

Alton James
Chairperson
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

City Planning Commission
Regular Meeting
November 7, 2019

MINUTES

I. Opening

A. Call to Order

Chairman James called the meeting to order at 5:17

B. Roll Call

Marcell Todd, Director, called the roll. A quorum was present

Attendees: Andrews-Goss, Ellis, Esparza, Hood, James, Russell and Webb

Excused: Pawlowski

C. Amendments to and approval of agenda

Commissioner Russell motioned to approve the agenda; seconded by Commissioner Hood. Motion approved.

II. Minutes

A. Meeting minutes of September 19th, and October 3, 2019.

Commissioner Webb motioned to accept the meeting minutes for September 19, 2019 and October 3, 2019; seconded by Commissioner Hood. Motion approved.

III. Public Hearings and Presentations

A. PUBLIC HEARING – Request of Parkstone Development Partners, on behalf of Better Made Snack Foods, Inc., (Petition No. 729) to rezone 6570, 6576, 6582, 6598, 6600, 6602, and 6608 Harding Avenue from a R2 (Two-Family Residential District) zoning classification to a M2 (Restricted Industrial District) zoning classification to develop an expanded employee parking lot.

Chris Gulock, CPC staff, provided a summary of report submitted November 7, 2019 regarding the request from Parkstone Development Partners, on behalf of Better Made

Snack Foods, Inc. to rezone several properties on Harding Avenue from R2 (Two-Family Residential District zoning classification to M2 (Restricted Industrial District) zoning classification for the development and expansion of an employee parking lot.

During the initial public hearing on April 11, 2019, Commissioners expressed concerns regarding community engagement, air quality, the zoning designation and abandoned homes in the area. The November 7, 2019 public hearing is a continuation of the review and which included an additional address that was omitted during the initial public hearing. The petitioner provided a community engagement summary which included several signatures of support and details regarding their efforts to expand the outreach. CPC staff received four letters of support from the Detroit Economic Growth Corporation (DEGC), State Representative Joe Tate, State Senator Adam Hollier and Wayne County Commissioner Jewel Ware. A letter of opposition was submitted from the homeowner of 6530 Harding Street.

The subject site is located with the Airport area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Low/Medium Density Residential (RLM) for the subject block. The Better Msade facility is designated as Light Industrial. A letter submitted by the Planning and Development Department indicates the proposed development does not change the Future General Land Use characteristics of the area and conforms to the policies of the City's Master Plan.

Chairperson James expressed concern relative to softening the environmental impact for the property located at 6530 Harding Street. The petitioner expressed a willingness to try to accommodate the request.

Commissioner Webb noted that the letters of support came from non-residents.

Public Comment – Davied Hugles – In support

Staff Recommendation

CPC staff recommends approval. The request meets the eight (8) criteria of Section 61-3-80 of the Detroit Zoning Ordinance.

Commissioner Russell motioned to accept staff recommendation; seconded by Commissioner Andrews. Motion approved.

- B. PUBLIC DISCUSSION** – Proposed amendment to Chapters 4, Signs and Advertisement and 50, Zoning Ordinance, of the 2019 Detroit City Code advancing new regulations for signage.

Dr. M. Rory Bolger, CPC staff; Tonja Long and Daniel Arking, Law Department; Amanda Elias, Jobs and Economy Team provided an overview of sign regulations and amendments in recent years and then walked through the September 30, 2019 proposed amendments to Chapters 4 and 50 of the City Code, highlighting changes and new regulatory approaches.

Staff also identified some of the concerns that they hoped to address. The Commission raised questions seeking clarification of a few provisions. No members of the public spoke.

IV. Unfinished Business

A. CPC 2020 -21 Budget Request

Director Todd, provided a summary of Commissioners' suggestions and questions relative to proposed items to CPC 2020-21 Budget:

30% to 50% staff increase; presently CPC is approved to acquire two new staff (both planner positions), but space limitations have delayed action. There is a plan to utilize surplus space within the BZA, the adjacent office, and funds are available for the buildout. Presently there is no available space to house additional staff beyond what we are working on. A greater solution will have to be determined.

Travel and training – two (2) training opportunities per year for staff members; ability to accept invitations to events when sponsor does not cover travel cost and lodging.

CPC retreat - covering training and facilitation of retreat.

APA/ MAP Attendance – Commission Members and CPC staff participation. (Every four (4) years)

Equipment – one reliable laptop with appropriate software for staff and commissioners; individual laptops for Commissioners

Meetings – refreshment for commissioners at start time and duration of meetings.

Operations – Dropbox or designated *Cloud* based digital space (Commissioners access to reports and resources, i.e. Zoning Ordinance)

Time with City Council – During budget and other occasions, as needed, Commissioners come forward to come before City Council to address concerns.

Stipend request - Commission must put the request forward; Staff can look at stipend that the Board of Zoning Appeals or other sources to determine the appropriate amount.)
Reimbursement for mileage is presently available.

Goals and Objectives – additional funding to promote greater public relations and community engagement. Community engagement at district level.

Community Meetings – At one (1) westside; (1) eastside for regular meetings or special meetings for specific topics. (May require a fee.)

Business cards/nametag/ badges – business cards are available today; City IDs are available for each Commissioner.

Staff Suggestions – Envelope stuffer, labeler and sealer for large mailings.

Drone for photos and videos for site analysis and presentations.

Commissioner Russell motioned to authorize staff to advance request for 2020-21 CPC Budget with additions and staff suggestions; seconded by Commissioner Andrews. Motion approved.

V. New Business - None

VI. Committee Reports - None

VII. Staff Report

VIII. Communications - None

IX. Public Comment - None

X. Adjournment - Meeting adjourned at 9:01 pm