

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

City Planning Commission
Regular Meeting
January 23, 2020

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. A quorum was present.

Attendees: James, Andrews, Hood, Esparza, Russell, Jr. , Webb and Williams

Excused: Ellis and Pawlowski

- C. Amendments to and approval of agenda

Commissioner Russell motioned to approve the agenda with amendments; seconded by Commissioner Webb. Motion approved.

II. Minutes

- A. Meeting minutes of November 7, 2019 and December 5, 2019

Commissioner Webb motioned to approve the minutes of November 7, 2019, with corrections; seconded by Commissioner Russell. Motion approved. (Commissioner Williams abstained)

Meeting minutes for December 5, 2019 to be presented for approval on February 23, 2020.

III. Public Hearings and Presentations

- A. **PM PRESENTATION** – Mayor’s recommendations for 2020-2021 Community Development Block Grant/Neighborhood Opportunity Fund Program

Kerry Baitinger, Community Development Specialist, HRD, provided an overview of the Community Development Grant/Neighborhood Opportunity Fund Program. The City Council has provided grants for non-comprehensive neighborhood improvement projects proposed by neighborhood organizations and

neighborhood service organizations through the Neighborhood Opportunity Fund (NOF) program since 1976. This program provides emergency services (shelter, hot meals, bag groceries, and hygiene products); education (tutoring and mentoring); recreation; senior citizen activities; legal assistance; housing counseling and repair; and public improvements (sidewalks, trees, planters, curb cuts and minor home repair).

Gordon Pearson, Community Development Specialist, HRD, provided an overview of the funding process. This process includes two (2) proposal application workshops; application submission and closing date; and review of applications from representatives from Housing Revitalization Department, the Office of Contracts and Procurement, the Office of Grants and Development and the City Planning Commission.

The applicant is awarded points as follows: Organization Information – twenty-five (25) points; Project Description – thirty-five (35) points; Activity Output and Impact – twenty (20) points; and Budget – twenty (20) points. The threshold is eighty (80) points or above. Returning applicants, who are current CDBG sub-recipients, must be in contractual compliance, meeting contractual obligations and make payments on time. A funding summary with recommendations was presented; fifty (50) applications were received; and thirty-five (35) of these applications were awarded funding.

Commissioner Williams motioned to forward Housing and Revitalization Department recommendations to the City Council for approval; seconded by Commissioner Hood. Motion approved.

B. PRESENTATION – Zone Detroit Project Update with Code Studio

The following potential benefits were referenced:

- ✓ *Support for more affordable housing – parking requirements force projects to trade more affordable units for fewer luxury units.*
- ✓ *Promotes a Stronger Tax Base – Less surface parking means higher project value.*
- ✓ *Improvement in public health – Less surface parking lots, better urban form, more walking is good for all.*
- ✓ *Supports Local Business – More people to support local shopping, dining and entertainment.*
- ✓ *Reduces Carbon Footprint – Increases population within walking distance of frequent transit service.*

IV. Unfinished Business

- A.** Consideration of the proposed text amendment to the Detroit Zoning Ordinance, Chapter 50 of the 2019 Detroit City Code, to delete regulations relative to on-premises business signs, off-premises advertising signs, directional signs, and temporary signs, consistent with a companion ordinance to consolidate most sign regulations in Chapter 4 of the 2019 Detroit City Code, *Advertising and Signs*.

Marcell Todd, Director, CPC, provided an introduction relative to the proposed text amendment to the Detroit Zoning Ordinance, Chapter 50 of the 2019 Detroit City Code. The working group was able to identify and address any concerns regarding the proposed amendments and have completed their review and are presently reconciling a number of items.

Daniel Arking, Law Department, provided an update on the recent rounds of revisions. In December, under Council Member Benson's leadership, a meeting was convened with staff members from the City Planning Commission, Planning & Development Department and the Building, Safety Engineering and Environmental Department to address the remaining issues, resulting in the third iteration of the ordinance.

In Chapter 50, amendments to **Sections 50-3-135 and 50-3-180** are removed, preserving signage with the existing scope of site plan review procedures; amendments to **Sections 50-1-66 and 50-11-96** are removed, preserving signage within the existing scope of special district review for PC/PCA districts; and **Section 4-4-20** is further revised to clarify deference to existing Chapter 50 design review procedures for PD, PR, SD3, SD4, SD5 districts and TMSOs, preserving signage within the existing scope of other design review procedures.

The overall structure of Chapter 4 will contain consolidated sign regulations; focusing on Article 4.

Section 4-4-19 – Sign erection/alteration permit requirements are expanded to include all information necessary for Building Safety Engineering and Environmental Department (BSEED) to confirm the proposed sign's compliance with applicable regulations.

Section 4-4-21 – Amortization allows legal nonconforming signs to remain in operation for a reasonable period of time.

Section 4-4-23 – Scope of the individuals and entities who has standing to appeal an administrative decision regarding a petition for waiver or adjustment of sign standards is expanded.

Sections 4-4-62(4) and 4-4-66(c) – Casinos – City Planning Commission's longstanding policy for on-premises signage located on casino (SD5) properties is codified.

Sections 4-4-62(a)(2) and 4-63(a)(4)(d) – Permissible business signage is expanded for certain types of properties,

Sections 4-4-103(8), 4-4-103(10), 4-4-128(b)(8) and 4-4-128(c)(8) – New spacing requirements for advertising signs.

Sections 4-4-3(c) and 4-4-36(d) - New standard to protect against excessive nightglow and light spillover from illuminated/dynamic signs.

Rory Bolger, CPC staff, provided a summary of report submitted January 23, 2020 relative to Chapter 50, *Zoning* and Chapter 4, *Advertising and Signs*. During the interdepartmental meeting held in December, CPC staff raised several points which have been responded to or revised in the current draft. All of the comments related to Chapter 50 have satisfactorily addressed. There are numerous items in Chapter 4, substantive and non-substantive, that merit further discussion and possible revision.

Staff Conditional Recommendation

Staff recommends approval of the Chapter 50 amendments as drafted January 20, 2020.

Staff recommends further discussion between the Law Department and CPC staff on twenty-seven (27), Chapter 4 items and that staff be authorized to incorporate such final language as determined appropriate by the Law Department and CPC staff in the Commission’s recommendation to approve the Chapter 4 amendment.

Commissioner Williams motioned to accept Staff’s recommendation; seconded by Commissioner Andrews. Motion approved.

V. New Business – None

VI. Committee Reports - None

VII. Staff Report

Follow up report from last week; Completion of disclosure forms; and Specific classes for Commissioners – Site Plan Review

VIII. Communications – None

IX. Public Comment - None

X. Adjournment – Meeting adjourned at 9:41 pm