows:

(a) Any retail business whose principal activity is the sale of merchandise in an enclosed building.

(b) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.

(3) Private clubs, fraternal organizations and lodge halls, subject to the requirements of § 155.218.

(4) Standard restaurants.

(5) Business establishments that perform services on the premises, such as but not limited to banks, loan companies, insurance offices, and real estate offices.

(6) Professional services, including the following: medical clinics (outpatient only), and offices of doctors, dentists, osteopaths, and similar or allied professions.

(7) Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
(8) Office buildings for any of the following occupations: executive, administrative and professional, writing, clerical, stenographic, drafting and sales, subject to the limitations contained below in division (C) of this section.

(9) Medical and dental offices, including clinics and laboratories, but excluding substance abuse centers.

(10) Publicly owned buildings, exchanges and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations, subject to the limitations contained below in division (D) of this section.

(11) Veterinary hospitals and clinics.

(12) Dance schools, music and voice schools, and art studios.

(13) Art shops, photographic studios design studios and other similar uses.

(14) Office equipment and sales.

(15) Reproduction services where the primary use is serving walk-in customers with small volume copying or word processing services, not including blueprinting and similar industrial type operations.

(16) Personal service establishments, including barber shops, beauty shops, health salons and similar uses.

(17) Town homes (three stories or less).

(18) Multiple-family dwellings (three stories or less) subject to the conditions imposed in §155.122.

(19) Other uses similar to the above uses.

(20) Accessory structures and uses customarily incident to the above permitted uses provided that they shall be designed and located as permitted in §§155.071 through 155.081, General Development Standards.

(21) Mortuaries.

(22) Automobile parking space to be provided as required in §§155.071 through 155.081.

(23) Temporary Pop-Up Commercial Use.

(24) Passenger Bus Stations

(25) Mobile Food Vending Unit

(26) Mobile Food Court/Park

(27) Mixed-use business and residential buildings (unless one or more of the individual uses is a special land use).

(28) Adult Foster Care Large Group Home (Three Stories or Less) subject to the conditions imposed in §155.122.

§ 155.049(B). TCD TOWN CENTER DISTRICT

(B) Principal uses permitted. In the TCD District, no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specific purposes. Review of site architectural and landscape plans is required for change in use of existing tenant space greater than 5,000 square feet and new construction to find proper relationships between architectural scale and character; vehicular and pedestrian traffic safety; interconnected open space and recreation areas; interconnected pedestrian and non-motorized walks and paths; and appropriate mixture of land uses. Change in use of existing tenant space 5,000 square feet and under may be approved administratively by the City Planner.

(1) Multiple-family residential buildings subject to the conditions imposed in §155.122 and §155.123.

(2) Retail businesses that are consistent with the vision of the district.

(3) Personal service establishments.
(4) Hotels.
(5) Professional offices.
(6) Financial Institutions.
(7) Restaurants (carry-out and standard); delivery services shall be accessory to the primary use only.
(8) Public parks and parkways.
(9) Public and civic buildings.
(10) Child and adult day care center as a limited accessory use.
(11) Uses similar to the above that are consistent with the vision of the district.
(12) Uses and structures accessory to the above.
(13) Theaters, assembly halls, and concert halls, subject to the requirements of § 155.218.
(14) Automobile parking space to be provided as required in §§ 155.071 through 155.081, General Development Standards.
(15) Charitable gaming room subject to the regulations of § 155.145.
(16) Religious Institutions
(17) Temporary Pop-Up Commercial Use.
(18) Bus Passenger Stations
(19) Mobile Food Vending Unit
(20) Murals
(21) Mixed-use business and residential buildings (unless one or more of the individual uses is a special land use).
(22) Adult Foster Care Large Group Home (Three Stories or Less) subject to the conditions imposed in § 155.122.

§ 155.122 RESERVED. CHILD-AND-ADULT FOSTER-CARE FACILITIES.
   (A) Site plan shall be required to be submitted.
   (B) The facility shall not be attached to a multiple-family structure.
   (C) The subject parcel shall meet the minimum lot area requirements for the zoning district in which it is located, provided there is a minimum site area of 1,000 square feet per person, excluding employees and/or caregivers.
   (D) The property is maintained in a manner that is consistent with the character of the neighborhood.
   (E) In its sole discretion, the city may determine that landscape screening is required.
   (F) Appropriate licenses with the state shall be maintained.
   (Ord. 792, passed 12-3-01)

§ 155.122 MULTIPLE-FAMILY DWELLING AND ADULT FOSTER CARE LARGE GROUP HOME (THREE STORIES OR LESS).
   (A) The entire area of the site shall be treated to service the residents of the dwelling units located thereon, and any accessory buildings, uses or services shall be developed solely for the use of residents of the main building. Uses considered herein as accessory uses include: swimming pools, cabanas, pavilions, recreation areas, and other similar uses.
   (B) The site plan shall be so planned as to recognize yard and general development relationships with adjacent land uses. The Planning Commission may recommend physical features to be provided which will insure harmony in these relationships.
   (C) The site plan shall be so planned as to provide ingress and egress directly onto a major or secondary thoroughfare, except when the Planning Commission finds, upon review of the site plan,
that ingress and egress directly onto an adjacent minor street will not be detrimental to the harmonious development of adjacent properties.

(D) Access drives, parking areas and maneuvering lanes shall be so located as to minimize their conflict with buildings and outdoor living areas so as to encourage pedestrian and vehicular safety and convenience. The following requirements shall be considered by the Planning Commission in reviewing the site plan:

(1) Drives, maneuvering lanes and open parking spaces shall be a distance of at least 15 feet from any residential building wall with a window and/or door penetration at the ground floor level.

(2) The required parking spaces shall be well related to the building they are intended to serve.

(E) In order to provide continuity with abutting and/or adjacent public thoroughfares, the Planning Commission may recommend, and the City AV Council may require, dedication of a public right-of-way through the site area prior to site plan approval.

(F) Front building lines found on the balance of the block face shall be respected, except upon discretion
TA 20-04
Clean Version Draft Zoning Text Amendments for Child and Adult Foster Care Facilities
City of Inkster
6/5/2020

- In § 155.029 “Definitions”, modify definitions for Foster Care Facilities.
- In § 155.036 “Schedule Of Land Uses”, modify Child/Adult Foster Care Facilities.
- In § 155.041 (B and C) “R-1A Through R-1C One-Family Residential District”, modify Child/Adult Foster Care Facilities.
- In § 155.042 (B and C) “RM Restricted Multiple-Family Dwelling District”, modify Child/Adult Foster Care Facilities.
- In § 155.043 (B and C) “RM-1 Multiple-Family Residential District”, modify Child/Adult Foster Care Facilities.
- In § 155.046 (B) “B-2 Thoroughfare Mixed-Use District”, add Adult Foster Care Large Group Home (Three Stories or Less)
- In § 155.049 (B) “TCD Town Center District”, add Adult Foster Care Large Group Home (Three Stories or Less)
- Delete § 155.112 “Child and Adult Foster Care Facilities”.
- Modify § 155.122 “Multiple-Family Dwelling (Three Stories or Less)”.

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Repeal
Effective date

§ 155.029. DEFINITIONS. (Modify the following definitions)

FOSTER CARE FACILITIES.

(1) ADULT FOSTER CARE HOME. A licensed residential setting that provides 24-hour personal care,
protection, and supervision for individuals who are developmentally disabled, mentally ill, physically
handicapped or aged who cannot live alone but who do not need continuous nursing care. Adult Foster
Care Homes are restricted to providing care to no more than 20 adults. There are three types of “Adult
Foster Care Homes” including Adult Foster Care Family Homes, Adult Foster Care Small Group Homes,
and Adult Foster Care Large Group Homes.

(2) ADULT FOSTER CARE FAMILY HOME. A private residence with the approved capacity to receive six or
fewer adults to be provided with foster care for 5 or more days a week and for two or more consecutive
weeks. The adult foster care family home licensee shall be a member of the household, and an occupant
of the residence.

(3) ADULT FOSTER CARE SMALL GROUP HOME. An adult foster care facility with the approved capacity
to receive 12 or fewer adults to be provided with foster care.

