

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

City Planning Commission Regular Meeting
13th Floor, Committee of the Whole Room
January 17, 2019

I. Opening

- A. Call to Order - Chairperson James call the meeting to order at 5:41 pm.
- B. Roll Call – Marcell Todd, CPC Executive Director called the roll; quorum present.

Attendees: James, Hood, Esparza, Russell and Webb.
Excused: Goss Andrews, Davis and Pawlowski

- C. Amendments to and approval of agenda

Amendments: Minutes of the January 10, 2019 meeting approved at next meeting. Old Business Item 4A. discussed after Item 3B., before Item 3C.

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

II. Minutes

- A. Minutes of the December 6, 2018 and January 10, 2019 meetings.

Commissioner Hood motioned to approve the minutes of the December 6, 2018 meeting; seconded by Commissioner Webb. Motion approved.

III. Public Hearings and Presentations

- A. **PUBLIC HEARING** – The request of Fusco, Shaffer & Pappas, Inc. (Petition No. 642) on the behalf of its client, NSO Properties, to amend Article XVII, District Map 12 of the 1984 Detroit City Code, Chapter 61, Zoning by modifying the existing PD (Planned Development District) zoning classification established by Ordinance No. 12-17 on land bounded by Mack Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood Avenue to the west.

George Etheridge, CPC staff, provided summary report dated January 16, 2019 and PowerPoint Presentation relative to request of petitioner to modify existing Planned

Development District (PD) on land bounded by Mack Avenue to the north, Ellery Street on the east, Ludden Street to the south and Elmwood Avenue to the west.

The initial request to develop permanent housing, an emergency shelter with supportive services and accessory uses approved March 2017; a modification to site plans was approved in April 2018. Due to unforeseen circumstances, the petitioner proposes revised plans. The revisions include the construction of a 37,167 sq. ft. facility, anticipated to provide 42 permanent supportive housing units to the homeless population in a two-story structure.

Staff Recommendation

CPC staff recommended approval with the following conditions:

1. The site plan shall be revised to show interior landscaping consistent with the standards set forth in Sec. 61-12-219 of Off-Street parking areas;
2. Prior to making application for applicable permits, final site plans, elevation, landscaping, lighting and signage plans shall be submitted to the City Planning Commission staff for review and approval for consistency with the plans approved by the City Council.

Commissioner Russell motioned to accept staff recommendation to approve, with conditions; seconded by Commissioner Webb. Motion approved.

- B. PUBLIC HEARING** – The request of the Planning & Development Department to rezone several blocks on Zoning Map No. 42 in the area bounded by the rail corridor, Bagley Avenue, and I-75/Fisher Freeway Service Drive.

Chris Gulock, from CPC, Karen Gage, from P&DD and Greg Moots, from P&DD provided a summary report dated January 14, 2019 relative to the request of the Planning & Development Department (P&DD) to amend Article XVII, District Map No. 42 of the 1984 Detroit City Code, Chapter 61, Zoning in an area bounded by the rail corridor, Bagley Avenue and the I-75/Fisher Freeway Service Drive.

The amendment will make the area’s zoning more consistent with the City’s Master Plan of Polices; limit the influence of intensive industrial uses and allow mixed-use residential/commercial development.

Commissioners Esparza, Hood and Russell expressed concerns relative to community support.

Commissioner Russell expressed concerns regarding the impact of the changes in the zoning classification and its impact on current residents in area; and requested explanation of the rationale behind the request and specific definitions of terms.

Commissioner Hood wanted assurance that the ‘flavor’ would remain the same.

Chairperson James expressed concerns relative to the best zoning alternative to serve as a benefit to area residents in specific area where a current M3 zoning designation exists.

Greg Moots, P&DD – will provide community letters of recommendations.

Public Comments

Tomasita Alfaro-Koehler – Honey Bee Market - In Support

Myrna Segura – Southwest Detroit Business Association – In Support

Alex Walker – Arrow Chemical Products – Concerned about the rezoning of plant location; current property is in area designated M-4, amendment will change zoning to M-2, requests that the proposed SD-2 designation north of plant not include their property located at 2029 St. Anne St.

Evelyn Sparks – Area Resident – Concerned about rezoning in relation to her property.

Staff Recommendation – Staff to provide recommendation at later date.

