

## City of Detroit

### CITY PLANNING COMMISSION

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**Alton James**  
Chairperson  
**Lauren Hood, MCD**  
Vice Chair/Secretary

**Marcell R. Todd, Jr.**  
Director

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

### Regular Meeting

July 9, 2020

### Virtual Meeting Via Video Conferencing

### MINUTES

#### I. Opening

- A. Call to Order – The meeting was called to order by Vice-Chairperson Hood at 5:00 pm.
- B. Roll Call - Marcell Todd, Director CPC called the roll. A quorum was present.

**Attendees: Andrews, Ellis, Esparza, Hood, Webb, Russell, Williams, James (5:20 pm) and Pawlowski**

- C. Amendments to and approval of agenda

Amendment to include a recognition

**Commissioner Andrews motioned approval of the amended agenda for the July 9, 2020 meeting; seconded by Commissioner Williams. Motion approved.**

#### II. Minutes

- A. Meeting minutes of May 21, 2020 and June 4, 2020.

**Commissioner Pawlowski motioned to bring back the minutes of May 21, 2020 and June 4, 2020; seconded by Commissioner Andrews. Motion approved.**

### III. Public Hearings and Presentations

- A. **Discussion** – An introductory discussion with the reconfigured Jobs and Economy Team under the direction of Mayoral Group Executive Nicholas Khouri

An introductory discussion to introduce and continue dialogue between the Jobs and Economy Team (JET) and the Planning Commission was held to establish communication and trust before transactions. The team introduced themselves and talked about their priorities and expressed their understanding of the importance of the City Planning Commission and the development process. The role of JET is to support Detroit businesses during the pandemic with grants, loans, etc.; continue the economic growth trajectory important for the city and raising living standards for Detroiters.

- B. **Public Hearing** – to consider the request of Brush Park Properties, LLC to modify the provisions of an existing PD-H (Planned Development-Historic) zoning classification to amend Chapter 50 of the 2019 Detroit City Code, Zoning by amending Article XVII, *Zoning District Maps*, Section 50-17-5, *District Map No. 4* to allow for a five story mixed-use building to include a restaurant-bar, office space and residential building with an adjacent four story mixed-use parking structure. The parking structure will include townhomes. Property commonly known as 2827 John R Street, 79 and 105 Alfred Street (**MINOR MODIFICATION UPDATE**)

Kimani Jeffrey, CPC staff, provided a summary of report submitted July 6, 2020 relative to request to modify the provisions of an existing PD-H (Planned Development Historic) zoning classification.

The original request to develop property at 79 and 105 Alfred and 2827 John R was approved by the Planning Commission in 2018. The modification proposal would allow for the reduction of the parking structure width by 12 feet (8,200 square feet), removing 12 parking spaces at 79 and 105 Alfred; and add a floor to the 2827 John R Building with 3 additional residential and commercial units; replace failing one story building with new structure; build new gable structure on carriage house; and extend restaurant 11 feet to the south, adding an open framework structure to outdoor dining area. The Historic District Commission voted to approve the modifications on June 10, 2020.

#### Staff Recommendation

Staff recommended approval of requested modifications as an improvement to the development with the following additions:

That the developers submit final site plans and elevations, landscaping, lighting and signage to CPC staff for review and approval prior to submitting an application for applicable permits.

That the developer submits a community plan before we sign off on the permits and that impact plan would include a construction schedule to describe the start and end dates, and other anticipated milestones during the development and construction.

That developers provide a strategy to mitigate noise pollutions and pest infestation that can become an issue in some developments.

To provide a plan for ground disturbance during construction activities.

Marcell Todd, Director CPC: This is a minor modification to the PD and the Zoning Ordinance does not require public hearings, but staff is requesting action on this for the benefit of the Commission and the community.

To provide strategy for temporary site screening, construction staging and construction related vehicle parking.

**Commissioner Andrews motioned to accept staff recommendations with additions; seconded by Commissioner Williams. Motion approved.**

*Dr. Rory Bolger epitomizes everything that the American Planning Association recognizes as the highest level of professional achievement and was inducted into the Fellows of the American Institute of Certified Planners*

C. **PRESENTATION** – Preview of projects and requests forthcoming to the Commission

IV. **Unfinished Business** - None

V. **New Business** - None

VI. **Committee Reports** - None

VII. **Staff Report** - None

VIII. **Member Report** - None

IX. **Communications** - None

**X. Public Comment**

**Anita Thompkins - Virginia Park Community**

**Adjournment – The meeting adjourned at 7:19 pm**