(4) ADULT FOSTER CARE LARGE GROUP HOME. An adult foster care facility with the approved capacity
to receive at least 13 but not more than 20 adults to be provided with foster care.
(5) FOSTER FAMILY GROUP HOME. A private home in which more than four but fewer than seven minor children, who are not related to an adult member of the household by blood, marriage, guardianship or adoption, are provided care for 24 hours a day, for four or more days a week, for two or more consecutive weeks, unattended by a parent or legal guardian.

(6) FOSTER FAMILY HOME. A private home in which one but not more than four minor children, who are not related to an adult member of the household by blood, marriage, guardianship or adoption, are given care and supervision for 24 hours a day, or four or more days a week, of two or more consecutive weeks, unattended by a parent or legal guardian.

§ 155.036. SCHEDULE OF LAND USES
Table 2-1. Schedule of Land Uses displays specific land uses in reference to their respective zoning districts. The schedule is general and intended to provide initial guidance for users. A complete list with land use conditions is set forth in §§ 155.041 through 155.049. Regulations in §§ 155.041 through 155.049 take precedent over Table 2-1 below.
### Table 2-1 Schedule of Land Uses by Zoning District

<table>
<thead>
<tr>
<th>Zoning Districts</th>
<th>R-1</th>
<th>RM</th>
<th>RM-1</th>
<th>O-1</th>
<th>B-1</th>
<th>B-2</th>
<th>B-3</th>
<th>M-1</th>
<th>TCD</th>
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<tr>
<td></td>
<td>A, B, C</td>
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</tbody>
</table>

#### Residential Land Use Types

- **Adult Foster Care Family Home**: P
- **Adult Foster Care Small Group Home**: P
- **Adult Foster Care Large Group Home (2 story max.)**: P, P
- **Adult Foster Care Large Group Home (3 story max.)**: SLU, P
- **Foster Family Group Home**: P
- **Foster Family Home**: P
- **One-Family Detached Dwelling**: P
- **Two-Family Dwellings/Duplexes**: P
- **Townhomes (2 story max.)**: P
- **Townhomes (3 story max.)**: SLU
- **Multiple-Family Dwellings (2 story max.)**: P
- **Multiple-Family Dwellings (3 story max.)**: SLU
- **Multiple-Family Dwellings (4+ stories)**: SLU

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<table>
<thead>
<tr>
<th>Land Use Type</th>
<th>SLU</th>
<th>SLU</th>
<th>SLU</th>
<th>SLU</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use Residential and Business (Lofts)</td>
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<tr>
<td>Manufactured Housing Community</td>
<td></td>
<td></td>
<td></td>
<td>SLU</td>
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<tr>
<td><strong>Public/Quasi-Public Land Use Types</strong></td>
<td></td>
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<tr>
<td>Charitable Gaming Room</td>
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<tr>
<td>Assisted Living Facilities/Elderly Housing</td>
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<tr>
<td>Nursing and Convalescent Homes</td>
<td></td>
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<tr>
<td>Transient Residential and Rooming Houses</td>
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<tr>
<td>Publicly Owned Libraries</td>
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<td>P</td>
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<tr>
<td>Publicly Owned Parks and Parkways</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>Publicly Owned Recreation Facilities</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>Post Offices and Similar Government Offices</td>
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<td>P</td>
<td>P</td>
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<tr>
<td>Utility and Public Owned Buildings w/o storage yards</td>
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<td>SLU</td>
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<td>SLU</td>
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<tr>
<td>General Hospitals</td>
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<tr>
<td>Religious Institutions and Incidental Facilities</td>
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<tr>
<td>Cemeteries</td>
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<td></td>
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<tr>
<td>Private Noncommercial Recreational Areas</td>
<td>SLU</td>
<td>SLU</td>
<td>SLU</td>
<td></td>
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<tr>
<td>Institutional or Community Recreation Centers</td>
<td>SLU</td>
<td>SLU</td>
<td>SLU</td>
<td>P</td>
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<tr>
<td>Golf Courses</td>
<td>SLU</td>
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<tr>
<td>Non-Profit Public, Parochial and Private Elementary, Intermediate or High Schools</td>
<td>SLU</td>
<td>SLU</td>
<td>SLU</td>
<td>SLU</td>
</tr>
<tr>
<td>Colleges, Universities and Institutions of Higher Learning, Public and Private</td>
<td>SLU</td>
<td>SLU</td>
<td>SLU</td>
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<tr>
<td>Business Schools and Colleges</td>
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<tr>
<td>Vocational Training Centers and Schools</td>
<td>SLU</td>
<td>SLU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Private For-Profit Schools, Business Schools and Colleges</td>
<td>SLU</td>
<td>SLU</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Theaters</td>
<td>SLU</td>
<td>SLU</td>
<td>P</td>
<td></td>
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<tr>
<td>Assembly Halls</td>
<td>SLU</td>
<td>SLU</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Concert Halls</td>
<td>SLU</td>
<td>SLU</td>
<td>P</td>
<td></td>
</tr>
<tr>
<td>Private Clubs</td>
<td>P</td>
<td>P</td>
<td>P/SLU</td>
<td></td>
</tr>
<tr>
<td>Fraternal Organizations</td>
<td>P</td>
<td>P</td>
<td>P/SLU</td>
<td></td>
</tr>
<tr>
<td>Lodge Halls</td>
<td>P</td>
<td>P</td>
<td>P/SLU</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:** P = Permitted Use, SLU = Special Land Use

**§ 155.041 (B and C). R-1A THROUGH R-1C ONE-FAMILY RESIDENTIAL DISTRICT**

(B) Principal uses permitted. In a One-Family Residential District (R-1A through R-1C) no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this chapter:

1. One-family detached dwellings.
2. Agriculture on those parcels of land separately owned outside the boundaries of either a proprietary or supervisor’s plat, having an area of not less than five acres, all subject to the health and sanitation provisions of the city code. It shall be unlawful for any person, firm or corporation to grow or to permit the growing of household food products in residential areas between the front lot line and the setback line.
3. Publicly owned and operated libraries, parks, parkways and recreational facilities.
4. Instructions in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the city’s ordinances are met.
(5) Adult Foster Care Family Homes, Adult Foster Care Small Group Homes, Foster Family Group Homes, and Foster Group Homes.
(6) Cemeteries, which lawfully occupied land at the time of adoption of this chapter.
(7) Temporary buildings and uses for construction purposes for a period not to exceed one year. Land in R-1A through R-1C districts shall not be used as a construction staging area for any project other than a project on the parcel of land where construction is taking place.
(8) Accessory buildings provided that they shall be designed and located as provided in §§ 155.071 through 155.081.
(9) Nameplates and signs as provided in §§ 155.231 through 155.252.
(10) Automobile parking space to be provided as required in §§ 155.071 through 155.081.
(C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.071 through 155.081, all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are further subject to the review and approval of the Planning Commission:
   (1) Religious institutions and other facilities normally incidental thereto.
   (2) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.
   (3) Utility and public service buildings and uses (without storage yards) when operating requirements necessitate the locating of said building within the district in order to serve the immediate vicinity.
   (4) Nursery schools, day nurseries and child care centers (not including dormitories).
   (5) Private noncommercial recreational areas or institutional or community recreation centers.
   (6) Golf courses, which may or may not be operated for profit.
   (7) Colleges, universities and other such institutions of higher learning, public and private, offering courses in general, technical or religious education and not operated for profit.
   (9) Utility and public service buildings without storage yards.

§ 155.042 (B and C). RM RESTRICTED MULTIPLE-FAMILY DWELLING DISTRICT
(B) Principal uses permitted. In the RM District no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission. Such review of the site plan is required to find proper relationships between the following development features as they relate to traffic safety and, further, to minimize the possibility of any adverse effects upon adjacent properties, driveways, parking areas, accessory buildings and uses and open space. No site plan review is necessary on single family homes.
   (1) All principal uses permitted in the R-1 One-Family Residential Districts subject to the lot area, yard and floor area requirements as specified therein.
   (2) Townhomes and duplexes (two stories or less) subject to the conditions imposed in § 155.121.
   (3) Multiple-family dwellings (two stories or less) subject to the conditions imposed in § 155.122.
   (4) Instruction in crafts or fine arts when conducted within the confines of a principal use and provided all requirements of the city's ordinances are met.
   (5) Accessory buildings, provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.
(6) Adult Foster Care Large Group Home (two stories maximum) subject to the conditions imposed in § 155.122.

