

**NOTE:** These minutes do not represent a verbatim transcription of the meeting.

CITY PLANNING COMMISSION  
REGULAR MEETING  
January 17, 2013

**APPROVED**

**I. Opening**

**Call to order**

The meeting was called to order by Chairperson Carr in the Committee of the Whole Room on the 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center at 5:07 PM.

**Roll Call**

Commissioners Allen, Andrews, Carr, Christensen, Davis, Russell and Simons were present; Commissioner Williams was absent.

**Amendments to and Approval of Agenda**

Director Todd requested that Detroit Works Presentation be added to the Agenda under Item IV. C.

**ACTION:** Commissioner Andrews moved that Item IV. C. be added to the agenda.  
Commissioner Simons seconded the motion.  
Motion carried.

**ACTION:** Commissioner Simons moved approval of the amended agenda.  
Commissioner Andrews seconded the motion.  
Motion carried.

**II. Minutes**

**ACTION:** Commissioner Simons moved **APPROVAL** of the minutes for the Regular Meeting of January 3, 2013.  
Commissioner Davis seconded the motion.  
Motion carried.

**III. Public Hearings (none)**

**IV. Unfinished Business**

- A.** Consideration of a text amendment to the Zoning Ordinance to revise various provisions relative to Traditional Main Street Overlay Areas (Action)

**PRESENT:**

Greg Moots, CPC Staff  
Dara O'Byrne, P&DD

CPC staff member Greg Moots made a presentation to the Commission with an update of the amended Traditional Main Street Overlay district standards.

CPC staff recommended the approval of this text amendment, with the following changes as brought forward at the January 3<sup>rd</sup> public hearing in which the Commission also added additional changes to:

*Section 61-14-103* (1) be revised so that the last sentence reads “The Planning and Development Department shall have sole authority to consider such waiver, ensuring that the waiver will not be injurious to the adjacent or surrounding areas by creating or increasing traffic congestion or by disrupting traffic circulation.”

*Section 61-14-7* be revised to state that 1,000 feet instead of 800 feet is the maximum distance that required off-street parking can be provided if certain conditions are met.

*Section 61-14-113* be revised to state that 1,000 feet instead of 800 feet is the maximum distance that a public parking lot can be used as credit towards the required off-street parking requirement

Commissioner Simons wanted to know if the petitioner had a right to an appeal before the Board of Zoning appeals and Mr. Moots responded that the word “sole” was scratched out because Planning & Development has that authority now in many places, and indicated that BZA’s concern was the single word “sole.” The recommendation is to strike the word “sole” so that Planning & Development has the authority to waive the ordinance already. Mr. Moots further explained to Commissioner Simons that it would count as an administrative decision in which BZA has the right to review.

Commissioner Carr wanted to make sure that the provision is necessary now, and Mr. Moots responded that in Sec. 61-14-103, Planning & Development does have the authority to review parking waivers now. However, what is on the books is that Planning & Development Department has the authority to consider a parking waiver for existing buildings up to 3,000 square feet. The proposed language says that also they may consider such a waiver for the first 3,000 square feet of a pedestrian-oriented retail service or commercial use. Right now, Planning & Development does have the authority to waive parking in this district. It was clarified by adding what the waiver criteria were and may have made it worse by saying “*have sole authority*” but Mr. Moots reported that they would be happy to remove the word “sole” and just say, “they have the authority” because presently it doesn’t read that way.

Commissioner Russell indicated that he is happy about the increase of the parking distance, but thinks it should be expanded even more. He thinks this initiative will help existing businesses and to promote new businesses in having the parking lot, because lots in many places throughout the city are 30 or a maximum of 50 feet wide. Therefore, he recommended that the parking distance, for example, for the Livernois and 7 Mile area could have a 1250 feet distance—the actual distance between W. 7 Mile and W. Outer Drive.

Mr. Moots indicated that if any area did not need the longer distance that it would still be an option. Recommended to give all the areas the opportunity to take advantage of the longer parking distance, instead of just certain areas.

Dara O’Byrne indicated that this was a conversation that was had multiple times with the community and staff, and there were various concerns brought out which resulted in the department trying to find a compromise. Nonetheless, the feedback that was provided indicated that people parking on residential streets was a concern both from the staff and community level; instead of going the farther distance to the shared lot.

