

**City Planning Commission Regular Meeting
March 1, 2018
Committee of the Whole Room
13th Floor – Coleman A. Young Municipal Center**

I. Opening

A. Call to Order

The meeting was called to order by Chairperson James at 5:12 pm.

B. Roll Call

Present: James, Esparza, Hood, Pawlowski, Farriow, Webb and Russell.

Andrews and Davis - Excused

C. Amendments to and Approval of Agenda

Commissioner Fairrow motioned to approve agenda with amendments; seconded by Commissioner Andrews. Motion approved.

D. Minutes

E. Review and approval of the minutes for September 18, 2014 and February 1, 2018.

Approval of minutes for September 18, 2014 only approved by members present at time of meeting. September and February minutes to be brought back at next meeting.

II. Public Hearings and Presentations

- A. Public Hearing** - Request of Ernest Zachary on behalf of 74 Garfield LLC, to amend Article XVII, District Map 6, of the 1984 Detroit City Code, Chapter 61, Zoning by establishing a PD (Planned Development) zoning district where an R6 (High Density Residential) zoning classification currently exists on land consisting of parcels commonly known as 74 and 80 Garfield

Street.

Kimani Jeffrey, CPC staff member, provided a summary report dated February 27, 2018, relative to request. The site is within the boundaries of the Sugar Hill/John R Music and Art Historic District; designated in 2009. The proposed development is for a mixed use commercial and multi-family building which will consist of 35 residential housing units, 2 to 4 commercial units; 4,000 sq. feet of ground floor retail space and ground floor parking space; totaling 27 parking units with 2 handicapped stalls.

Zoning classification and land uses surrounding the site are R6 & PD to the north; R6 to the east; and B4 to the south and west. Rezoning is necessary to facilitate proposed development. The site is located in the lower Woodward Area Neighborhood Cluster 4 of the Detroit Master Plan of Polices. A letter from Midtown Detroit Inc. was presented regarding potential parking strategies available to residents, customers and business operators in the Sugar Hill District.

There were no public comments. Midtown Detroit Inc. submitted letter of support.

CPC Staff recommends approval with conditions as follows:

That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise;

That the Commission grant CPC staff the authority to continue to work with the developer to mitigate any possible unforeseen design concerns for the project that would not be considered a major change to the character of the development; and

That all final site plans, lighting, signage and elevations be submitted to staff for sign off before permits are applied for.

The request met same day action criteria: The commission had prior knowledge of the request and had not outstanding issues regarding the request.

Commissioner Esparza motioned to approve, with staff recommendations, conditions and same day action; seconded by Commissioner Fairrow. Motion approved.

- B. Public DISCUSSION** – PCA (Public Center Adjacent) Special District Review for proposed addition and exterior changes to 2 Washington Boulevard, the Crown Plaza Pontchartrain Hotel.

Commissioner Esparza withdrew from discussion due to affiliation with petitioner.

George Etheridge, CPC staff member and Marcell Todd, Director, provided summary of report submitted February 28, 2018. CPC received a request from the Detroit Convention Center Hotel, on behalf of Opraedora de Servicios para Hoteles de Lujo, for special district review relative to proposed second tower and parking deck addition to the existing base located at 2 Washington Boulevard.

The developer proposes to construct a twenty-eight (28) floor hotel, consisting of 3,040 square feet of ground floor retail, levels of structured parking, inclusive of new motor lobby and terrace level, consisting of 146 parking spaces; and 19 floors of guest rooms. Based on analysis, determined by Special District Review and approval criteria, City Planning Commission and Planning and Development Staff recommend approval of proposed site plan; “Special District” approval to City Council and preparation of a resolution authorizing Buildings Safety Engineering and Environmental Department to issue permits for work related to development.

Commissioner Fairrow motioned to approve, with staff recommendations, conditions; seconded by Commissioner Webb. Motion approved.

- C. PUBLIC DISCUSSION** – Medical Marihuana Ballot Initiative update.

Kimberly James from the Law Department was unable to attend; provided a summary report which highlighted several issues; specifically, flaws contained in the ballot initiatives’ approved November 7, 2017.

Commissioner Pawlowski motioned to direct CPC staff to extend invitations to City departments, the administration, medical marijuana industry participants, and citizens to convene a focus group for discussions relative to cannabis reform, seconded by Commissioner Webb. Motion approved.

- D. DISCUSSION** – Neighborhood Planning Initiatives of the Planning and Development Department.

Maurice Cox, Director of Planning and Development Department

provided a preview and overview of the neighborhood frameworks and strategies the department will be implementing.

III. Unfinished Business - None

IV. New Business - None

V. Staff Report

wish list for the Director Marcell Todd provided a written summary of the Commission's

upcoming fiscal year which included request for additional staff support, additional office space, stipends, meeting and/or retreat with City Council, meetings in the community, training and travel and updated software and website.

Commissioner Russell motioned to direct staff to present suggested budget item request with information contained within submitted report and with corrections; seconded by Commissioner Fairrow. Motion approved.

VI. Communications - None

VII. Public Comment - None

VIII. Adjournment - The meeting adjourned at 9:52 pm.