(7) Nameplates and signs as provided in §§ 155.231 through 155.252, Signs.

(8) Automobile parking spaces to be provided as required in §§ 155.071 through 155.081, General Development Standards.

(C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.111 through 155.142, Special Land Use Standards, and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use and subject further to the review and approval of the Planning Commission:

1. Religious Institutions and other facilities normally incidental thereto.

2. Adult Foster Care Large Group Home (three stories maximum) subject to the conditions imposed in § 155.122.

3. Townhomes of three stories subject to the conditions imposed in § 155.121.

4. Multiple-family dwellings of three stories subject to the conditions imposed in § 155.122.

5. Nursery schools, day nurseries, and child care centers (not including dormitories).


7. Nursing and convalescent homes.

8. Utility and public service buildings without storage yards.

9. Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

§ 155.043 (B and C). RM-1 MULTIPLE-FAMILY RESIDENTIAL DISTRICT

(B) Principal uses permitted. In the RM-1 District, no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specified purposes and shall be permitted subject to the review and approval of the site plan by the Planning Commission. Such review of the site plan is required to find proper relationships between development features, traffic safety, adverse effects upon adjacent properties, service roads, driveways, pedestrian sidewalk system, parking areas, accessory buildings and uses and open space.

1. All principal uses permitted in the RM Restricted Multiple-Family Residential Districts with the lot area, yards and floor area requirements equal to at least the requirements of the immediately abutting residential district.

2. Multiple-family dwellings and townhomes (three stories or less) subject to the conditions imposed in §§ 155.121 through 155.122, Special Land Use Standards.

3. Accessory buildings and uses customarily incident to any of the above uses provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.

4. Adult Foster Care Large Group Home (three stories maximum) subject to the conditions imposed in § 155.122.

5. Nameplates and signs as provided in §§ 155.231 through 155.252, Signs.

6. Automobile parking space to be provided as required in §§ 155.071 through 155.081, General Development Standards.

7. Businesses offering instruction in crafts and the fine arts.

(C) Special Land Uses. The following uses shall be permitted, subject to the conditions set forth in this subchapter, §§ 155.111 through 155.142, Special Conditions and Land Use Standards, and all applicable codes and ordinances set forth in this chapter and other codes and regulations hereinafter imposed for each use. The following uses are subject further to the review and approval of the Planning Commission per standards set forth in this chapter:
(1) Nursery schools, day nurseries and child care centers (not including dormitories).
(2) General hospitals, except those for criminals and those solely for the treatment of persons who are mentally ill or have contagious disease, with no maximum height restrictions.
(3) Senior housing, assisted living and other similar types of housing for the elderly.
(4) Religious institutions Religious institutions and other facilities normally incidental thereto.
(5) Multiple-family dwelling units in high rise structures (four stories or greater) subject to the conditions imposed in § 155.123.
(6) Amateur radio antenna, subject to regulations of §§ 155.211 through 155.217, Wireless Communication Towers and Antennas.
(7) Nursing and convalescent homes.
(8) Utility and public service buildings without storage yards.
(9) Public, parochial and other private elementary, intermediate schools and/or high schools offering courses in general education, not operated for profit.

§ 155.043(B). B-2 THROUGHFARE MIXED-USE DISTRICT
(B) Principal uses permitted. The following regulations shall apply in all B-2 Districts and no building, structure or premises, except as otherwise provided in this chapter, shall be erected, altered or used except for one or more of the following specified uses:
(1) Any retail business or service establishment permitted in B-1 Districts as principally permitted.
(2) All retail business, service establishments or processing uses as follows:
   (a) Any retail business whose principal activity is the sale of merchandise in an enclosed building.
   (b) Any service establishment of an office, showroom or workshop nature of an electrician, decorator, dressmaker, tailor, baker, painter, upholsterer, or an establishment doing radio or home appliance repair, photographic reproduction and similar service establishments that require a retail adjunct.
(3) Private clubs, fraternal organizations and lodge halls, subject to the requirements of § 155.218.
(4) Standard restaurants.
(5) Business establishments that perform services on the premises, such as but not limited to banks, loan companies, insurance offices, and real estate offices.
(6) Professional services, including the following: medical clinics (outpatient only), and offices of doctors, dentists, osteopaths, and similar or allied professions.
(7) Post office and similar governmental office buildings, serving persons living in the adjacent residential area.
(8) Office buildings for any of the following occupations: executive, administrative and professional, writing, clerical, stenographic, drafting and sales, subject to the limitations contained below in division (C) of this section.
(9) Medical and dental offices, including clinics and laboratories, but excluding substance abuse centers.
(10) Publicly owned buildings, exchanges and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations, subject to the limitations contained below in division (D) of this section.
(11) Veterinary hospitals and clinics.
(12) Dance schools, music and voice schools, and art studios.
(13) Art shops, photographic studios design studios and other similar uses.
(14) Office equipment and sales.
(15) Reproduction services where the primary use is serving walk-in customers with small volume copying or word processing services, not including blueprinting and similar industrial type operations.
(16) Personal service establishments, including barber shops, beauty shops, health salons and similar uses.
(17) Town homes (three stories or less).
(18) Multiple-family dwellings (three stories or less) subject to the conditions imposed in § 155.122.
(19) Other uses similar to the above uses.
(20) Accessory structures and uses customarily Incident to the above permitted uses provided that they shall be designed and located as permitted in §§ 155.071 through 155.081, General Development Standards.
(21) Mortuaries.
(22) Automobile parking space to be provided as required in §§ 155.071 through 155.081.
(23) Temporary Pop-Up Commercial Use.
(24) Passenger Bus Stations
(25) Mobile Food Vending Unit
(26) Mobile Food Court/Park
(27) Mixed-use business and residential buildings (unless one or more of the individual uses is a special land use).
(28) Adult Foster Care Large Group Home (Three Stories or Less) subject to the conditions imposed in § 155.122.

§ 155.049(B).  TCD TOWN CENTER DISTRICT

(B) Principal uses permitted. In the TCD District, no building or land, except as otherwise provided in this chapter, shall be erected or used except for one or more of the following specific purposes. Review of site architectural and landscape plans is required for change in use of existing tenant space greater than 5,000 square feet and new construction to find proper relationships between architectural scale and character; vehicular and pedestrian traffic safety; interconnected open space and recreation areas; interconnected pedestrian and non-motorized walks and paths; and appropriate mixture of land uses. Change in use of existing tenant space 5,000 square feet and under may be approved administratively by the City Planner.
(1) Multiple-family residential buildings subject to the conditions imposed in § 155.122 and § 155.123.
(2) Retail businesses that are consistent with the vision of the district.
(3) Personal service establishments.
(4) Hotels.
(5) Professional offices.
(6) Financial institutions.
(7) Restaurants (carry-out and standard); delivery services shall be accessory to the primary use only.
(8) Public parks and parkways.
(9) Public and civic buildings.
(10) Child and adult day care center as a limited accessory use.
(11) Uses similar to the above that are consistent with the vision of the district.
(12) Uses and structures accessory to the above.
(13) Theaters, assembly halls, and concert halls, subject to the requirements of § 155.218.
(14) Automobile parking space to be provided as required in §§ 155.071 through 155.081, General Development Standards.

(15) Charitable gaming room subject to the regulations of § 155.145.

(16) Religious Institutions

(17) Temporary Pop-Up Commercial Use.

(18) Bus Passenger Stations

(19) Mobile Food Vending Unit

(20) Murals

(21) Mixed-use business and residential buildings (unless one or more of the individual uses is a special land use).

(22) Adult Foster Care Large Group Home (Three Stories or Less) subject to the conditions imposed in § 155.122.

§ 155.112 RESERVED.

§ 155.122 MULTIPLE-FAMILY DWELLING AND ADULT FOSTER CARE LARGE GROUP HOME (THREE STORIES OR LESS).

(A) The entire area of the site shall be treated to service the residents of the dwelling units located thereon, and any accessory buildings, uses or services shall be developed solely for the use of residents of the main building. Uses considered herein as accessory uses include: swimming pools, cabanas, pavilions, recreation areas, and other similar uses.

(B) The site plan shall be so planned as to recognize yard and general development relationships with adjacent land uses. The Planning Commission may recommend physical features to be provided which will insure harmony in these relationships.