Mr. Moots then replied to some of Commissioner Russell's other concerns as they relate to infrastructure improvements and enforcement issues.

Commissioner Carr inquired about how often the areas are assessed to make sure they are traditional mainstreet overlay and Mr. Moots responded that in one sense, it is ongoing, but in a more formal sense, he reported that this is the first time that boundaries have been amended since they were written.

Ms. O'Byrne mentioned that Livernois is working on a streetscape plan that hopes to address some of the pedestrian crossing issues with the median.

Commissioner Russell moved to accept staff's recommendation with increasing the parking offset from 1,000 to 1,250 feet.

Commissioner Simons supported the motion.

Commissioner Allen then asked if there would be any objection to increasing the distance to a maximum of 1,320 feet.

Commissioner Russell said that would be fabulous.

Commissioner Allen then suggested making that amendment and Commissioner Russell accepted.

All were in favor of accepting staff's recommendation with amendments to Items 2 and 3 of the recommendation to read that the revised provision state that 1320 feet instead of 800 feet as the maximum distance in the applicable areas.

MOTION CARRIED.

B. Presentation, Eastern Market rezoning and B6 text amendment

PRESENT:

Chris Gulock, CPC Staff  
Dan Carmody, Eastern Market Corporation  
Cheryl Zuellig, Smithgroup JJR

CPC Member Chris Gulock gave a brief overview of a planning initiative that is being worked on in the Eastern Market area. The main goal is to protect and enhance the Eastern Market, making a stronger food hub, also allowing complimentary manufacturing, residential and commercial development in that area. Right now, the Eastern Market has a variety of zoning districts—mostly B6 (General Services) and M3 (General Industrial), and a little bit of R3, PD and SD2. Eastern Market is considered unique because there is an urban renewal area on part of the land between Wilkins and Mack, primarily. Part of it is a national historic district.

One problem with the M3 is it allows a lot of intensive uses, like machine shops, high-impact manufacturing, tow yards, etc. There are over a hundred uses of M3 that would not necessarily be good fits for the Eastern Market. B6 also allows for a lot of intensive uses, like motor vehicle repair, taxi cab yards, lumber yards, etc. There are a lot of food-related uses in B6 D, but there are also a lot of intensive, commercial and manufacturing uses in B6. As a result, the Eastern Market Corporation contacted the City Planning Commission and asked for help with making the land use regulations better suited to protect and improve the market.

Staff contemplated creating a new zoning district for the Eastern Market, like an SD6 or something like that, just for the Eastern Market area. Mr. Gulock believes that the Eastern Market is the largest B6 area in the city; therefore, staff concluded that modifying the B6 and rezoning all of Eastern Market to B6 would be more appropriate.

Mr. Gulock indicated that staff is not ready to come to the Commission with an ordinance but they hope to within the next month or two. In addition, Eastern Market asked for some design guidelines, which led staff to possibly creating a separate design guideline for Eastern Market specifically. However, after reviewing the standards of the Traditional Mainstreet overlay area, which seemed to be relevant for Eastern Market, CPC staff thought it would be a good fit for a TMS area.

Dan Carmody gave an update on the status of the Eastern Market. Mr. Carmody made mention of some of the following projects and initiatives:

- Healthy Metropolitan Food Hub
- Functions of the Eastern Market: Promoted as a place for great food and where people come together
- Collection of markets, not just one market
- Economic benefits of re-localization
- Vertical systems – Repurpose vacant buildings
- In 2014, launch a Sunday market; featuring arts & craft, entertainment, and good food (like Detroit's most signature Sunday brunch)
- Capital Improvements to the market
- Working with partners on educating consumers about how to cook again and farmers how to grow, and how to compost
- Garden Resource Collaborative, shared-use community kitchen, mixed-use development,
- Streetscape improvements
- Employment opportunities
- Preservation
- Funding for improvements to the Dequindre cut- Phase I and Phase II; bike trail connections

Cheryl Zuellig provided a review of the proposed zoning and how it fits in with the plan that has been put together and the five key sub-zones within the Eastern Market district; and the importance of trying to improve the district by adopting the Mainstreet Overlay area design standards

There was much feedback from the Commissioners relative to this issue. In addition, Commissioners addressed concerns relative to the following:

