

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

**City of Detroit**  
**CITY PLANNING COMMISSION**  
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Brenda Goss Andrews  
Lisa Whitmore Davis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

**Regular Meeting Minutes**  
**October 18, 2018**  
**13th Floor - Committee of the Whole Room**  
**Coleman A. Young Municipal Center**

**I. Opening**

**A. Call to Order**

The meeting was called to order by Vice-Chairperson Lauren Hood at 5:16 p.m.

**B. Roll Call**

Executive Director Marcell Todd called the roll. A quorum was present.

Attendees: Andrews, Esparza (exited @ 6:18 p.m.), Russell, Webb, Hood and Pawlowski (@5:20 p.m.)

Excused: James and Davis.

**C. Amendments to and approval of agenda**

**Commissioner Esparza motioned to approve agenda; seconded by Commissioner Russell. Motion approved.**

**II. Minutes**

**A. Minutes of the September 20, 2018 and October 4, 2018 meetings**

**Commissioner Esparza motioned to approve the minutes of the September 20, 2018 meeting; seconded by Commissioner Russell.**

The minutes of the October 4, 2018 meeting will be on the November 1, 2018 agenda for review and approval.

**III. Public Hearings and Presentations**

**A. PUBLIC HEARING – Request from A K Real Estate Investments LLC to rezone 12901 Joseph Campau Avenue from a R2 (Two-Family Residential District) zoning classification to a B4 (General Business District) zoning classification to reflect the historical use of the land for auto related uses.**

Chris Gulock, CPC staff, provided a summary of report submitted October 12, 2018 regarding proposed request to rezone 12901 Joseph Campau Avenue; located on the

west side of Joseph Campau Avenue, between Cody and Meade Avenues; from a R2 zoning classification to a B4. The change in zoning is to reflect the historical use of the land as commercial. The petitioner is requesting conditional use approval to allow for the addition of a vehicle repair facility; currently not allowed under a R2 zoning classification.

Christina Peltier, from the Planning and Development Department, expressed concern regarding the location of the facility doors that open on Meade Avenue, in relation to proposed Joe Louis Greenway project and the Meade Connector.

**Commissioner Webb requested a survey regarding the current number of auto repair and used car facilities in the area.**

- B. PRESENTATION** – Request of Chapel Hill Baptist Church for a minor modification of an existing PD (Planned Development) zoning classification to allow for a new sign at 5000 Joy Road.

Jamie Murphy, CPC staff, provided summary of report submitted October 25, 2018. The petitioner proposed to erect a new sign, replacing the existing sign on the south side of the building adjacent to Joy Road. The proposed sign is 38.39 square feet; proposed height of approximately eight feet and sign will not project beyond the property line. The proposed sign has an electronic message board that is 47% of the total sign area (electronic message boards may only comprise a maximum of 25% of the total sign area per Section 3-7-3(3); however, there is an exemption for developments that require approval from the City Council.

CPC staff recommends approval with the following conditions:

1. The electronic message board shall be operated solely as an on-premises sign and display messages or images related to church activities and events only.
2. The electronic message board shall only display static images and not flashing, moving or animated images.
3. Each image or message shall be displayed for a minimum of eight (8) seconds.
4. The sign shall be equipped with an ambient light monitor to automatically adjust the intensity of the illumination based on ambient light conditions.
  - a. Luminance must not exceed 0.3 foot candles above ambient light conditions
  - b. During daylight hours, luminance must not exceed 2,500 nits.
  - c. Between sunset and sunrise, luminance must not exceed 250 nits.

**Commissioner Webb motioned to accept staff recommendation with recommendations to approve; Commissioner Andrews seconded. Motion approved.**

- C. **PRESENTATION** – Proposed Brush House and Brush Eight Projects in the Brush Park community.

The **City Growth Partners** gave an oral presentation. (Conceptual approval packet provided.)

#### IV. Unfinished Business

- A. Consideration of the Special District Review of **revised** proposal for an LED Wall Sign at the Renaissance City Club Apartments (Millender Center, PCA District)

Rory Bolger, CPC staff, provided a summary report submitted October 17, 2018 regarding the revised request for LED Wall Sign. The sign originally proposed was a LED digital sign measuring 54 ft. X 25 ft., with a dead weight of the wall sign as 4,500 pounds, to be affixed to the precast concrete façade above the 33<sup>rd</sup> story of the building. The proposed sign revision will be non-programmable channel letters with LED lighting that will display the building name only and will not change colors.

CPC staff recommends approval of the proposed, revised, illuminated, channel letter business wall sign, satisfying the approval criteria for special district review per Section 61-11-96 of the Zoning Ordinance.

**Commissioner Russell motioned to accept staff recommendation to approve; Commissioner Esparza seconded. Motion approved.**

- B. Consideration of the request of Jerry Pattah to modify the plans for the existing PD (Planned Development District) zoning classification on District Map No. 6, Article XVII of the 1984 Detroit City Code, Zoning, for the property located at 500 East Warren Avenue generally bounded by St. Antoine Street, E. Hancock Street, Brush Street and E. Warren Avenue.

Jamie Murphy, CPC staff, provided a summary of report submitted October 17, 2018 regarding request to amend the provision of an existing PD. The petitioner proposes to build a one-story, 9,500 square foot building at the southeast corner of multiple tenant shopping center. The proposed building will be a Michigan Secretary of State Branch Office.

The proposal meets eight (8) approval criteria for a map amendment listed in Section 61-3-80 of the Zoning Ordinance and the PD District design criteria in Section 61-11-15.

CPC staff recommends approval of this PD modification with the following conditions:

1. That landscaping is installed and maintained as shown on the submitted Landscape Plan prepared by Zaid Arabo Design Build and last revised on October 17, 2018.

2. That interior landscaping islands are designed and constructed to DWSD standards for storm water retention.
3. That all existing graffiti on the site is removed promptly and the site maintained in a graffiti-free condition to the extent practicable in accordance with City Code.
4. That windows marked as “frosted or tinted glass” on the elevations are in fact frosted glass in order to better replicate, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.

**Commissioner Webb motioned to accept staff recommendation to approve, with conditions and the petitioner to review the additions to their site with DPD to determine if further security is required; recording through Greenlight apparatus; Commissioner Pawlowski seconded. Motion approved.**

**V. New Business - None**

**VI. Committee Reports - None**

**VII. Staff Report**

Marcell Todd, Executive Director provided a summary of the following items:

CPC and PDD mutual consensus regarding proposed Form Base Code for Brush Park  
Re-Codification of the Detroit City Code  
Public Hearing – Recodification of Detroit Zoning Ordinance  
Master Plan amendment for Joe Louis Playfield and Johnson Recreation Center  
Amendment of the text of the zoning ordinance  
Consultants to attend the November 15, 2018 meeting – Code Studio  
Form Based Code Presentation  
Marijuana Task Force  
Statewide training session on recreational marijuana – Staff to attend October 25-27

**Vice Chairperson Hood requested a list of the community advisory members from the zoning consultants when they present to the Commission.**

**Commissioner Pawlowski requested further details relative to the Waterfront Project and a proposed donation from the Ralph Wilson Foundation.**

**VIII. Communications - None**

**IX. Public Comment – D. C. Reynolds**

**X. Adjournment - The meeting adjourned at 8:16 pm.**