(C) The site plan shall be so planned as to provide ingress and egress directly onto a major or secondary thoroughfare, except when the Planning Commission finds, upon review of the site plan, that ingress and egress directly onto an adjacent minor street will not be detrimental to the harmonious development of adjacent properties.

(D) Access drives, parking areas and maneuvering lanes shall be so located as to minimize their conflict with buildings and outdoor living areas so as to encourage pedestrian and vehicular safety and convenience. The following requirements shall be considered by the Planning Commission in reviewing the site plan:

(1) Drives, maneuvering lanes and open parking spaces shall be a distance of at least 15 feet from any residential building wall with a window and/or door penetration at the ground floor level.

(2) The required parking spaces shall be well related to the building they are intended to serve.

(E) In order to provide continuity with abutting and/or adjacent public thoroughfares, the Planning Commission may recommend, and the City AV Council may require, dedication of a public right-of-way through the site area prior to site plan approval.

(F) Front building lines found on the balance of the block face shall be respected, except upon discretion
REQUEST FOR COUNCIL ACTION

To: City Council                      Date: July 29, 2020

From: Mayor Patrick Wimberly       Date for Council’s Consideration: August 3, 2020

ACTION REQUESTED: Implementation of a Residential Target Market Analysis including a commercial Target Market Analysis

Current Action _X___ Emergency _______ Future _______

Funds Budgeted: If Yes _____ Account # _______ N/A__________ No ____ N/A ____

Mayor’s Approval ____________________________

BACKGROUND:
Residential Target Market Analysis was completed on July 27, 2020 and presented by Community Image Builders (CIB) for planning development and technical assistance. It is much more difficult to redevelop properties in urban areas due to increased costs, primarily from potential infrastructure replacement and underground contamination costs. The increased costs leave developers searching for ways to close the financial “gap” for a proposed project.

SCOPE OF SERVICES:
Prepare targeted marketing materials for prime redevelopment opportunities

JUSTIFICATION:
Efforts to take and repurpose city-owned properties and plan for new development in the City of Inkster

PROJECT IMPROVEMENTS:
To improve and promote the image of the city of Inkster

COSTS:
CIB Planning offers this proposal for consulting services to the City of Inkster for a fee not to exceed $30,000 for the first phase of work identified in this proposal. Funds are to be reimbursed.

PROJECTED TIME TABLE:
Our proposed project timeline will kick off in August and be completed in December 2020.

RESOLUTION:
Approval is hereby given to the Implementation of a Residential Target Market Analysis including a commercial Target Market Analysis

Resolved by _______________________________ Seconded by _______________________________

Yes:
No:
Absent:
July 27, 2020

Mayor Patrick Wimberly
City of Inkster
26215 Trowbridge
Inkster, Michigan 48141

Subject: Development Implementation Technical Assistance Program

Dear Mayor,

It was great speaking with you and learning about efforts you are taking to repurpose city-owned properties and plan for new development in the City of Inkster. It is clear that you are taking the necessary steps to position the City of Inkster for redevelopment by completing a residential Target Market Analysis (TMA) and utilizing data to identify prime redevelopment sites throughout the city.

As you may know, it is much more difficult to redevelop properties in urban areas due to increased costs, primarily from potential infrastructure replacement and underground contamination costs. The increased costs leave developers searching for ways to close the financial “gap” for a proposed project. Combined with a limited number of developers undertaking housing and mixed-use projects in Michigan, the task of attracting new projects can be daunting. This requires a high level of redevelopment expertise and creative financing tools on the part of the City.

Our team at CIB can provide the city with this additional assistance including, but not limited to, the following tasks:

- Prioritize prime redevelopment areas utilizing your existing TMA, including initiating the pilot projects identified in the TMA;
- Complete a Retail Target Market Analysis, to be prepared by LandUseUSA. See Addendum A for the complete TMA scope of work and fees for professional time;
- Prepare an RFQ to establish a pool of local, qualified builders that have the financial ability, capacity and willingness to take on potentially complex real estate and construction projects;
- Assist with the developer selection process;
- Prepare targeted marketing materials for prime redevelopment opportunities
  - Info needed from Inkster to complete marketing materials: county, address, zoning, lot dimensions, acreage, most current SEV, parcel ID number, price if applicable, infrastructure specifications: sanitary, water and storm including main sizes for sanitary and water if available/applicable, school district, broker details if applicable, neighborhood name if applicable
Host a developer forum for qualified developers to present and discuss the cities ideal redevelopment vision for prime redevelopment sites;
Preparation and execution of development agreements in partnership with the city’s legal counsel;
Identify additional financing incentives, including those available locally through the DDA;
Assist with State funding applications, including the popular Community Revitalization Program (CRP), which provides specific project funding assistance through the Michigan Economic Development Corporation (MEDC);
Recruit developers, both ones we have worked with and those we know, and assist with securing new local investors when necessary; and
We can also help coordinate the efforts of the developer and City officials to ensure that projects are truly public-private partnerships.

CIB understands that the scope of services is flexible and a kickoff meeting with staff and stakeholders would be needed to further define expectations and scope items as well as identification of individuals responsible for executing each task item. Given this, CIB Planning offers this proposal for consulting services to the City of Inkster for a fee not to exceed $30,000 for the first phase of work identified in this proposal.

Additional services beyond this provided scope would need to be agreed upon between the City of Inkster and CIB Planning and would be billed at our hourly rates noted in the fee schedule for 2020 below.

**Fee Schedule for Professional Consultants**

<table>
<thead>
<tr>
<th>Position</th>
<th>Hour Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>President</td>
<td>$142.00</td>
</tr>
<tr>
<td>Vice President</td>
<td>$128.00</td>
</tr>
<tr>
<td>Director</td>
<td>$124.00</td>
</tr>
<tr>
<td>Senior Planner</td>
<td>$101.00</td>
</tr>
<tr>
<td>Project Planner II</td>
<td>$77.00</td>
</tr>
<tr>
<td>Project Planner I</td>
<td>$71.00</td>
</tr>
<tr>
<td>Assistant Planner</td>
<td>$64.00</td>
</tr>
<tr>
<td>Administrative</td>
<td>$42.00</td>
</tr>
</tbody>
</table>

*Professional Classification*
Carmine P. Avantini, AICP, President
Justin Sprague, Vice President
Elena Moeller-Younger, Director of Marketing & Strategic Planning
Kelly McIntyre, Director of Planning
Sharon Woods, LandUseUSA

* Hourly rates are subject to increase on an annual basis
We look forward to discussing this proposal in more detail and if you have any questions, please contact me at 810-919-2901.

Sincerely,

CIB PLANNING

Carmine P. Avantini, AICP
President

Justin Sprague
Vice President

Schedule for Delivery
Our proposed project timeline as depicted below is our anticipated timeline for key steps necessary to implement this project in an expedited manner to meet the needs of the City of Inkster. It should be noted that the schedule is somewhat flexible given our current public health conditions and required responses at the local, state and federal level.

<table>
<thead>
<tr>
<th></th>
<th>JUL</th>
<th>AUG</th>
<th>SEP</th>
<th>OCT</th>
<th>NOV</th>
<th>DEC</th>
<th>JAN</th>
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<tbody>
<tr>
<td>1. Kickoff</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Property prioritization and implementation of TMA Pilot Phase I</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Prepare and Issue RFQ for qualified builders and developers</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
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<td>4. Developer/Builder selection and planning of developer forum</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td></td>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>5. Development of marketing materials for targeted outreach and developer forum</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>6. Internal policy development for property disposition, development agreements and incentive policy</td>
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<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>7. Project management assistance and staff capacity for development projects</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
Addendum A

The City of Inkster
Michigan

Retail Target Market Analysis
Agreed Scope of Work

July 23, 2020

Prepared by

Prepared for

LandUseUSA
UrbanStrategies

Inkster
Introduction

On behalf of LandUseUSA | Urban Strategies as subcontractor to CIB Planning, our team would like to thank you for the opportunity to present our agreed upon scope of work for development of a Retail Target Market Analysis. This study will focus on the City of Inkster, the Michigan Avenue Corridor, its downtown or civic district, and other key retail nodes that could serve as shopping destinations.

LandUseUSA will coordinate the work, administrative tasks, the virtual meetings, phone conferences, and related tasks directly with Community Image Builders (CIB Planning) and their team. To that end, this document represents an Addendum A to the CIB agreed scope of work for the Development Implementation Technical Assistance Program (DITAP).