Commissioner Carr - Relationship with Whole Foods, cost of classes mentioned for Saturday,  
Commissioner Davis – Spoke well of the work that has been done at Eastern Market with not only providing good food, but for creating an experience for people

Commissioner Simons – Hours of operation and parking issues

Commissioner Andrews – Plans for research & development with Michigan State or Wayne State regarding future plans, plans to have something in place for children when they visit the market that will go along with their school curriculum

Commissioner Russell wanted to know if there was consideration of form-based codes (focuses more on the design of the building), in which Cheryl indicated that they will work within the framework of the existing ordinance as much as possible to try to achieve that kind of hybrid-form-based approach.

Commissioner Allen asked who the major financial supporters (funders) and other supports of this project are; the issue of being able to do more local, but also regional and national marketing and how it is being tracked; Mr. Carmody indicated they are currently working on the marketing piece.

Commissioner Carr thanked the representatives for the presentation and mentioned that they look forward to the Celebration in 2016.

C. Presentation, Detroit Works Project , Re: 2012 Detroit Strategic Framework Plan

PRESENT:

Dan Kinkead, Hamilton/Anderson Associates  
James Fiddler, Hamilton/Anderson Associates

Director Todd introduced Mr. Kinkead and Mr. Fiddler to the Commission and provided some background information. He indicated that the Detroit Works Project was an initiative of Mayor Bing, which was kicked off in 2010. It began with a series of seven (7) meetings across the city, which were heavily attended. While it may have begun as a land-use focused effort out of its initial beginnings, it was realized that there were any number of things that citizens of Detroit were concerned with and also wanted to have addressed, not unlike at City Council Evening Community Meetings. Mr. Todd recollected that there were anywhere between 700 and 1,000 participants at the majority of the sessions. A subsequent phase resulted in another round of community meetings that were not as well attended as the focus began to narrow.

In early 2011, the efforts stalled slightly while developing a new direction in response to everything that had taken place, both from the standpoint of the city, the funders of the project and the technical teams. A subsequent phase was set up with a short-term effort continuing with the city with pilot project areas being identified across the city, but a long-term phase was to be managed by the Detroit Economic Growth Corporation that would continue the larger effort which has produced the document presently on the table. The original effort had an Advisory Task Force of roughly 58 members, which included one representative of each of the Council offices. The group continued to meet, much less regularly as the subsequent phase of the project moved forward. In addition, there was a Steering Committee which was established for the long-term phase, where the portion was managed by the Detroit Economic Growth Corporation that consists of a number of individuals from the metro area, including Mr. Todd and Marja Winters, who is the Deputy Director of Planning & Development Department (P&DD).

Marcell Todd indicated that there are hopes of having a subsequent session that will include other members of the technical team, such as Tony Griffin, and Dan Pitera who led the civic engagement efforts. Mr. Pitera is over the design collaborative out of the University of Detroit-

Mercy. One of the things that provide will be included in the presentation is that this effort does not end with the production and release of this document, but an implementation/consortium, which is being developed that provide guidance through the next phase, and will serve to be the interface between the city and continue many of the efforts that were begun under this effort.

Dan Kinkead started off with an overview and Mr. James Fiddler followed through with presentation of the Detroit Future City.

Mr. Fiddler provided an overview and introduction to the project that will hopefully continue in dialogue in the coming years and decades. Some of the points that Mr. Fiddler highlighted in the 350 page document of the 2012 Detroit Strategic Framework plan were as follows:

- Five major planning elements:

- \* ***Economic Growth Element*** – Re-energize Detroit’s economy to increase job opportunities for Detroiters within the City and strengthen the tax base; support current residents and attract new residents
- \* ***Land Use Element*** – Use innovative approaches to transform vacant land in ways that increase its value and promote long-term sustainability; using open space to improve the health of all Detroit residents;
- \* ***The City System Element*** – Focus on sizing the networks for a smaller population, making them more efficient, more affordable, and better performing; realigning the city systems in ways that promote areas of economic potential, encourage thriving communities, and improve environmental and human health conditions
- \* ***The Neighborhood Element*** – Promote a range of sustainable residential densities
- \* ***The Land and Buildings Assets Elements*** – Being strategic and coordinated in the use of land

- Major categories of Implementation

- \* Stabilize – Horizon 1 (Now) - Where residents and stakeholders of Detroit will believe a new future is possible.
- \* Improve – Horizon 2 (2020) – Where Detroit is beginning to see the results of preparing residents, existing and new business for economic opportunities and household prosperity
- \* Sustain – Horizon 3 (2030) – Where Detroit should see a more stabilized population and an increase in local jobs per resident.
- \* Transform – Horizon 4 (2050) – Where Detroit regains its position as one of the most competitive cities in the nation, the top employment center in the region, and a global leader in technology and innovation, creating a healthy and sustainable jobs.

