

**CITY OF INKSTER  
PLANNING COMMISSION  
MINUTES**

A regular meeting was held on **Monday, June 10, 2019**, in the Inkster City Council Chambers, located at 26215 Trowbridge, Inkster, Michigan.

A quorum was reached. Chairman Chisholm called the meeting to order at 6:31 p.m.

**I. ROLL CALL**

Present: Chairman Chisholm, Vice Chairman Ratliff, Secretary Cain, Nolen, Garrett, Willis (6:35), Faison, Davis and Williams.

Absent: None

Others in attendance: Adrianna Jordan, City Planner  
Kaitlyn Hines, Planning Technician  
William Gilbride, Representative for Precision MHE  
John Eckman, Precision MHE  
Kurt Kilby, Precision MHE  
Erin Cobane, Precision MHE  
Jamal Bazzi, Applicant

Public in attendance: Cornelius Harris, Citizen  
Chris Masters, Citizen

**II. ADOPTION OF AGENDA**

**MOVED** by Ratliff, Seconded by Garret to Adopt the Agenda. **MOTION CARRIED unanimously.**

**III. ADOPTION OF MINUTES OF April 22, 2019**

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

**IV. PUBLIC HEARINGS**

**A. Case # 19-13 (Z) – Rezone the southwest corner of Princeton and Princess from R1-C, One-Family Residential to M-1, Light Industrial**  
Rezone Lots 767 through 770 (Parcel Number 44-022-01-0767-000) from R1-C, One Family Residential, to M-1, Light Industrial. The street address associated with the parcels is 26700 Princeton. The applicant is Leona Burja on behalf of Precision MFE.

**MOVED** by Garret, Seconded by Williams to open the public hearing for Case # 19-13 (Z),– R1-C, One-Family Residential to M-1, Light Industrial. **MOTION CARRIED unanimously.**

Commissioners Concerns:

1. Commissioner Williams was concerned with what is intended for the stored materials, Mr. Kilby answered that the materials are static fixtures for operation.
2. Commissioners Faison and Nolen voiced concern with future land uses affecting residents if the property is zoned M-1.

Public Remarks:

1. Chris Masters, property owner adjacent to the subject property, was concerned with the future land use becoming more intense with the new zoning and whether or not residents will have to option to speak up about it again. Ms. Jordan assured that many of the more intense land uses would require a public hearing, so notices would once again be sent out.
2. Cornelius Harris, whose family owns a house just south of the subject property, asked about whether the alley is vacated or not, and mentioned that DTE has had issues reaching the poles in in the back because of the fence, which he believes is encroaching on his family's property. Mr. Harris is also worried about the cars that park on the street and the likely increase of truck traffic in the neighborhood. Commissioner Davis noted that DTE now cuts the lock to get back to the pole and that the only trucks that should be going through there are likely the ones that have never driven around here before.
3. Chris Masters then got up again to confirm the amount of cars parked around the neighborhood as being excessive from Precision. She also mentioned that she has had issues before with loud, explicit music being played in the storage yard. She went on to mention that it was quickly taken care of by Precision. Commissioner Garret then asked how many times it has happened, Ms. Masters responded with twice. Mr. Gilbride explained that there is excess parking supply for the facility and that employees leave for lunch. He also mentioned that the ally was vacated and the fence is in the middle of the vacated ally. Mr. Harris responded that it was on his property. Commissioner Nolen mentioned that is the fence is on Mr. Harris' property, then it will have to move. Ms. Jordan assured that we can make it part of the SLU conditions.

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

**MOVED** by Davis, Seconded by Ratliff to recommend approval of Case # 19-13 (Z) – R1-C, One-Family Residential to M-1, Light Industrial. **Motion Carried.**  
**(Nays: Williams, Willis)**

V. OLD BUSINESS

NONE.

VII. NEW BUSINESS

A. **Case # 17-21 (SP) – Consideration of a Development Timetable, Financial Resume, and Traffic Study Waiver**

Planning Commission to review and consider approval of a waiver of the development timetable, financial resume, and traffic study requirement for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at

26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

**MOVED** by Nolen, Seconded by Ratliff for Case # 17-21 (SP) Development Timetable, Financial Resume, and Traffic Study Waiver. **MOTION CARRIED unanimously.**

**B. Case # 17-21 (SP) – Consideration of an Irrigation Waiver**

Planning Commission to review and consider approval of an irrigation waiver for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at 26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

Commissioners Concerns:

1. Commissioner Garret asked why they needed a waiver. Commissioner Davis mentioned that there is not much landscaping to justify it.

**MOVED** by Nolen, Seconded by Ratliff for Case # 17-21 (SP) Irrigation Waiver. **MOTION CARRIED unanimously.**

**C. Case # 17-21 (SP) – Consideration of an Off-Street Parking Waiver**

Planning Commission to review and consider approval of an off-street waiver for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at 26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

**MOVED** by Davis, Seconded by Ratliff for Case # 17-21 (SP) Off Street Parking Waiver. **MOTION CARRIED unanimously.**

**D. Case # 17-21 (SP) – Consideration of a Loading Zone Length Waiver**

Planning Commission to review and consider approval of a waiver of the required 70-foot long loading zone for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at 26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

**MOVED** by Nolen, Seconded by Garret for Case # 17-21 (SP) Loading Zone Length Waiver. **MOTION CARRIED unanimously.**

**E. Case # 17-21 (SP) – Consideration of a Loading Zone Screening Waiver**

Planning Commission to review and consider approval of a waiver of the required screening for the loading zone for the re-occupancy of a grandfathered non-conforming gas station with adjoining proposed retail and carry-out uses located in the TCD, Town Center District at 26717 Michigan Avenue. The applicant is Ahmad Bazzi. The subject property is located on the south side of Michigan Avenue, between Princess and John Daly.

**MOVED** by Williams, Seconded by Garret for Case # 17-21 (SP) Loading Zone Screening Waiver. **MOTION CARRIED unanimously.**

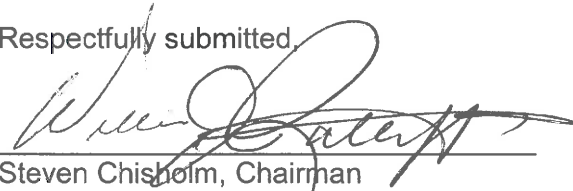
VIII. MISCELLANEOUS


NONE.

VIII. ADJOURNMENT – 7:27 pm

**MOVED** by Williams, Seconded by Garrett to adjourn the Planning Commission meeting held on June 10, 2019. **MOTION CARRIED unanimously.**

Respectfully submitted,

  
\_\_\_\_\_  
Steven Chisholm, Chairman

  
\_\_\_\_\_  
Lynnette O. Cain, Secretary

\_\_\_\_\_  
Adrianna Jordan, City Planner