Project Objectives

We understand that the purpose of this proposed retail market analysis for the City of Inkster will be to provide retail information and strategies for your downtown, enhanced with optional analyses of market economics and non-retail commercial space. If you authorize LandUseUSA to complete this study, we will also help you work toward these core objectives:

➤ Market Potential – The market analysis will identify the market potential for missing retail categories in the downtown, its civic center district, and other shopping districts along the Michigan Avenue corridor. Depending on the approved scope of work, we will identify strategies for the adaptive reuse of vacant buildings and new tenants for quality retail vacancies.

➤ Planning Support – The market analysis will provide a foundation for your planning consultants to prepare detailed downtown plans as needed, and perhaps even some corridor or subarea plans for other cameo projects within the city. The work will also serve as a platform for stakeholders to work toward mutual goals that align with Michigan’s Placemaking principles.
Due Diligence for State Agencies — Our work will serve as a platform
market analysis that will meet the high standards and expectations of our
state’s agencies. For example, the study could help you partially or fully
meet the requirements of market analysis as outlined the MEDC’s
Redevelopment Ready Communities program; or related programs
through the MSHDA Place-Based Planning Program; Michigan Main Street
Program; MML Civic Innovations and PlacePlans initiatives; and/or
initiatives underway by the Michigan Department of Treasury and
Michigan Land Bank Fast Track Authority.

Developer Recruitment — The market analysis can also serve as a platform
for future public/private collaborative ventures, leading to focused
community investment and sustainable development throughout the City
of Inkster. This includes a special focus on vacant buildings and adjacent
land that represents ideal locations for reinvestment into the city and
community. Property owners and developers will be able to use the study
as a foundation for site-specific feasibility analyses needed to qualify for
gap financing.

Retail Target Market Analysis

The Retail Target Market Analysis will be founded on empirical, quantitative
data, including primary and secondary sources. We will conduct inventories of
supply and demand, gap models, demographic forecasting, real estate
analysis, market share analyses, and a study of lifestyle preferences. The
following pages provide additional detail on the agreed scope of work.

A. Geographic Delineations — We will focus our work on the City of Inkster,
downtown and civic center, the Michigan Avenue Corridor, and
complementary shopping nodes. We will also provide some demographic
comparisons to a few of the neighboring jurisdictions. If local level data is not
available, then Wayne County will be used as a general barometer.
We will also use a drive-time analysis and radii data to estimate an effective trade area. The effective trade area will represent the origins of 60% of retail sales for Inkster’s largest retailers; and 70% to 80% of retail sales for the smaller merchants. The balance of retail sales will be generated by shoppers arriving from beyond that trade area.

B. Demographic Analysis and Forecasts – A detailed demographic analysis will be a necessary first step to completing the retail market analysis and gap model. This will include a study of population, per capita income, and related variables that demonstrate the expenditure potential of resident shoppers.

We will also include a study of the lifestyle clusters currently living within the City of Inkster, and their preferences for shopping, entertainment, and recreational venues. We will rely on Experian Mosaic data (with 71 lifestyle clusters) to identify the likely wants and needs of existing households when seeking places to live within the local market. We will also compare the lifestyle preferences of neighboring jurisdictions that might contribute to Inkster’s retail market potential.

C. Real Estate Analysis – Field observations and internet resources will be used to gather an inventory of for-sale and for-lease commercial land and buildings throughout the City of Inkster. The data will be organized by traditional retail space and other commercial properties (including office space). Within the retail and commercial categories, we will also conduct one analysis for vacant land and another for existing buildings and structures.

A number of important variables will be studied in the Real Estate Analysis, including asking price (value and/or rent), price per square foot, and/or price per acre. Results will be graphed with scatter plots and can be used to gauge market trends and patterns. Results can be particularly valuable for prospective real estate investors, developers, property owners, brokers, and lenders. They can also be used to gauge the general value of publicly-owned properties.
D. Analysis of the Economic Census – The City of Inkster will also be compared to all other cities and villages across the state on the basis of average revenues per establishment; average revenues per employee; and market share. Data results will be used to identify market share gaps in the retail industry, which could point to opportunities for economic diversification and job growth. Results will also be used to complete an import-export analysis and measure leakage out of the market.

E. Retail Cluster Analysis – The retail cluster analysis will rely on a detailed field analysis supported by photos during market tours and site visits, plus extensive internet research to gather an accurate list of existing retailers. Results are clustered into retail categories and used to identify gaps and possible opportunities. Some phone calls might be made to verify new store openings and/or closings.

F. Gap Modeling, Market Potential – Each of the tasks listed above will be used to gauge the magnitude of markets supply, demand, gap, saturation, and/or opportunity for the City of Inkster. We will summarize the results in a series of Infographics that are easy to understand and translate into the city planning initiatives. We will focus on the market gaps and opportunities to identify economic growth and land use strategies.

G. Site and Locational Strategies – Based on the market study results, gaps, and opportunities, we will work with the CIB Planning project team to translate the results into actionable land use strategies for a few publicly-owned parcels. We will collaborate with CIB Planning to review the sizes, clusters, and locations of publicly owned parcels. We will then identify a few of the parcels that could serve as economic catalysts; infill opportunities for missing retail choices; or anchor stores to fill vacant retail space.

H. Phone Conferences, Virtual Session – Upon completion of the draft work products, we will request a phone conference with the project team and city leadership to discuss the results. After the phone conference, the team members should also be prepared to spend at least 4 hours reviewing the study results. At that stage, we will also ask to share the report with the leaders and any steering committee members.
We will also coordinate with CIB Planning on their facilitation of one virtual Retail Market Study session as part of a larger community meeting, workshop, or developer forum. This session will include a review of the market study report and document, but will not include a formal slide presentation.

We will ask that CIB Planning coordinate with the city’s leadership team make the necessary arrangements and invite the participants. Attendees may include city staff; city council and planning commission; EDC and DDA directors and volunteers; state agency staff; private sector developers, property owners, and builders; real estate brokers; lenders; and any other stakeholders that you choose to invite.

1. Draft and Final Reports – We anticipate that the final Retail Target Market Analysis report will be about 60 pages, including a cover page, table of contents, short narrative, and Infographics and other supporting materials assembled into an appendix with about six (6) chapters.

The narrative report will be succinct and will include an Executive Summary that focuses on the retail market potential and optimal land use strategies. To keep this project within moderate budget, the narrative will not include a detailed explanation of the data sources, methodology, work approach, demographics, or other relatively mundane topics.
Exclusions

The Retail Target Market Analysis and agreed scope of work documented in this Addendum A will explicitly exclude the tasks listed below. However, at CIB Planning's discretion, these tasks may be assigned to LandUseUSA (along with allocated fees for professional time) as part of the CIB Planning's proposed Development Implementation and Technical Assistance Program (DITAP) for the City of Inkster.

1. Formal presentations with slide shows (either virtually or in-person); in-person meetings before city council and/or planning commission; and/or facilitation of in-person work sessions, community meetings, charrettes, or other public events.

2. Consumer research, including contributions to surveys, focus group sessions, and phone interviews.

3. Interpretations of the prior Residential Target Market Analysis or the Retail Market Analysis for property cut-sheets, or other marketing materials; and contributions to those materials.

4. Evaluations and contributions to site-specific plans, sub-area plans, designs, renderings, or similar types of planning documents.

5. Assistance with the developer pre-qualification process; and with the development of requests for qualifications (RFQs), requests for proposals (RFPs), and development agreements.

6. Consultation services for private-sector land owners or developers to qualify the market potential for their site-specific projects; and developer recruitment.

7. Business plans, marketing plans, financial models and scenarios, cost-benefit analyses, fiscal impact analyses, and related types of studies.

8. Contributions to site-specific implementation with development projects, including developer recruitment, negotiations for development agreements, ground-breaking, brick-and-mortar construction, and grand openings.
Fees for Professional Time

Completing a Retail Target Market Analysis involves an intense process of gathering and analyzing data; setting-up and running models; studying the results; developing place-based recommendations; sharing ideas through feedback loops; formulating optimal development strategies; facilitating online virtual meetings; and collaborating with CIB Planning on their work. Our budget is allocated based on estimates of the professional time required to complete all of the tasks within the agreed scope of work.