Commissioners asked a number of questions relative to implementation (**Carr**); overview of city-based regulatory reform processes (page 148 and 149); physicality in the neighborhoods with implementation (page 341); how the long-term planning round table is going to feed into the consortium implementation; financial supporters (funders); and community feedback (**Allen**); short-term expectations of this project, and funding (**Andrews**), and list of neighborhood organizations, inquired about how long with it take before this plan is actually put into action (**Simons**); and completion of blue-green initiative and fines as they relate to DWSD (Russell).

V. **New Business** – (none)

VI. **Committee Reports** – (none)

VI. **Director's report**

Mr. Todd directed the Commissioner's attention to the Director's report of January 17, 2013, and made reference to the following highlights:

**Furlough Days**

Mr. Todd reported that City Council was presented with a request from the Administration to impose a (20%) furlough day on non-union staff, which includes the legislative branch. The ordinance would have reduced staff time to four days per week, instead of five. The ordinance was tabled and Council then introduced an ordinance to impose (10%) furlough days instead. This ordinance will be brought before the Council on Friday, January 25, 2010 for a vote. However, if the ordinance is approved, the first furlough day may be imposed as early as Monday, February 4, 2013.

**New Arrival**

Arrival of a 9-lb baby boy, born to CPC staff member Kimberly Haygood and her husband, on Tuesday, January 14, 2013.

**Capital Agenda**

Mr. Todd reported that the Administration has not released the Proposed Capital Agenda for FY 2013-2014, which was due back on November 1, 2012. The concern is that the lateness of this document will create a situation where the usual review will be constrained.

**Citizen Review Committee (CRC)**

Director Todd provided the Commission with information relative to the reappointment of CRC Members Tracy Marks and Ava Tinsley and newly appointed Toya Troupe to the CRC. The terms of all three members will expire on June 30, 2015.

Mr. Todd alerted the Commissioners of possibly hosting their meeting of February 21<sup>st</sup> out in the 48217 area (Southwest Detroit). . Staff will seek to identify a location in that area, if it is the desire of the Commission.

Commissioner Simons directed the Commissioner's attention to item number 15 of the Director's report, and indicated that the people were more concerned about changes in the zone rather than whether or not a gas station was 1,000 feet away.

Mr. Todd reported that the CPC's recommendation of denial of the proposed rezoning of 14201, 14213, 14239, and 14243 W. Eight Mile road was taken up by the Planning & Economic Development standing committee on January 10 and 17, 2013 but the discussion was postponed to January 24, 2013. During this time, Council requested RAD to provide some review on the matter, but as the committee ended its session, the Buildings, Safety Engineering and

Regular Meeting

January 17, 2013

Environmental Department submitted a memo to CPC indicating that BSEED believes that particular proposed use for 8 Mile should not be affected by the new law because the request was made prior to it coming into effect. Mr. Todd indicated he thinks there is not a need to bring this matter back before the Commission, but will wait and see what action Council is going to take.

Commissioner Carr recommended having community meeting when the 48217 area matter is on the agenda regarding downzoning.

Commissioner Russell moved to have the community meeting at the time the matter regarding downzoning will appear on the agenda.

Commissioner Andrews supported the motion.

Motion carried.

Mr. Marcell Todd recommended bringing the matters delegated to staff per bylaws Sec. 7.5 (December 7, 2012 – January 16, 2013) back for the next meeting, and Commissioner Carr agreed to bring the matter back.

**VIII. Communications** – (none)

**IX. Public Comment** – (none)

**X. Adjournment** – The meeting adjourned at 7:57 PM.

Respectfully submitted,

Stephanie Parker  
Acting Recording Secretary