

**City Planning Commission Regular Meeting  
May 17, 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 5:08 pm.**

**B. Roll Call**

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

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

**Commissioner Hood motioned to approve agenda with amendments; seconded by Commissioner Esparza. Motion approved.**

**II. Minutes**

**A. Minutes will be provided for review and approval at a subsequent meeting.**

**III. Public Hearings and Presentations**

**A. PUBLIC HEARING – Request of Brush Park Properties, LLC in partnership with 112 Edmund LLC on behalf of Terranovus Development to modify the provisions of an existing PH-H (Planned Development-Historic) zoning district on Article XVII, District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning on property commonly known as 2827 John R Street, 112 Edmund Place and 105 Alfred Street in order to allow for two mixed use buildings which will include office, retail, commercial and residential space and to construct a parking structure with retail and commercial space.**

**No Action Taken; to be brought back on June 7, 2018.**

Kimini Jeffrey, CPC staff, provided a brief summary relative to report dated May 16, 2018. The re-notice and second hearing of request to modify provisions of an existing Planned Development (PD) zoning district, commonly known as 2827 John R Street, 112 Edmund Place and 105 Alfred Street allowed the residents of the Carlton Lofts the opportunity to express their opposition to the proposed height of 112 Edmund Building.

The developer provided a visual presentation, showing the scale and revisions to the original proposal. Steve Lewis from Planning and Development Department and Graciela Watris, from Housing and Revitalization Department expressed support; worked extensively with developer to mitigate better solutions and promotion of density in the Brush Park.

**Public Comments**

**Opposed**

**Rishi Moudgil  
Mark Davidoff  
Cortney Reno  
Margie Dunn  
Renee Toft  
Thomas Toft  
Michael Joseph Zazaim, Jr.  
Carter Bundy  
Thomas VanderMey  
Doug Quada**

**Supported**

**Susan Mosley  
Marc Herrick  
Jeff Cowin**

- B. PRESENTATION AND DISCUSSION-** An ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ to add medical marihuana provisioning centers as a conditional use in B2, B4, B5, B6, M1, M2, M3, M4 and SD2 zoning districts outside of Gateway Radial Thoroughfare and Traditional Main Street overlay area; to prohibit medical marihuana provisioning centers, processors and growers within drug free zones; to eliminate new applications for medical marihuana caregiver centers as of the effective date; to add medical marihuana growers as a conditional use in M1, M2, M3, M4 and M5; to add medical marihuana processors as a conditional use in B6, M1 and M2 and a by-right use in M3, M4 and M5; to add medical marihuana safety compliance facilities as a conditional use in B4, B5 and B6, and a by-right use in M1, M2, M3, M4 and M5; to add medical marihuana secure transporters as a by-right use in B6, M1, M2, M3, M4 and M5; to add definitions related to medical marihuana; and to provide certain no substantive corrections.

Kim James, Law Department, presented background history and overview

of the Medical Marihuana Law and Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ to include zoning provisions for medical marihuana provisioning centers, growers, processors, safety compliance facilities and secure transporters; to prohibit medical marihuana provisioning centers, processors and growers within drug free zones; and to eliminate new applications for medical marihuana caregiver centers as of the effective date.

**IV. Unfinished Business:**

**Commissioner Russell motioned CPC staff to prepare a memo to the Law Department requesting the validity of the Master Deed and the declaration of easement of the Water’s Edge Phase II development proposal; seconded by Commissioner Fairrow. Motion approved.**

**V. New Business - None**

**VI. Staff Report**

- Update Harbortown
- Sign Ordinance
- 2017 Text Amendment (bars, banquet halls, barber colleges, etc.)
- Crowne Plaza

**VII. Communications -None**

**VIII. Public Comment - None**

**IX. Adjournment - The meeting adjourned at 7:52 pm.**