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Brenda Goss Andrews
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

**City Planning Commission
Regular Meeting
October 3, 2019**

Minutes

I. Opening

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

Attendees: James, Hood, Goss Andrews (arrived @ 5:28 pm.), Ellis (left @ 9:11 pm), Esparza, Pawlowski, (arrived @ 5:45 pm.) Russell and Webb.

- C. Amendments to and approval of agenda

Commissioner Hood motioned to approve the agenda and amendments; seconded by Commissioner Webb. Motion approved

II. Minutes

Minutes of September 5, 2019 (brought back as directed from the last meeting).

Commissioner Russell motioned to approve the meeting minutes of September 5, 2019; seconded by Commissioner Webb. Motion approved.

III. Public Hearings and Presentations

- A. **DISCUSSION** – Zone Detroit Project (Zoning Ordinance revision) status report

Lee Einsweiler, Principal/Co-Founder, Code Studio consultant team, Kimani Jeffrey, CPC staff and Chris Gulock, CPC staff, provided a summary report relative to the Zoning Analytic produced by Code Studio to address problems with the current City of Detroit Zoning Ordinance.

The Zoning Analytic provides a series of recommendations that are potential solutions that can make the City's Zoning Ordinance more accessible and user friendly; improve the review and approval process, make enforcement easier and assist in the creation of a success orientated complete toolkit for the implementation of neighborhood plans. This high level overview encompasses two (2) components, refreshing/updating and rethinking

of certain topics; and is divided into four (4) modules: **Making Zoning Easier For Everyone; Growth and Commercial Areas; For The Neighborhoods; and Jobs, Jobs and Jobs.** The analytic is considered a starting point for discussion prior to the preparation of draft revisions (technical changes) to the Zoning Ordinance.

This process began over a year ago; community outreach tools and techniques were used to understand the issues, existing conditions and identify community values and priorities. The Public Engagement Plan outlined engagement strategies used to actively involve Detroiters. The Zoning Advisory Group (ZAG) reflected the variety of interests at the local community level. The Project Ambassadors Program increased community representation. Digital Engagement, through a project website and Facebook page, kept the public informed about important zoning issues, events, updates and opportunities to provide input. The Zoning Game, a hands-on board game, educated Detroit residents about zoning, encouraged public participation in the planning and zoning process and aided in the collection of direct feedback.

The Commission was advised to provide comments, suggestions and edits prior to the November 1st deadline. The complete draft report can be accessed on ZoneDetroit.com; thoughts and comments can be sent to Christopher J. Gulock, City Planning Commission, Coleman A. Young Municipal Center, 2 Woodward Avenue, Suite 208, Detroit, Michigan 48226; hello@zonedetroit.com; 313-224-6225 and further information can be found on the Facebook page, *ZoneDetroit*.

Commissioner Webb expressed concerns regarding affordable housing and will draft revisions to the Zoning Ordinance address that.

Commissioner Russell made several inquires, including the impact of the public engagement plan, the zoning game, expanded home occupancy, parking regulations, lighting, zone transitions, land intensive uses, land use transitions, low density zones, and signage.

Commissioner Andrews expressed concerns regarding safety, specifically referencing adaptive uses; suggested input from the Police and Fire Departments and social service organizations.

Commissioner Esparz questioned the scheduled timeline; will there be references to existing school sites, occupied or vacant; maximum advantage of park sites. Community engagement most important aspect of process; questioned strategy for community engagement; revisit techniques to increase outcomes. Will support suggested parking options.

Commissioner Hood requested clarity on code enforcement and preservation. How to improve code enforcements and what is tactical preservation; provide assistance with training, specifically challenges with enforcement; problem with translating value to residents, use zoning related issues that are important to the targeted neighborhoods.

Chairperson James – Expressed concern regarding developments and environmental footprints; concerned with the identification of barriers; require the inclusion of more mature trees; make it a compliance issue; new developments causing increase of concrete footprints which increase temperatures near residential areas.