Schedule of Fees for Professional Time
Retail Target Market Analysis

<table>
<thead>
<tr>
<th>Professional Time</th>
<th>Fees</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Geographic Delineations</td>
<td>$1,000.</td>
</tr>
<tr>
<td>B. Demographic Analysis and Forecasts</td>
<td>$2,000.</td>
</tr>
<tr>
<td>C. Commercial Real Estate Analysis</td>
<td>$2,000.</td>
</tr>
<tr>
<td>C. Analysis of the Economic Census</td>
<td>$2,000.</td>
</tr>
<tr>
<td>D. Retail Inventory and Cluster Analysis</td>
<td>$2,000.</td>
</tr>
<tr>
<td>E. Gap Modeling, Market Potential</td>
<td>$2,000.</td>
</tr>
<tr>
<td>F. Site and Locational Strategies</td>
<td>$1,000.</td>
</tr>
<tr>
<td>G. Phone Conferences, Virtual Sessions</td>
<td>$1,000.</td>
</tr>
<tr>
<td>H. Draft and Final Reports (Included)</td>
<td>$2,000.</td>
</tr>
<tr>
<td>Total Not-To-Exceed Fees for Professional Time</td>
<td>$15,000.</td>
</tr>
</tbody>
</table>

The not-to-exceed fees for all professional time are summarized in the table above. We believe in applying 100% of the budget to professional time so we can do the very best job possible. Since we are already located in Michigan, we will waive our direct costs and travel expenses, and release you from the burden of reviewing travel receipts. All of the budget will be allocated to professional time; and any related direct costs will be waived.
Project Timeline

We typically ask for three (3) months to complete a market analysis for any given city or community. Completing a comprehensive market analysis is similar in scope to the undertaking of a city-wide master planning project. Considerable time is needed to gather, process, study, analyze, and report data results. Additional time is needed to distill the findings into infographics; schedule and facilitate a virtual working session for the public; and for city staff to review and comment on the draft and final reports.

With this in mind, we respectfully ask for three (3) months to complete all items listed in this agreed scope of work for completion of a Retail Target Market Analysis for the City of Inkster. We can commence as soon you like, and will work diligently and efficiently to complete the work within that timeline.

~ End of Addendum A and Agreed Scope of Work ~
REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor
From: Kaltyn Hines, Community Planner
Date: July 29, 2020
Date for Council Consideration: August 3, 2020

ACTION REQUESTED: Consider approval of offer to purchase (Case # LD 20-04) one (1) vacant residential lot which is located on the north side of Riverview St. between Harrison Ave. and Harriet Ave. and is legally described as 25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR (Property I.D. 44 007 07 0166 302) in the amount of $500.00 to Jordan Sidney.

Current Action X Emergency ______ Future ______
Funds Budgeted: If Yes X Account # 104.721.673.130 No N/A

Mayor's Approval

BACKGROUND INFORMATION
Jordan Sidney has made the application to purchase (Case # LD 20-04) one (1) vacant residential lot which is located on the north side of Riverview St. between Harrison Ave. and Harriet Ave. and is legally described as 25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR (Property I.D. 44 007 07 0166 302).

SCOPE OF SERVICES
Preparation and execution of purchase agreement, quit claim deed, property transfer affidavit, and recording the deed. It is highly recommended by the Planning Division that the applicant complete a title search of the property.

JUSTIFICATION
The parcel is a residential lot, and the applicant owns the lot adjacent. Jordan Sidney seeks to expand their lot.

PROJECT OR IMPROVEMENT TASK
1. Develop a plan to address the City's current debt and legacy costs.
2. Improve and promote the image of Inkster.

COST
The applicant put in a deposit of $100.00 and is offering the total purchase price of $500.00.

RESOLUTION
Authorization is hereby given for the sale of one (1) vacant residential lot which is located on the north side of Riverview St. between Harrison Ave. and Harriet Ave. and is legally described as 25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E L53 P70 WCR (Property I.D.
44 007 07 0166 302) in the amount of $500.00 to Jordan Sidney, subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale ($400.00), paying the cost of recording the deed ($18.00), entering into a purchase agreement and executing a property transfer affidavit.

Finally, it is highly recommended that the applicant complete a title search of the property.

Resolved by ___________________________    Seconded by ___________________________

Yes:
No:
Absent:
INSTRUCTIONS FOR REAL ESTATE AGENTS FOR APPLICATION TO PURCHASE CITY-OWNED PROPERTY

Step 1: Determine City ownership through the Assessor, Property Records Division, or a City of Inkster For Sale Properties list. If the property is zoned for commercial or industrial use, please contact 313-663-9760 to schedule an appointment.

Step 2: Obtain the legal description through the Assessor or Property Records Division.

Step 3: Complete the "Application to Purchase City-owned Property". (Required)

Page 1: requests information about the applicant, intended use, and the property.

Purchase Offer: Indicate the dollar amount of the offer.

Inkster City Council reserves the right to reject any Offer to Purchase.

Page 2: Letter of Good Standing.

Page 3: Affidavit to Secure Certificate of Occupancy or File Vacant Property Registration.

Required Attachments: Attach the following documents to the application –

Comparables Prices
Plat map identifying the property(s)
Aerial map identifying and outlining the property(s)
List of repairs needed
Certified check or money order in the amount required for good faith deposit listed below.

Good Faith Deposits:

☐ Vacant, residential lots – requires minimum $100.00 deposit per lot.

☐ Vacant commercial or industrial lots – Price to be determined. Applicant must submit concept and building plans during a scheduled meeting with the Planning Division for approval of plans.

☐ Residential and commercial structures – requires a minimum of $600.00. Application must be accompanied by concept and building plans if commercial.

NOTE: All City property is sold "AS IS"

Step 4: Submit completed application and attachments via e-mail to sjohnson@cityofinkster.com and provide original application along with attachment to the Planning Division. Applications are due by the first business day of the week of each month.

Upon receipt of completed application, a pre-sale inspection will be performed by the City. This inspection is not all-inclusive and does not include a Certificate of Occupancy. A separate inspection scheduled and paid for by the owner or purchaser will be required prior to occupancy.

A final meter read will be performed by the City after closing of the sale has been scheduled.
CITY OF INKSTER
APPLICATION TO PURCHASE CITY-OWNED PROPERTY

APPLICANT INFORMATION (Please Print Clearly)
Applicant's Name: Jordan Sidney
Applicant's Address: 28350 Riverview Drive Inkster, Michigan 48141
Applicant's Phone Number: 734-288-2895
Proposed Owner's Name (as indicated on deed): Jordan Sidney (Single man)

PROPERTY INFORMATION
- Purchase Offer $500.00

Property Location: on North side Riverview Street/Avenue
Between Harrison Street/Avenue and Harriet Street/Avenue
Tax ID, Legal Description, and Address If Structure 4400700166302
25G166A VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC
HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R8E L53 P70 WCR

Parcel Size: 14375 (Width) 89 X (Length) 160 Current Zoning ____R____

☐ Additional Parcels/Lots (attach Request for Additional Property Form)

Summary of Proposed Use: The buyer wants to purchase additional land next to property.
Use additional sheets as needed

I understand and accept as evidenced by the good-faith deposit of $100.00 for the offer to purchase city-owned property. I also understand that the offer to purchase is subject to acceptance and approval by the City of Inkster City Council. I further understand that the Council can reject the offer in the best interest of the City, but that acceptance of this offer binds me to the specific use of the property as provided by the codes and ordinances of the City.

NOTE: All City-owned property is sold "AS IS". The City is not responsible for clear title.

Applicant’s Signature: Jordan Sidney
Date: 08/19/2020

Broker’s Name: Stephanie Taylor
Date: 08/19/2020
LETTER OF GOOD STANDING

Date: 09/18/2020

In accordance with the City of Inkster Land Sale policy designed to ensure a buyer's ability to develop, use and maintain City-owned property in a manner acceptable to the City, the City of Inkster must verify that the buyer is in "good standing". Good standing means that the buyer(s) is/are not delinquent in real or personal property taxes, water assessments or other property-related assessments with the City of Inkster. Property-related assessments may include, but are not limited to, board-up charges, clean-up charges, weed cutting charges and other miscellaneous property maintenance charges. In addition, the buyer shall not own property that is being foreclosed upon, abandoned or otherwise code-deficient and all properties owned by the buyer must have a valid certificate of occupancy. The buyer shall not own any unsafe structures and is shall not be in default of a previous Purchase Agreement with the City.

