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Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

**Regular Meeting Minutes
June 21, 2018**

I. Opening

A. Call to Order
Chairperson James called the meeting to order at 5:19 pm.

B. Roll Call

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

C. Amendments to and Approval of Agenda

**Commissioner Andrews motioned to approve the agenda, with amendments;
Commissioner Hood seconded the motion. Motioned approved.**

II. Minutes

A. Minutes for May 3, 2018, May 17, 2018 and June 7, 2018.

Commissioner Hood motioned to approve the minutes of May 3, 2018, May 17, 2018 and June 7, 2018, with the amended minutes of June 7, 2018, to include that Commissioner Esparza recused himself during the discussion and vote of item V.

A. Motion approved.

III. Public Hearings and Presentations

A. **PUBLIC HEARING** – Request of Covenant Community Care, Inc. to modify the existing PD (Planned Development) zoning classification created by Ordinance No. 15-10 on Zoning District Map No. 40 at the former Herman Gardens public housing site now known as Gardenview Estates to allow for the construction of a new one-story building to be occupied by a medical and dental clinic at 17625 Joy Road.

Chris Gulock, CPC staff member and Paul Propson, CEO, Covenant Community Care provided an overview of the request to modify existing PD (Planned Development) at the former public housing site, Herman Gardens now known as Gardenview Estates, generally bounded by Joy Road, Asbury Park Avenue, Tireman Avenue, and the Southfield Freeway. The modification would allow for the construction of a one-story building, measuring approximately 24,124 square feet. The building will house a

medical clinic, a University of Detroit Dental Clinic/training center and a multi-purpose room. The proposed site outline will be along Joy Rd., with two (2) entrances, an access drive and 204 parking spaces.

This item will be brought back on July 18, 2018.

- B. PUBLIC HEARING** – Request of Matt Ward owner of Lahser Tire Inc., to amend Article XVII, District Map No. 73 of the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, by rezoning properties generally bounded by Grand River Ave., Cooley, Willmarth, Lahser and Redford from the current B3 (Shopping District) zoning classification to a B4 (General Business District) zoning classification. The subject properties are more specifically known as 22100, 22116, 22120, 22124, 22132, 22200, and 22250 as well as 17425 Lahser.

Marcell Todd, and George Etheridge, CPC staff member provided a summary of report submitted June 19, 2018 regarding rezoning amendment. The Commission recommended approval in 2013. The proposed amendment will allow the existing automobile service facility to operate legally within the area of 22100 Grand River; permitted on a by-right basis. The Planning and Development Department previously indicated the request was consistent with the Detroit Master Plan of Polices, located within the Redford Neighborhood of Sector 8.

The proposal meets one (1) approval criteria listed in Section 61-3-80 of the zoning ordinance, specifically: *which deals with the correction of an error or the challenge of a changing condition, trend or fact.*

Staff recommends rezoning of the Grand River Avenue frontage from B3 to B4, allowing the entire block, from Redford Avenue to Cooley Avenue to be under the same zoning classification.

Commissioner Russell motioned to reaffirm approval to amend Article XVII, District Map No. 73 of the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, by rezoning properties generally bounded by Grand River Ave., Cooley, Willmarth, Lahser and Redford from the current B3 (Shopping District) zoning classification to a B4 (General Business District) zoning classification for properties located at 22100, 22116, 22120, 22124, 22132, 22200, and 22250 as well as 17425 Grand River; seconded by Commissioner Hood. Motion approved.

IV. Unfinished Business

- A.** Consideration of an ordinance to amend the 1984 Detroit City Code, Chapter 61, '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 areas; 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 non-substantive corrections.

George Etheridge, CPC staff member, provided summary of June 20, 2018 report. The report referenced the Medical Marihuana Facility Review Committee, established in the proposed ordinance under Article II, Division VII. The committee will be charged to make comprehensive, multi-departmental recommendations prior to the statutory public hearing for conditional land uses and be composed of representatives from Buildings, Safety, Engineering and Environmental Department (BSEED), Health, Detroit Police Department (DPD), Law Department, City Planning Commission (CPC), Planning and Development Department (PDD) and Assessments. During further discussion, the inclusion of the Fire Department was a recommendation.