B. DISCUSSION – CPC Budget for 2020-21

Irvin Corley, Deputy Director, Fiscal Analysis provided a summary review of the City Planning Commission portion of the Legislative Policy Division Budget. Approximately seven (7) years ago, staff members of the City Planning Commission, Historic Designation Advisory Board, Fiscal Analysis Division and Research and Analysis Division staff merged into one division, the Legislative Policy Division. All of these divisions' cost flow through cost centers. There is a cost center for Legislative Policy Division; the object codes represent detailed expenditure line items. Commissioners were provided a spreadsheet containing these object codes, showing the specific expenditures for City Planning Commission and Historic Designation Advisory Board. Mr. Corley detailed the funding approved by the City Council for the Legislative Policy Division; specifically explaining the specific object codes that represent City Planning Commission expenditures.

Commissioners provided expenditures they want included in the City Planning Commission for FY 2020-21.

IV. Unfinished Business

- A.** Consideration of the request of the City of Detroit Planning and Development Department to amend Article XVII, District Map No. 45 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification and a B4 (General Business District) zoning classification currently exists on one-hundred forty-seven (147) parcels, generally bounded by the McGraw Avenue and W. Warren Avenue to the north, the I-94 Edsel Ford Expressway to the south and east, and 35th Street and Parkdale Avenue extended to the west.

George Etheridge, CPC staff, provided a summary of report submitted on October 2, 2019 regarding the request of the City of Detroit Planning and Development Department to rezone one-hundred forty-seven (147) parcels, generally bounded by McGraw, W. Warren to the north and I-94 Edsel Ford Expressway, 35th Street and Parkdale, from R2 (Two-family Residential District) and B4 (General Business District) zoning classifications to M3 (General Industrial District) zoning classification. **(The B4 W. Warren frontage has been eliminated.)**

The approval of this request will allow the industrial redevelopment of a large, predominantly vacant, underutilized site owned by the City. Multiple auto suppliers are seeking large, contiguous, industrially-zoned sites to construct facilities that will accommodate the Mack Avenue and St. Jean Avenue Jefferson North Assembly Plant

(JNAP) and Mack Ave Fiat Chrysler Automotive (FCA) facility expansion. Upon the successful completion of the rezoning of this site, the Administration intends to market this location to host another automotive supplier.

The subject site is located within the Tireman area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows a mixture of “Medium Density Residential,” “Thoroughfare Commercial,” and “Light Industrial” for the subject properties. An amendment will be forthcoming to show “Light Industrial” as the future intended land use for the entire site.

Staff Recommendation

Based on analysis and consistent with the approval of Section 61-3-80 of the Zoning Ordinance staff recommends approval of request and the Commission’s authorization to work with the Law Department in order to reconcile any related errors on District Map No. 45.

Commissioner Hood would like to see a data base of all industrial property available; more transparency and a better understanding.

Commissioner Russell accepts staff recommendation with amendment that the Commission recommends that CPC staff be added to the site plan review process via any land sales and street abatements in subjection area; supported by Commissioner Esparza. Motion approved 7-2 (Commissioners Hood and Webb voted no.)

V. New Business - None

VI. Committee Reports

Chairperson James reminded the Commission of pending election of new officers and referenced the By-Laws.

VII. Staff Report

Marcell Todd, Executive Director, City Planning Commission provided a list of pending action items:

The Kettering Sr. High School sale will be advanced to the City Council for a vote on October 8, 2019.

The Brush Park requested item will be advanced to the City Council for vote on October 8, 2019.

Pending discussion regarding the pending Recreational Marijuana sales in the City of Detroit and compliance deadline of November 1, 2019 and the possibility of the City Council voting for temporarily opting out to allow zoning items to accommodate the four (4) additional uses that will be required on the ballot initiative.

VIII. Communications - None

IX. Public Comment – Cindy Darrah

X. Adjournment – The meeting adjourned at 9:20 pm