I, Sidney Jordan (buyer's printed name), certify having read, understand and agree to the aforementioned statement on the meaning of "Good Standing."

[Signature]

I, [Signature] (buyer's signature), certify that I am in "Good Standing" with the City of Inkster.
AFFIDAVIT
TO SECURE

Vacant land

I FOR

Lot 166,
INKSTER, MI

(property address)

I, Sidney Jordan, have read the requirements for the purchase of the above-noted LOT and hereby agree to clear any debris and assure that grass will be a legal height within 72 hours after purchase of this parcel from the city of Inkster.

Signed: Jordan Sidney

Printed Name: 08/19/2020

Title:

Signed: Jordan Sidney

Signature: 08/19/2020
CITY OF INKSTER
PURCHASE AGREEMENT

This Purchase Agreement, dated and made effective as of this 14 day of June, 2020, by and between the City of Inkster, a Michigan Municipal Corporation, located at 26215 Trowbridge, Inkster, Michigan 48141, ("Seller") and Sidney Jordan, located at 28350 Riverview Drive, Inkster MI 48141, ("Purchaser");

The undersigned purchaser, hereby agrees to purchase the following land situated in the City of Inkster, Wayne County, Michigan described as follows: "25G166A VAC ST LOT 166 SONK SUB T25 R9E L53 P70 WCR Parcel ID:44007070166302

IN CONSIDERATION OF THE COVENANTS and AGREEMENTS contained in this Purchase Agreement, the parties hereto agree as follows:

CONDITIONS SUBSEQUENT TO THE SALE OF PROPERTY

1. All property taxes must be kept current on the Property.
2. Within 15 days of the closing, the Buyer must secure the Property and ensure that all debris, trash or other materials have been removed from the outside yard area and that the grass, yard, shrubs, plantings, etc have been trimmed or removed.
3. Within 180 days of closing, the Buyer must apply for and receive a Final Certificate of Occupancy for any structure on the property (if applicable).
4. The Property shall comply with all other local ordinances regarding property maintenance and conditions.
5. The failure of the Purchaser to comply with these conditions or to cure the default within 30 days of written notice of the failure to comply may result in the City filing a reverter action in Wayne County Circuit Court seeking to rescind the purchase and requesting that title to the Property revert to the City. In addition to losing title to the Property, the Purchaser shall forfeit the purchase price for the Property.

SALE OF PROPERTY

1. The Seller will execute a Quit Claim for the aforementioned property, within 30 days of approval by the Inkster City Council. Upon Closing of the aforesaid property, a Quit Claim Deed will be provided to the Purchaser by the Seller for recording at the Wayne County Register of Deeds at the Purchaser's expense.
2. The aforementioned property is sold in "As Is Condition" and the Seller makes no warranties, representations or guarantees as to the condition of the aforementioned property. This provision also applies to property identified as condemned, dangerous, or uninhabitable.
3. The Purchaser, at its own expense, shall be responsible for obtaining a policy of title insurance, hazard insurance and all necessary permits to bring the property into compliance with all applicable local and state laws, any and all required licenses and a Certificate of Occupancy (if required).
4. The Purchaser shall complete closing within 30 days by paying the balance of the price of the sale, paying the cost of recording the deed and executing a property transfer affidavit.
PURCHASE PRICE

1. The Purchaser shall pay the Sum of FIVE HUNDRED AND FIFTY Dollars ($500.00) USD for the aforesaid property, as follows:

2. Down payment of One Hundred Dollars ($100.00) USD

3. The remainder of the purchase price of FOUR HUNDRED DOLLARS ($400.00) USD shall be paid by CERTIFIED CHECK OR MONEY ORDER, made payable to: THE CITY OF INKSTER, 26215 Trowbridge, Inkster, MI 48141.

CLOSING

1. Closing on the aforesaid property shall take place at the City of Inkster offices located at 26215 Trowbridge, Inkster, MI 48141 within 30 days of Council approval of this Purchase Agreement.

2. Purchaser shall remit the balance of purchase price by CERTIFIED CHECK OR MONEY ORDER at the time of closing.

ADDITIONAL CONDITIONS (If Any):
THE EMD IS TOTALLY REFUNDABLE IF THE OFFER IS NOT ACCEPTED.

Purchasers Initials: S J

Sellers Initials: __________

PURCHASER:

By: ______________ L.S.

By: ______________ L.S.

Its:

Telephone No: (734)286-2895
Sidney Jordan
28350 Riverview Drive
INKSTER, MI 48141

IN PRESENCE OF:
Murray’s Real Estate Services LLC
Inkster MI 48141
Stephanie Taylor & Peggy Bishop
313 478-8526, 734 306-1088

Dated: ____________________

P87
ACCEPTANCE TO THE OFFER ABOVE BY THE NAMED SELLER: The foregoing offer is accepted in accordance with the terms stated.

SELLERS:
CITY OF INKSTER

By: __________________________ L.S.

Its: __________________________

Seller’s Address: 26215 Trowbridge
Inkster, MI 48141
Telephone No: 313-563-4232

IN PRESENCE OF:

________________________________________

________________________________________

Dated: __________________________

The undersigned Purchaser hereby acknowledges the receipt of the Seller’s signed acceptance of the foregoing Purchase Agreement.

Dated: ___________ X ________________________________ L.S.
        Purchaser

Dated: ___________ X ________________________________ L.S.
        Purchaser

NOTICE: IT IS RECOMMENDED THAT ALL PARTIES TO THIS PURCHASE AGREEMENT SEEK THE ASSISTANCE OF A LAWYER OR OTHER QUALIFIED PERSON.
Wayne County Public Records - Full Detail Report

Location & Ownership

Property Address: Riverview
City/State/Zip: Inkster, Michigan, 48141
Property ID: 44007070165302

Owner Name: City Of Inkster
Taxpayer Address: 26215 Trowbridge Street
City/State/Zip: Inkster, Michigan, 48141-2479
Lot/Long: 42.2093744 / -83.320000
Census Tract: 5704
Block Group: 703 - EXEMPT - COUNTY, CITY, TWP, VILL

City/Village/Town: Inkster
Subdivision: SONK SUB
MLS Area: 956B0 - Inkster
Legal Description: 28G18EA VAC ST LOT 166 EXC THE NLY 40 FT THEREOF ALSO THE W 1/2 OF VAC HARRISON AVE ADJ TO LOT 166 SONK SUB T2S R9E LS3 P70 WCR

School District: Westwood
Property Category: Government
Land Use: 703 - EXEMPT - COUNTY, CITY, TWP, VILL

Photos

Taxes

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Characteristics

- #1 Porch/Dimensions: / Storm Sewer: 89.80X160.00
- #2 Porch/Dimensions: / Land Dimension: 14378
- Topography: Land Sqft: Acres: 0.33

Search for MLS Listings

Click Arrow for Property History
Parcel is Vacant

Owner and Taxpayer Information

Owner: CITY OF INKSTER
26215 TROWBRIDGE
INKSTER, MI 48141

Taxpayer: SEE OWNER INFORMATION

General Information for Tax Year 2020

Property Class: EXEMPT COUNTY, CITY, TWP
School District: TAYLOR (INKSTER)
MAP #: No Data to Display
TEMP CODE: 0
USE CODES: Not Available
ADJ CODE: Not Available
Historical District: Not Available
STATUS CODE: Not Available

Unit: 44 INKSTER
Assessed Value: $0
Taxable Value: $0
State Equalized Value: $0
Date of Last Name Change: 08/06/2012
Notes: Not Available
Census Block Group: Not Available
Exemption: No Data to Display

Principal Residence Exemption Information

Homestead Date: 05/01/1994

Previous Year Information

Year | MBOR Assessed | Final BTV | Final Taxable
---|---|---|---
2019 | $0 | $0 | $0
2018 | $0 | $0 | $0
2017 | $0 | $0 | $0

Land Information

Zoning Code: $0
Land Value: No
Renaissance Zone: No

ECF Neighborhood: TAYLOR (INKSTER)
Lot Dimensions/Comments: No Data to Display

Lot 1: Frontage 50.00 ft, Depth 95.00 ft
Total Frontage: 50.00 ft
Average Depth: 95.00 ft

