

Alton James  
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Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**City of Detroit**  
**CITY PLANNING COMMISSION**  
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Brenda Goss Andrews  
Damion W. Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

**MINUTES**

**Regular Meeting**  
**September 5, 2019**  
**Committee of the Whole Room**  
**13th Floor – Coleman A. Young Municipal Center**

**I. Opening**

- A. Call to Order - The meeting was called to order by Chairperson James at 5:20 pm.
- B. Roll Call - Marcell Todd, Director called the roll; quorum present.

Attendees: James, Hood, Goss Andrews (arrived @ 5:22 pm.), Esparza (left @ 9:13 pm), Russell and Webb.

Excused: Ellis and Pawlowski

- C. Amendments to and approval of agenda

**Commissioner Russell motioned to approve the agenda; seconded by Commissioner Webb**

**II. Minutes**

- A. Minutes of the April 11, 2019 and August 1, 2019 meeting

**Commissioner Andrews motioned to approve the minutes of the April 11, 2019 and August 1, 2019 meeting at the September 19, 2019 meeting; seconded by Commissioner Russell**

**III. Public Hearings and Presentations**

- A. **PRESENATION** – The upgrade and rehabilitation of McClellan Ave. in response to Fiat Chrysler Corporation expansion across St. Jean

Kaiwan Bowman, Mayor's Office provided a Powerpoint Presentation relative to the concerns expressed by the Commission regarding the impact on neighborhoods surrounding the Fiat Chrysler Jefferson North Assembly Plant Expansion.

Mr. Bowman provided information regarding construction impacts, neighborhood impacts and environmental plans for the impacted area.

**Commission Concerns**

*Commissioner Russell requested information regarding the retention pond, will the public have access; will there be markers describing the area and what its use is; will the area have an educational component? He expressed further concerns regarding air quality will there be monitoring?*

Administration to research FCA plans regarding the retention pond and the surrounding fenced area and provide the Commissioner with a follow-up. There will be air monitoring due to the installation of a new paint shop, administration will provide follow-up and update.

*Commissioner Russell questioned the hiring timeline, have any Detroiters been hired and requested data relative to the number of Detroiters hires, specifically the residents in the impacted area.*

The administration will provide updates when hiring begins.

*Commissioner Russell requested before and after pictures of the wall construction, housing improvements on Beniteau and blight removal.*

The administration will work with the Commission to devise a schedule of updates as they occur.

*Commissioner Andrews expressed concerns regarding the murals and whether Detroiters will be part of the creative process.*

FCA is willing to work with students from Southeastern High School and the General Services Department (GSD).

*Chairperson James requested more specifics; lighting and camera locations; demolitions, traffic remediation; and anticipated traffic numbers when the pending Dakota Plant, located in the Van Dyke – I-94 corridor, begins operations.*

The administration will work with the Department of Public Works to provide that information.

- B. PUBLIC HEARING** – to consider a text amendment to amend Chapter 61 of the 1984 Detroit City Code, *Zoning*, by amending Article XIV, *Development Standards*, Division 1, *Off-Street Parking, Loading and Access*, Subdivision B, *Off-Street Parking Schedule “A”*, Sec. 61-14-53 of the 1984 Detroit City Code to authorize the Planning and Development Department to determine the most appropriate off-street parking requirement for manufacturing and production uses—whether one space per 800 square feet would be required or one space per 3 employees would be required. Currently, manufacturing and production uses are required to provide the greater of those two specified calculations.

George Etheridge, CPC Staff, provided a summary of report submitted August 31, 2019 regarding CPC staff recommendation to draft a text amendment which will allow the Planning and Development Department to make determinations for the number of off-street parking space requirements for an industrial or manufacturing development.

The current parking standards for a Schedule A use would require the greater of either one (1) space per every 800 square feet of floor area, or one (1) space per three (3) employees. Automation of many manual positions and implementation of third shifts have reduced parking demands for this use and similar uses. The anticipated parking need under current regulations are not consistent with parking needs generated by current business operating models.

**Public Comment**

Pamela Griffin

Staff Recommendation

CPC Staff requested same day approval and proposed the following text amendment to accommodate current industrial an manufacturing development:

The existing language in Section 61-14-53 stating “*whichever is greater*” be stricken, and that language stating, “*as determined as most appropriate by the Planning and Development Department*” be added.

