

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**  
**February 21, 2019 at 5:00 PM**

**Minutes**

**I. Opening**

- A. Call to Order – The meeting was called to order by Chairperson James at 5:26 pm.
- B. Roll Call - Marcell Todd, Director called the roll; quorum present.

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

- C. Amendments to and approval of agenda

**Commissioner Andrews moved to approve the agenda, with amendments; seconded by Commissioner Webb. Motioned approved.**

**The minutes of the January 31, 2019 meeting to be approved at the next meeting.**

**II. Minutes**

- A. Minutes of the February 7, 2019 meeting.

*The minutes of the February 7, 2019 to be approved at the next meeting.*

**Commissioner Andrews motioned to postpone approval of the February 7, 2019 meeting until the March 7, 2019 meeting; seconded by Commissioner Webb.**

**III. Public Hearings and Presentations**

- A. **PUBLIC HEARING** – To consider the request of the City of Detroit City Planning Commission to amend Article XVII, District Map No. 52 of the 1984 Detroit City Code, Chapter 61, Zoning, to rezone several blocks located near I-75/Fisher Freeway and Pleasant Street, in order to make the area's zoning more consistent with the City's Master Plan of Policies and to limit the influence of intensive industrial uses on nearby residential uses.

Chris Gulock, CPC staff member, provided an overview of report submitted February 18, 2019 regarding the proposed rezoning. The zoning change request would make the

area's zoning more consistent with the City's Master Plan of Policies; limiting the influence of intensive industrial uses.

CPC staff proposes to:

Rezone the industrial land bounded by the rail corridors on the north, Detroit city limits on the east, Pleasant Street on the south, and South Fort Street on the west from a M4 (Intensive Industrial District) zoning classification to a M2 (Restricted Industrial) zoning classification; and

Rezone land on the south side of Pleasant Street from the Fisher Freeway to just east of South Liddesdale Street and from South Beatrice Street to South Ethel Street from a B4 (General Business District) zoning classification to a R-2 (Two Family Residential zoning classification.) The R-2 zoning classification is designed to protect and enhance those areas developed or likely to develop with single-or two-family dwellings; multi-family dwellings with not more than eight (8) units allowed as conditional.

The proposed site is located within the Boynton Area of the Neighborhood Cluster 5 of the Detroit Master Plan of Polices. The Future Land Use shows Low Density Residential for all of the property on the south side of Pleasant Street and Light Industrial for all properties on the north side of Pleasant Street and south of the rail line.

CPC staff received one letter of support from Theresa Landrum, an e-mail of support from D. Leonard and an extensive letter with exhibits expressing opposition from Corrigan Oil Co. Two representatives from Corrigan were present to provide verbal opposition during public comments.

*Commissioner Esparza expressed concern relative to notifications and one-on-one communications from staff to property owners and residents. Commissioner Hood expressed concerned relative to the impact on residents in the area. Commissioner Webb questioned whether eminent domain prompted the removal of housing. Commissioner Russell wanted to know what is the best buffer separating industrial from residential. Commissioner Pawlowski wanted to know the health implications.* CPC staff to do further research on the history and impact of the proposed downsizing; and the impact on Corrigan Oil.

*Commissioner Hood expressed concern with the M2 classification.*

### **Public Comments**

**Bradford Maynes and Connie Pratt - Representatives of Corrigan Oil – Opposed**  
**Robert Goch – Goch and Sons Towing – Opposed**  
**Casaundras Maxwell – Resident – Support**  
**Michael Goch – Goch and Sons Towing – Opposed**  
**George Folmer – Industrial Fence Co. – Opposed**  
**John Atkins – Resident - Support**

**Ms. Faith – Resident – Support**

*Commissioner Pawlowski: Is it possible to talk to the State of Michigan or Federal Government to by-pass Pleasant Street.*

**Chris Gulock** – The best route is to wait for the City’s truck route analysis and staff can talk with businesses to determine route of their trucks. MDEQ has authority over air quality issues.

*Commissioner Pawlowski would like staff to attempt to get the Michigan Department of Environmental Quality (MDEQ) to attend a meeting.*

*Commissioner Webb indicated that air quality and impact on the environment influences her decision. Staff to further research the proposed location relative to her concerns.*

*Commissioner Russell made request for staff to provide information relative to this discussion regarding the Commissions’ concerns to the community.*

*Commissioner Esparza requested clarification regarding the ‘grandfathering’ of the current zoning, as it relates to the business owners’ concerns; and consider having the Law Department provide clarification.*

*Commissioner Andrews concurred with Commissioners Esparza, Russell, Hood, Pawlowski and Webb.*

**CPC Staff to bring this proposal back in two (2) weeks.**

- B. PRESENTATION** – To consider the request of RHEAL Capital Management for minor modification of an existing PD (Planned Development) zoning classification approval of site plan and building elevations for approximately 3.4 acres of land generally bounded by the east/west alley first south of Alfred Street to the north, Brush Street to the east, Winder Street to the south, and John R. to the west to allow for a mix of residential housing types and retail/commercial space; originally approved in 2017.

Kimani Jeffrey, CPC staff, provided a summary of report submitted January 30, 2019. This project was reviewed and approved by CPC and the City Council in 2017. Due to challenges, the developer is requesting a modification of the original plan. The revived plans calls for four (4) stories, as opposed to five (5) stories for the three buildings in the West portion of the project; adding twenty-five (25) units and temporary parking.

**Staff Recommendation**

City Planning Commission staff recommends approval, with conditions:

That the developer work with the immediately adjacent neighbors to minimize

disruption to the neighborhood during construction and address impacts that may arise;  
and

That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits; and

That the developer work with the community and CPC staff to ensure that the subject development referred to a Brush Park South, West of Brush portion be successfully completed in conjunction with the development agreement.

**Commissioner Webb motioned to accept staff recommendations and amendments to approve with conditions. Motion approved.**

- C. **DISCUSSION** – The regulation of signage including a presentation of the newly drafted proposed ordinance.

Marcell Todd, Executive Director, CPC Staff – Provided an introduction relative to the proposed signage regulation ordinance, the staff report, to the Commission and a disclaimer, indicating that CPC staff does not speak for the Law Department or the administration.

Arthur Jemison, Chief of Services and Infrastructure – Indicated that the objective is to establish a policy by using a formal process, to create a consensus driven approach with a specific worldview. This creates opportunities for people to have signs on their buildings, with value for all in an environment that is appropriate, urban, and thoughtfully done. PDD and CPC Staff, will continue to work together to develop a consensus, with recommendations to complete the sign ordinance.

Rory Bolger, CPC staff member and Greg Moots, PDD staff member provided a PowerPoint review of the current work. The Commission provided comments.

**IV. Unfinished Business -None**

**V. New Business - None**

**VI. Committee Reports**

The Goals and Objectives Committee held their third meeting and will present a detailed report in the future.

**VII. Staff Report - None**

**VIII. Communications**

*Commissioner Russell sought assistance from the Commission and staff for suggestions*

*relative to the expense that Boy Scouts of America will have to hold a Jubilee in the fall at River Rouge Park.*

**IX. Public Comment - None**

**X. Adjournment**