Legal Description:
2549 LOT 49 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR
**INVESTIGATIVE SEARCH RESULTS**

**LOT** | **HI LOT** | **BLOCK** | **BOOK PAGE** | **SUB LOT** | **HI SUB LOT**
---|---|---|---|---|---
49 | P75-17 | | |

**SUBDIVISION:** CARVER HOMES

**SEARCH:** FROM 00/00/0000 THROUGH 09/09/9999

**DISPLAY AUTO CHAIN; ALL HIERARCHY**

**EXTENDED NAMES**

**PARAMETER ENTERED:**

**SEARCHED PARAMETER:**

**NO AUTO CHAIN FOUND**

**NO OPEN ORDERS FOUND**

**LOT** | **BLOCK** | **BOOK PAGE** | **SUB LOT**
---|---|---|---
49 | P75-17 | |

**RECORDED** | **INSTR** | **DOC NO** | **ALT DOC NO** | **COMP** | **PORTION** | **LOT/SUB LOT RANGE** | **FIRST** | **LAST** | **MI**
---|---|---|---|---|---|---|---|---|---
01/18/2011 | DD QC | 48939 | 1252 | 2011 - 20834 |
| | | | | |
09/18/2010 | NO | 48748 | 423 | 2010 - 331388 |
| | | | | |
04/01/2010 | NO | 48482 | 937 | 2010 - 132804 |
| | | | | |
03/25/2009 | NO | 47776 | 1342 | 2008 - 76254 |
| | | | | |
11/07/2008 | NO | 47558 | 711 | 2008 - 39892 |
| | | | | |
| | | | | |
03/26/2008 | NO | 47083 | 881 | 2008 - 86350 |
| | | | | |

**PARTY1 WAYNE COUNTY TREASURER**

**PARTY2 INKSTER CITY**

**PARTY1 WAYNE COUNTY TREASURER**

**PARTY2 EDISON**

**PARTY1 WAYNE COUNTY TREASURER**

**PARTY2 EDISON**

**PARTY1 WAYNE COUNTY TREASURER**

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**PARTY1 WAYNE COUNTY TREASURER**

**PARTY2 EDISON**

**PARTY1 WAYNE COUNTY TREASURER**

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END SEARCH
REQUEST FOR COUNCIL ACTION

To: Patrick Wimberly, Mayor                                      Date: July 28, 2020
From: Kaitlyn Hines, Community Planner

Date for Council Consideration: August 3, 2020

ACTIONS REQUESTED: Consider approval of offer to purchase (Case # LD 20-08) one (1) residential garage, attached to currently owned 3280 Ludington, which is located on the west side of Ludington St. between Cherry St. and Beoch St. and is legally described as 25V49 LOT 49 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR (Property I.D 44 009 03 0049 000.), in the amount of $250.00 to Platinum Acquisitions.

Current Action  X  Emergency  Future

Funds Budgeted: If Yes  X  Account #: 101.721.673.130  No  N/A

Mayor's Approval

BACKGROUND INFORMATION
Platinum has made the application to purchase (Case # LD 20-08) one (1) residential garage, attached to currently owned 3280 Ludington, which is located on the west side of Ludington St. between Cherry St. and Beoch St. and is legally described as 25V49 LOT 49 CARVER HOMES SUB T2S R9E L75 P17 TO 19 WCR (Property I.D 44 009 03 0049 000.). The garage was foreclosed in 2011, while the house was foreclosed on in 2018. Platinum currently owns the house through the INSP program and is looking to combine the lots.

SCOPE OF SERVICES
Preparation and execution of purchase agreement, quit claim deed, property transfer affidavit, and recording the deed. It is highly recommended by the Planning Division that the applicant complete a title search of the property.

JUSTIFICATION
The parcel is located in the R-1B zoning district. The garage was deeded to the City through the foreclosure process.

PROJECT OR IMPROVEMENT TASK
1. Develop a plan to address the City's current debt and legacy costs.
2. Improve and promote the image of Inkster.

COST
The applicant is offering the total purchase price of $250.00.

RESOLUTION
Authorization is hereby given for the sale of (Case # LD 20-08) one (1) residential garage, attached to currently owned 3280 Ludington, which is located on the west side of Ludington St. between Cherry St. and Beoch St. and is legally described as 25V49 LOT 49 CARVER HOMES...
SUB T2S R9E L75 P17 TO 19 WCR (Property I.D 44 009 03 0049 000.), to Platinum subject to the following conditions:

Complete closing on the property within thirty (30) days by paying the balance of the price of the sale ($250.00), paying the cost of recording the deed ($18.00), entering into a purchase agreement and executing a property transfer affidavit.

Finally, it is highly recommended that the applicant complete a title search of the property.

Resolved by ______________________  Seconded by ______________________

Yes:
No:
Absent:
Parcel is Vacant

Owner and Taxpayer Information

Owner: CITY OF INKSTER
26215 TROWBRIDGE
INKSTER, MI 48141

Taxpayer: SEE OWNER INFORMATION

General Information for Tax Year 2020

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Principal Residence Exemption Information

Homestead Date: 05/01/1994

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<td>2019</td>
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Previous Year Information

Land Information

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<th>Zoning Code</th>
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<th>Renaissance Zone</th>
<th>Total Acres</th>
<th>Land Improvements</th>
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<table>
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<tr>
<th>ECF Neighborhood</th>
<th>Lot Dimensions/Comments</th>
<th>Lot(s)</th>
<th>Location</th>
<th>Plunge</th>
<th>Depth</th>
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<td>TAYLOR(INKSTER)</td>
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<td>50.00 ft</td>
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Total Frontage: 50.00 ft
Average Depth: 95.00 ft

Legal Description

2SV49 LOT 49 CARVER HOMES SUB T2S RSE L75 P17 TO 19 WCR
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No sales history found.

**Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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# Investigative Search Results

**MARCH 13, 2020 (Full)**

**Geographical Dates:** JAN 01, 1956 - MAR 13, 2020

**PLANT THROUGH**

**INSTRUMENT:** 55689-1219

**COURT HOUSE:** JULY 10, 2020

**SEARCH HOUSE:**

**GRANTOR/GRANTEE DATES:** MAR 11, 2020 - APR 03, 2020

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<th>BOOK PAGE</th>
<th>SUB LOT</th>
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**SUBDIVISION:** CARVER HOMES

**SEARCH:** FROM 00/00/0000 THROUGH 99/99/9999

**DISPLAY AUTO CHAIN; ALL HIERARCHY EXTENDED NAMES**

**PARAMETER ENTERED:**

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**NO AUTO CHAIN FOUND**

**SEARCHED PARAMETER:**

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**NO OPEN ORDERS FOUND**

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**ORIG ALT DOC**

- **01/18/2011**
  - **DD QC**
  - **45636 - 1252**
  - **2011 - 20634**
  - **44009030049000**
  - **PARTY1:** WAYNE COUNTY TREASURER
  - **PARTY2:** EDISON
  - **PARTY3:** INKSTER CITY

- **09/18/2010**
  - **NO**
  - **45748 - 423**
  - **2010 - 331388**
  - **PARTY1:** WAYNE COUNTY TREASURER
  - **PARTY2:** EDISON
  - **PARTY3:** JOHN

- **04/01/2010**
  - **NO**
  - **45462 - 937**
  - **2010 - 132804**
  - **PARTY1:** WAYNE COUNTY TREASURER
  - **PARTY2:** EDISON
  - **PARTY3:** JOHN

- **03/25/2009**
  - **NO**
  - **47776 - 1342**
  - **2009 - 78254**
  - **PARTY1:** WAYNE COUNTY TREASURER
  - **PARTY2:** EDISON
  - **PARTY3:** JOHN

- **11/07/2008**
  - **NO**
  - **47656 - 711**
  - **2008 - 389682**
  - **CORR AFFIDAVIT**
  - **2008 - 86350**
  - **47083 - 881**
  - **PARTY1:** WAYNE COUNTY TREASURER
  - **PARTY2:** EDISON
  - **PARTY3:** JOHN

- **03/26/2008**
  - **NO**
  - **47083 - 881**
  - **2008 - 86360**
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P106
PARTY2  CROSBY INV CX

END SEARCH