**Commissioner Hood motioned to waive same day action requirements; seconded by Commissioner Andrews. Motion approved.**

**Commissioner Russell motioned to accept staff recommendation; seconded by Commissioner Hood.**

C. **PUBLIC HEARING** – to consider a text amendment that would amend Chapter 61 of the 1984 Detroit City Code, *Zoning*. The proposed ordinance would alter provisions related to three overlay areas:

- Traditional Main Street Overlay (TMSO) Area,
- Gateway Radial Thoroughfare Overlay Area—the number of uses prohibited on Gateway Radials is reduced to allow certain “maker” uses (light industrial) in B2 and B4 Districts.
- Far Eastside Overlay Area—the overlay is eliminated in its entirety.

Additionally, this text amendment provides for the following:

- Removes “secondhand stores/secondhand jewelry stores” from the list of Regulated Uses;
- Expands the definition of “residential use combined in structures with permitted commercial uses;”
- Clarifies the rear setback requirements in three instances; and

- Amends the coding symbols displayed in the use table.

***Commissioner Hood recused herself due to monetary interest relative to the amendments to the overlay areas.***

Rory Bolger, CPC Staff and Greg Moots, Planning and Development Department provided a summary of proposed text amendment to Chapter 61 Zoning that would alter three (3) overlay areas.

A statutory public hearing was held regarding the text amendment to the Zoning Ordinance altering provisions relative to three (3) Traditional Main Street Overlay areas.

Mixed Use with residential as a matter of right in these newly designated area, Grand River TSO, East Warren and West Warren. Proposing to allow mixed uses and maker use, where you have to sell what you make on property. Change in B3 zone, 3 along Grand River and Livernois, which would allow Brewpubs in the B3. Specific use in the B2 would be a conditional use in the B2 area, allowing Brewpubs.

Six letters received, 5 in support. Midtown letter included suggestions for modifications.

**Commissioner Russell motioned to waive same day action required; seconded by Commissioner Webb. Motion approved.**

Staff Recommendation

CPC staff recommends approval of the ordinance with the following changes.

- Corrections of Errors on page 2 – incomplete section number noted.
- Page 42 - mistaken reference to slaughter house be permitted by right corrections be made
- Limitations on Cabarets on land zoned B2 in traditional main street overlay area be revived to delete the 3,000 feet maximum size
- The permissibility of residential uses combined with permitted commercial uses in land zoned M1, M2, M3, M4 be spelled out to limit the amount of residential units to be not more than 2.
- TMSO provisions relative to off-street parking on a Pilot project basis on Woodward and Grand River not be included in the ordinance.

**Commissioner Webb motioned to accept staff recommendations for approval, with the noted changes; seconded by Commissioner Andrews.**

**IV. Unfinished Business**

- A. Consideration of the proposed text amendment to Chapter 61 of the 1984 Detroit City Code, Zoning, Article XII, *Use Regulations*, Section 61-12-241 and Article XVI, *Definitions*, Section 61-16-212, relative to youth hostels/hostels, for consistency with a proposed amendment relative to hostels in Chapter 44, *Public Lodging*, Article I, *Definitions*, and Division 2, *Requirements Applicable to Public Lodging Houses*, of the 1984 Detroit City Code

Rory Bolger, CPC Staff and Tanya Long, Law Department provided an update to the proposed text amendments to Chapter 61, Zoning and Chapter 44, Public Lodging relative to youth hostels/hostels.

- B. Consideration of the proposed text amendment to Chapter 44 of the 1984 Detroit City Code, *Public Lodging*, Article I, *Definitions*, and Division 2 *Requirements Applicable to Public Lodging Houses*, of the 1984 Detroit City Code in order to define and regulate hostels

- C. Consideration of the request of Jerry Pattah, Timothy Pattah and Rodney Gappy to amend Article XVII, District Map 65 of the Detroit Zoning Ordinance (Chapter 61 of the 1984 Detroit City Code) by modifying the existing PD (Planned Development District) zoning classification established by ordinance No. 04-94 and later modified by ordinance No. 30-03, which includes the parcel commonly identified as 7910-7990 W. Outer Drive and is generally bounded by Thatcher Avenue to the north, Harlow Avenue, extended to the east, W. Outer Drive to the south and Southfield Freeway north service drive to the west.

George Etheridge, CPC Staff, Jerrey Pattah, Timothy Pattah, Virgil Smith, Jr. and Rodney Gappy provided a status report and presentation relative to request to modifying and existing Planned Development (PD) for parcel located at 7910-7990 W. Outer Drive.

*Commissioner Goss-Andrews requested a current description advertisement methods.*

**This item will appear before the Commission again, after opinion from the Law Department.**

**V. New Business - None**

**VI. Committee Reports - None**

**VII. Staff Report** - Marcell Todd, CPC Executive Director will submit the report via email to the Commission.

**VIII. Communications - None**

**IX. Public Comment - None**

**X. Adjournment – The meeting adjourned at 10:15 pm**