

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb
Henry Williams

City Planning Commission
Regular Meeting
January 16, 2020

MINUTES

I. Opening

- A. Call to Order – The meeting was called to order by Chairperson James at 5:14 pm.
- B. Roll Call - Marcell Todd, Director called the roll. A quorum was present.

Attendees: James, Andrews, Hood, Ellis, Esparza, Pawlowski, Russell, Webb and Williams

- C. Amendments to and approval of agenda

Commissioner Webb motioned to approve the agenda with amendments; seconded by Vice Chair/Secretary. Motion approved.

II. Minutes

- A. Meeting minutes will be provided for action at the next session of the Commission.

III. Public Hearings and Presentations

- A. **PRESENTATION** – The request of Verus Development, LLC to amend Article XVII, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a PD Planned Development district zoning classification or a B4 (General Business District) zoning classification per the staff of the City Planning Commission where an R1 (Single-Family Residential District) zoning classification currently exists on two parcels, commonly identified as 4444 and 4470 Radnor Avenue, generally bounded by Cornwall Avenue to the north, Canyon Street to the east, Mack Avenue to the south and Radnor Avenue to the west.

Kimani Jeffrey, CPC staff member, provided an introduction relative to the preliminary presentation provided by Verus Development, LLC regarding request to amend Article XVII, District Map No. 39 of the 2019 Detroit City Code, Chapter 50. The proposal is for a PD Planned Development District zoning classification or a B4 (General Business District) zoning classification where a R1 (Single Family Residential District) zoning classification cur

- B.** rently exists on land commonly known as 4444 and 4470 Radnor Avenue, bounded by Cornwall Avenue, Canyon Street and Mack Avenue.

Presenters, Chris Jackson, Paradise Valley Partners, and Frank Arcori, Verus Development Group, provided a summary of the requested amendment which would allow for the proposed construction of a Chipotle Restaurant at 4444 and 4470 Radnor Avenue. The restaurant will include an order pick up window; and indoor and outdoor eating areas. The current site contains a former church and a vacant single family home. Minutes and a sign in sheet from a community stakeholders' meeting on December 14, 2019 at the Mack Athletic Complex, located at 4300 Marseilles were provided. The developers plan to attend another meeting prior to the public hearing.

The developers indicated that a PD (Planned Development) amendment is preferred; the proposed site is between a Starbucks and a public storage facility, both zoned PD. The PD zoning accommodates the unique characteristics of the proposed business. The rezoning of the property to B4 would require four (4) separate approvals.

Commissioner Pawlowski expressed concern regarding spacing in the parking lot; not enough easement.

Commissioner Andrews was concerned about the capacity of the interior.

Mr. Jackson indicated that Chipotle had not completed the interior site plans and the approximate size of structure is expected to be 2,320 square feet.

Commissioner Russell questioned the number of Chipotles that are 2,320 sq. ft.

Kimani Jeffrey assured the Commission that prior to final approval all plans, floor, site; elevations, etc. would have to be provided to staff for review.

Commissioner Andrews wants notification and discussion to include the Police, Fire and EMS departments relative to the egress and ingress.

Chairperson James wants notification of next community engagement meeting and wants a representative from Chipolte to attend the meeting; concerned with community impact.

A public hearing is scheduled for February 6, 2020.

- C. Preview of 2020-2021 Community Development Block Grant Program**

George Etheridge, CPC staff and member of the Housing and Revitalization Department provided a summary of the 2020-2021 Community Development Block Grand Program.

The funding allowance priorities for the 2019-2020 NOF/CDBG review are Home Repair; Homeless/Public Service; Economic Development; Public Facility Rehabilitation; Summer Jobs Program/SESC Training Program (NRSA) and Public Service.

There are twelve (12) threshold criteria recommended for implementation during the 2020/2021 CDBG/NOF proposal review process and is essentially identical to the threshold criteria adopted by the City Council the last three (3) years.

The City Council authorized resolutions to adopt both the funding priorities and threshold criteria for the 2020-2021 CDBG/NOF process. The Housing and Revitalization Department (HRD) released the 2020-2021 RFP via BidSync on Friday, August 30, 2019. The applications were due to HRD on October 7, 2019.

Per HRD request the NOF process was bifurcated, Public Service and Homeless Public Service. The change was requested by the Homeless Service coordinators in HRD to better coordinate the issuance of both Emergency Solutions Grants (ESG) and Homeless Public Service contracts.

D. Detroiters for Parking Reform to present their concerns for and proposed change to current policy and regulations

Francis Grunow and Tess Parr provided a PowerPoint Presentation relative to concerns regarding the parking problems impacting the city. The presentation contained information regarding the high costs of parking; the number of surface parking lots in central downtown; the advantages of public transportation; the loss of quality structures; and possible citywide solutions.

IV. Unfinished Business - None

V. New Business – None

VI. Committee Reports - None

VII. Staff Report – Included the adopted City Council general calendar for the year. Staff was charged with developing a City Planning Commission version; annual planning workshops; Master Plan review and date determinations; Commissioners' MAP status; the establishment of regular scheduled meetings with the Planning and Development Department; overview of all of the proposed planning frameworks.

VIII. Communications - None

IX. Public Comment – None

X. Adjournment - The meeting was adjourned at 8:18 pm.