

**City Planning Commission Regular Meeting  
April 5, 2018  
Committee of the Whole Room13th Floor  
Coleman A. Young Municipal Center**

**I. Opening**

**A. Call to Order**

The meeting was called to order by Chairperson James at 5:05 pm.

**B. Roll Call**

**Present:** James, Andrews, Davis, Esparza, Fairrow, Hood, Pawlowski and Webb.

**Excused:** Russell.

**C. Amendments to and Approval of Agenda**

**Commissioner Andrews motioned to approve agenda; seconded by Commissioner Hood. Motion approved.**

**D. Minutes**

**Commissioner Fairrow motioned to approve the draft minutes of February 15, 2018; seconded by Commissioner Esparza. Motion approved.**

**II. Public Hearings and Presentations**

- A. Introductory Presentation** - Request of Mr. Mohamed Elhady in conjunction with the Detroit City Planning Commission as co-petitioner, to amend Article XVII, District Map No. 16 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M2 (Restricted Industrial District) zoning classification where a B4 (General Business District) zoning classification currently exists on thirteen (13) parcels, commonly identified as 17198, 17200, 17204, 17208, 17216, 17220, 17224, 17228, 17232, 17300 and 17340 Conant Avenue.

George Etheridge, CPC staff member provided a summary of report dated March 15, 2018 relative to the above request. After review of the Master Plan of Policies and Zoning Map No. 16 CPC staff has determined that additional rezoning is warranted and is co-petitioning on behalf of the City Planning Commission, to seek rezoning for twelve (12) additional parcels from B4 to M2. The properties are

located in Council District 3, within the Davison area of Neighborhood Cluster 1 of the Detroit Master Plan of Polices.

The proposed zoning amendment would allow for the establishment of a “*Tires, used: sales and/or service*” facility at 17240 Conant and it will bring the greater area into conformance with the Detroit Master Plan of Polices which identifies “*Light Industrial*” as a future general land use along the Conant Avenue frontage.

A community meeting held February 16, 2018 resulted in no objections or support offered for the proposed land use and zoning change. There were concerns expressed regarding the overgrown bush surrounding the property and yellow painted façade on the exterior of the building; land request is a conditional use and the concerns can be addressed. CPC staff has requested a report regarding City’s responsibility to maintain the exterior of the City-owned property. Petitioner to lot on his parcel prior to approval.

**Item to be brought back on June 19, 2018.**

**B. PUBLIC DISCUSSION – Neighborhood Planning Initiative of the Planning and Development Department continued.**

This continued discussion is regarding preview presentations of four (4) Neighborhood Frameworks developed by the Planning and Development Department that are to be rolled out during the course of 2 years in specific locations throughout the City of Detroit. These frameworks are drive by community engagement, focus group participation, Maurice Cox, Director, Planning and Development and David Walker, PDD staff member provided a preview of the Grand River/NW Neighborhood Framework to be presented to the community at the end of April.

The two areas, Old Redford and Grandmont/Rosedale are composed of multiple neighborhoods, households and businesses. Planning and Development is framing these renovations around five (5) strategies: 1) support for small businesses; 2) transformations of streetscapes/spaces; 3) zoning recommendations and policies; 4) housing opportunities – single and multiple units; and 5) new parks and greenways.

**III. Unfinished Business - None**

**IV. New Business – None**

**V. Sub-Committee Report**

Commissioners Pawlowski and Fairrow – Indicated that the Goals and Objectives Sub-Committee have not met yet; Marcell Todd to assist in scheduling and location of pending meeting.

Commissioner Davis suggested two (2) potential dates for the Livable Communities Sub-Committee to meet with an AARP Livable Communities specialist to provide a primer relative to livable communities and talk about work done in other cities throughout Michigan that have participated in the program. AARP has a RFP for cities interested in applying for the program, deadline is May 16, 2017.

## **VI. Staff Report**

Marcell Todd, George Etheridge and Jamie Murphy, CPC staff, provided updates relative to CPC activities:

- **Council President Brenda Jones’ hosted a “Livable Communities Community Conversation for seniors” forum, April 11, 2018**
- **Rezoning in area of Milwaukee and Junction**
- **Mixed Use development in North End.**
- **Oakland Blvd. Corridor – Urban Farming**
- **Expansion of CPC and HDAC staff roles within the community**
- **Conversations with ITS/Do-It**
- **Update on budget items requested by Commissioners**
- **Zoning ordinance update prepared by Chris Gulock, CPC staff**
- **Lighting Consultant RFP preparation**
- **Software/hardware update; retro-fitting of conference room to include audio and video options**
- **Smart Sheet-project management tool**
- **New citywide website – greater functionality; better links to departments**
- **Photographs of commissioners**
- **Sign Ordinance update**
- **Additional modification to Zoning Ordinance relative to storm water management**
- **Rezoning concepts generated by Planning and Development Department**
- **Harbor Town rezoning – advise sought from the Law Department**

George Etheridge provided an update relative to the Harbor Town rezoning project. The City of Detroit Law Department determined that even though the information provided; Master Deed and declaration of easements; were relative, but not germane to the site plan and development. The developer is aware of the Law Department’s determination and is willing to hold another community meeting (within the next 2 weeks) to continue to address the residents’ concerns. Commissioners will receive notice of the upcoming community meeting.

Mr. Etheridge also represented the Commission at the Entrepreneur/Small Business Fair sponsored by City Council President Brenda Jones and Council Member Janee Ayers. There were over 150 small business in attendance. The conference provided information regarding growing your small business; establishment of a new business; zoning, licensing and purchasing property, etc.

**VII. Communications - None**

**VIII. Public Comment – None**

**IX. Adjournment -** The meeting adjourned at 8:07pm.