C. PRESENTATION – The 2019-20 Community Development Block Grant Neighborhood Opportunity Fund Program.

Chris Gulock and George Etheridge, CPC staff and Tamra Fountaine Hardy, Gordon Pearson and Lindsay Wallace, HRD staff provided a summary report regarding the 2019-20 Community Development Block Grant Neighborhood Opportunity Fund Program.

An initial presentation on December 12, 2019 did not contain the Mayor's recommendations. The Mayor's recommendation, presented January 17, 2019, concurred with recommendations from the Housing and Revitalization Department. The City Council will meet on January 28, 2019 to make changes and recommendations.

Commissioner Hood requested a comprehensive presentation explaining the HUD funding priorities, with an emphasis on the preservation of the cultural heritage within the City.

Commissioner Webb motioned to accept CPC staff recommendation to accept the determinations by the Mayor and the Housing and Revitalization Department for the 2019-20 Community Development Block Grant Neighborhood Opportunity Fund Program.

IV. Unfinished Business

- A. Consideration of the Proposed Capital Agenda for Fiscal Years 2019 -2020 through 2023-2024.

Marcell Todd, Executive Director, CPC provided a summary report dated January 16, 2019, relative to the proposed Capital Agenda for Fiscal Years 2019-20 through 2023-24.

Recommendations

CPC Staff recommends the proposed Capital Agenda for FY 2019-20 through 2023-24 with the following amendments:

1. Identification and development of a new site for the Department of Transportation Central/Administration building; in light of the jail facility scheduled to be erected on the current site at Warren Ave. and I-75;
2. Development of two new recreation centers one in City Council District 4 and one in City Council District 7 to address the deficient level of service;
3. Maintenance and improvement projects at Fort Wayne;
4. Maintenance and improvement projects at Charles H. Wright Museum of African American History beyond 2019-20;
5. Maintenance and improvement projects at the DIA;
6. Maintenance and improvement projects at the City golf courses;
7. Maintenance and improvement projects at City Airport, beyond that which is covered by the \$4,000,000.00 in the current fiscal year;
8. The reopening of the temporarily closed segment of E. McNichols Rd. to the flow of traffic immediately north of City Airport;
9. Streetscape and infrastructure improvements to accommodate electric and autonomous vehicles;
10. Some inclusion of the various infrastructure and streetscape improvements the City successfully negotiated in the Delray Community in association with Gordie Howe International Bridge project; and
11. Textual correction of item under Planning and Development Department, page 36, which reads, "*PDD will lead the passage of numerous zoning changes that will help drive equitable neighborhood development*". The City Planning Commission determines zoning changes.

Commissioner Webb requested additional funding for golf training programs under Item #7.

Commissioner Hood requested more information regarding the Charles H. Wright Museum funding; and staff to provide an alert regarding the scheduled date the Charter Commission chooses to discuss the City Planning Commission.

Chairperson James requested Capital Agenda document provide indications of what to look for in the form of an overall, highlighted sheet; specifically showing neighborhood projects, current important items and five (5) year plans. A five (5) year plan regarding maintenance of Historic Fort Wayne; a detailed outline, district by district showing plans for each; and additional plans for the City Airport.

Commissioner Russell wants to know about mechanisms implemented to determine the success of the Capital Agenda suggested improvements and comparisons with previous agendas. He expressed concerns regarding un-walkable intersections and freeway crossings during inclement weather. Under Transportation, page 125, questioned whether bike paths are to be cleared and what department is responsible for maintenance and removal of snow and ice.

Chairperson James indicated as City becomes more walkable and residency increases, traffic increases on major intersections in the City; infrastructure improvements should be implemented and questioned where concern for these issues fit within Capital Agenda improvements.

Commissioner Webb requested an increase in improvement funding.

Mr. Todd indicated, due to language deficiencies in the City Charter regarding the Capital Agenda, a request should be forwarded to the Charter Commissioner requesting updated language be included in the revision.

Commissioner Russell motioned to approve CPC recommendations, Commissioners' requests; timeline relative to Charter revision updates of deficient language of Capital Agenda; and answers to questions and concerns raised; seconded by Commissioner Webb. Motion approved.

V. New Business -None

VI. Committee Reports -None

VII. Staff Report

CPC staff will contact Commissioners whose terms are up for renewal; and will fill the vacant Commissioner position.

VIII. Communications

Commissioner Webb expressed interest in the City Council developing policy on low-income housing.

IX. Public Comment - None

X. Adjournment – The meeting adjourned at 8:51 pm.