The City Planning Commission staff recommends the following revisions to the draft amendment of Chapter 61 of the 1984 Detroit City Code, Article II, Division VII – Review and Decision-Making Bodies and Article III, Division XII – Medical Marihuana Facilities Text Amendment:

1. That Sec. 61-2-71 – Advisory group structure – Medical Marihuana Facility Review be amended to include the Detroit Fire Department (DFD) as a member of the Medical Marihuana Facility Review Committee.
2. That Sec. 61-12-343(d) – Medical marihuana caregiver centers and medical marihuana facilities be amended to state:
“Grower facilities are limited to a ground floor building footprint of thirty thousand (30,000) square feet, and on a parcel no larger than three (3) acres;”

Public Comments were allowed; the following eleven (11) citizens spoke: Deborah Omokehinde; Ryan Riddle; Donald Roberts; Kimberly Scott; Anthony Brown; Al Cunningham; Niccole Milton; Raymond Crowley; Ron Jones; Floyd White; Matthew Abel.

Commissioner Russell motioned to approve, with staff recommendations and the addition of the Department of Public Works (DPW) to the Medical Marihuana Facility Review Committee; Commissioner Hood seconded.

Motion approved (4-3) (Yeas: Russell, James, Webb, Andrews. Nays: Hood, Pawlowski, Esparza.)

Marcell Todd: Due to the pending vote of ballot proposal to legalize recreational marijuana in November, Mr. Todd advised the Commission to charge staff with the drafting of a letter to Detroit City Council and administration regarding the formation of a task force to prepare the City of Detroit and constituents for the possible passing of the ballot proposal.

Commissioner Russell motioned to charge staff with the drafting of letter to Detroit City Council and administration regarding the formation of a tack force to prepare the City of Detroit and citizens for the possibility of the passing of pending ballot proposal to legalize recreational marijuana; seconded by Commissioner Pawlowski. Motion approved.

V. New Business

- A. Election of Officers – The office of Vice Chair /Secretary is vacant and should filled.**

Commissioner Webb motioned to nominate Commissioner Hood for Vice Chair/Secretary vacancy; seconded by Commissioner Pawlowski.

There were no other nominations. Commissioner Hood is the new Vice Chair/Secretary by acclamation.

- B. Boy Scouts of America desire to use Belle Isle for event in 2019**

Janseen Lemley, Program Director for Metro Detroit, Wayne, Oakland and Macomb Counties, and Derrick Gempsey, Sierra Club, gave presentation regarding Boys Scouts of America events planned for May and September of 2019, tentatively at River Rouge Park. The Boys Scouts of America and Sierra Club are seeking the support of the Commission, the City Council and the Recreation Department.

Commissioner Webb motioned to direct staff to draft a letter of support for the Boys Scouts of America to hold planned events in May and September 2019 at the Rouge Park to the City Council and the Recreation Department; seconded by Commissioner Hood. Motion passed

Commissioner Hood motioned to amend motion, to include the Department of Public Works to the letter of support; seconded by Commissioner Andrews. Motion passed.

VI. Committee Reports - None

VII. Staff Report

City Planning Commissioners and staff invited to tour the Michigan Central Station in Corktown on June 22, 2018.

Commissioner Russell motioned to cancel the tentative CPC meeting schedules for June 28, 2018; seconded by Commissioner Hood. Motion passed.

VIII. Communications

Commissioner Hood motioned to include random acts of culture to the beginning of CPC meetings, with approval from the Entertainment Commission, to begin in August; seconded by Commissioner Webb. Motion passed.

IX. Public Comment

X. Adjournment - The meeting adjourned at 9:45 pm.

DRAFT