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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 November 15, 2018

I. Opening

A. Call to Order – Chairperson James called the meeting to order at 5:17 p.m.

B. Roll Call - Director Todd called the roll – a quorum was present

Attendees: James, Andrews, Esparza, Pawlowski, Russell (*arrival @ 5:25 pm*) and Webb

Excused: Davis and Hood

C. Amendments to and approval of agenda

Item IV. A. was removed from the agenda; to be brought back on December 6, 2018.

Commissioner Andrews motioned to approve the agenda with amendments; seconded by Commissioner Pawlowski. Motioned approved.

II. Minutes

A. Minutes of the November 1, 2018 meetings.

Commissioner Andrews motioned to receive the minutes and bring them back for approval December 6, 2018; seconded by Commissioner Russell.

III. Public Hearings and Presentations

A. **PRESENTATION** – CPC consultant, *Code Studio*, providing initial status report on the two-year project, Zone Detroit, revising the Detroit Zoning Ordinance (CG, JM, KJ, JR and Code Studio)

Code Studio provided an overview relative to the pending two-year project which included the timeline and their four (4) step process: 1. Assessment, 2. Approach; 3. Drafting; 4. Adoption.

- B. PUBLIC HEARING** – To consider Master Plan Change #19, the request of the Planning and Development Department, to amend the Master Plan of Policies by amending the Future Land Use Map of the Pembroke Neighborhood of Master Plan Cluster 10 to show an “INST,” Institutional, designation where a “PRC”, Recreation, designation presently exists on land generally bounded by Norfolk Street on the north, Cherrylawn Street on the east, Chippewa Avenue on the south, and Indiana Street on the west.

Jamie Murphy, CPC staff, provided a summary of report submitted November 15, 2018. The University of Detroit Jesuit High School (UDJ) proposes to purchase and redevelop the Johnson Recreation Center and the Joe Louis Park located in Neighborhood Cluster 10 of the Master Plan of Policies, District 2. The rehabilitation of the facility includes meeting rooms, lockers rooms, gymnasiums, a basketball court, playground, community garden and the construction of three soccer/lacrosse fields on the north side of the site.

The Master Plan Future Land Use designation for the site is Recreation (PRC) and PDD proposes to change it to Institutional (INST) due to the affiliation with a school.

Public Comments

Patricia Wells – Against
Ajia Mitchell - Against
Renee Turnbore – Against
Hazel Fludd – Against
Geraldine Mickie – Against
Charles Rochelle - Against
Advocate Ramone - Against

Geraldine Jackson – Support
Maria Adams-Lawton – Support
Mary Johnson – Support
William Smith - Support
Annie Deering - Support
Shani Hinton – Support
Fred Hunter – Support
Magda Pecsénye - Support
Councilperson Roy McCalister
Christine Phanord – Support
Emmanuel Phanord – Support

Commissioner Esparza recommended clarification relative to residents’ concerns regarding the sale prompting an increase in their property taxes.

Director Todd assured the Commission that inclusion of this request is appropriate and clarification can be provided; he also indicated that it was not necessary to include the request with the motion for approval.

Staff Recommendation

The park and recreation center will be open to the public on a limited basis; both facilities will be renovated and upgraded. CPC recommends approval of amending the Master Plan Designation for the site from Recreation (PRC) to

Institutional (INST).

Commissioner Andrews motioned to accept staff recommendation for approval of the Planning and Development Department, to amend the Master Plan of Policies by amending the Future Land Use Map of the Pembroke Neighborhood of Master Plan Cluster 10 to show an “INST,” Institutional, designation where a “PRC”, Recreation, designation presently exists on land generally bounded by Norfolk Street on the north, Cherrylawn Street on the east, Chippewa Avenue on the south, and Indiana Street on the west; seconded by Commissioner Russell. Motion passed.

C. **PUBLIC HEARING** – Code Codification and the conversion of the Detroit Zoning Ordinance, Chapter 61 of the Detroit City Code to Chapter 50.

Rory Bolger, CPC staff, provided summary relative to November 15, 2018 report regarding the above referenced item. The code codification and conversion of the Detroit Zoning Ordinance, Chapter 61 of the Detroit City Code to Chapter 50 will include the following changes:

- *Section numbers throughout the Zoning Ordinance are being adjusted.*
- *As State statutes and local ordinances have been amended, obsolete or inaccurate cross-references are deleted or corrected.*
- *List of land uses, conditions, or other items are routinely preceded by an explicit statement to indicate the topic of the section catch line.*
- *References to discontinued or renamed governmental departments, agencies, and offices are removed, updated or corrected.*
- *Appropriate references to the City Charter is inserted where the Zoning Ordinance authorizes establishment of a fee.*
- *The vocabulary of certain land uses is changed without altering the permissibility of the given land use in a given zoning district.*
- *Provisions regarding “Development plan areas” are repealed or revised consistent with Emergency Manager Order No. 36 and Ordinance No. 34-14.*

Public Comments

Damacus Strawman
Harry A. Lewis – Support

Wayne Bernard
Ryan Marchand

Staff Recommendation

Staff recommendation is approval of the Code Codification and conversion of the Detroit Zoning Ordinance, Chapter 61 of the Detroit City Code, to Chapter 50; with same day action allowed by the City Planning Commission By-laws.

Commissioner Russell motioned to accept staff recommendation to approve Code Codification and conversion of the Detroit Zoning Ordinance, Chapter 61 of the Detroit City Code, to Chapter 50; with same day action; seconded by Commissioner Andrews. Motion passed.

- IV. Unfinished Business - None**
- V. New Business - None**
- VI. Committee Reports - None**
- VII. Staff Report - None**
- VIII. Communications - None**
- IX. Public Comment - None**
- X. Adjournment – The meeting adjourned at 8:35 pm.**