

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

**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

**City Planning Commission Regular Meeting**  
**13th Floor, Committee of the Whole Room**  
**March 7, 2019**

**Minutes**

**I. Opening**

- A. Call to Order - The meeting was called to order by Chairperson James at 5:34 pm.
- B. Roll Call - Marcell Todd, Director called the roll; quorum present.

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

- C. Amendments to and approval of agenda

Amendments: Brief status update of signage regulations to replace Item III. C.  
Continued Discussion delayed.

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

**II. Minutes**

- A. Minutes for the meetings of January 31, 2019, February 7, 2019 and February 21, 2019.

**Commissioner Russell motioned to bring back minutes of the January 31, 2019,  
February 7, 2019 and February 21, 2019 meetings during the March 21, 2019  
meeting; seconded by Commissioner Hood. Motion passed.**

**III. Public Hearings and Presentations**

- A. **DISCUSSION** – Request of Shamrock, LLC to approve site plans and elevations for an existing Planned Development (PD) zoning classification shown on Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, for the

development on residential property commonly referred to as 82 Adelaide Street.

Attendees: Kimani Jeffrey, CPC staff, Mathew Duffield and Chris Riggert, Petitioners

Kimani Jeffrey provided a summary of report submitted March 5, 2019 regarding site plans and elevations for an existing Planned Development (PD) on residential property located at 82 Adelaide Street.

The developer proposes to fulfill the original project plan for the Woodward Place at Brush Park Town Homes, which will include twelve (12) new townhouses in building #13 of the development. The developer initially explored options for a new design for the townhouses but the project plans will replicate the design of the rest of the existing townhomes as per request by the Woodward Place at Brush Park Condo Association.

**Staff Recommendation**

The CPC staff recommends approval of the proposal of Shamrock, LLC with the following conditions:

1. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. 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.

**Commissioner Andrews motioned to accept staff recommendation for approval, with conditions; seconded by Commissioner Hood. Motion approved.**

**B. PRESENTATION** – Neighborhood Planning Project for the Jefferson Chalmers community

Alexa Bush, Design Director for East Team and Allen Penniman, Project Manager, from Planning and Development provided a PowerPoint Presentation regarding the Jefferson/Chalmers Neighborhood Framework Plan.

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

CPC and PDD staff members have not completed preliminary recommendations; Rory Bolger, CPC and Greg Moots, PDD provided a brief update relative to the proposed signage regulations.

**IV. Unfinished Business - None**

**V. New Business - None**

**VI. Committee Reports**

**VII. Staff Report**

**VIII. Communications**

**IX. Public Comment – Erica Briggs, Scenic Michigan; Sue Mosey, Midtown Detroit, Inc.**

**X. Adjournment – Meeting adjourned at 9:22 pm**