

Lauren Hood, MCD
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Brenda Goss Andrews
Kenneth R. Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Frederick E. Russell, Jr.

MINUTES
November 18, 2021

I. Opening

- A. Call to Order - The meeting was called to order at 5:17 pm by Vice-Chairperson Smith.
- B. Roll Call – Marcell Todd, Director call the roll; a quorum was present.

Attendees: Andrews, Daniels, Esparza, Harrison, Hood, Lewis, Russell and Smith.
Excused: Ellis

- C. Amendments to and approval of agenda

Commissioner Daniels motioned to approve the agenda, seconded Commissioner Russell. Motion approved.

Minutes - September 23, 2021

Commissioner Andrews motioned to approve the minutes of the September 23, 2021, CPC meeting; seconded by Commissioner Daniels. Motion approved.

II. Public Hearings, Discussions and Presentations

- A. **PUBLIC HEARING** – The request of DTE Energy to rezone one parcel commonly known as 7630 East Edsel Ford Service Drive from the R2 (Two-Family Residential) zoning district classification to the B4 (General Business) zoning district classification on land generally bounded by Harper Avenue to the North, Townsend Avenue to the West, East Edsel Ford Service Drive to the South, and Baldwin Avenue to the East.

Jamie Murphy, CPC staff, provided a summary of report submitted November 18, 2021 relative to request of DTE Energy to allow for the development of an electrical substation

to serve the I-94 Industrial Park and surrounding area. The parcel is in City Council District 3, measuring approximately 3 acres and was the previous site of the Trombley Alternative High School which was demolished 15 years ago.

The subject site is located within the Airport Area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use Map for this area shows “CN-Neighborhood Commercial” for the subject property. The Planning and Development Department (PDD) has reviewed the proposed rezoning and has determined that it will not change the overall character of the area and is generally consistent with the Master Plan of Polices.

DTE Representatives, Nicholas Loss, Project Manager and Chris Lopez, Engineer/Electric Distribution, provided an overview of what the substation will do. This is part of a larger initiative within DTE, called the Promenade Initiative which is part of DTE’s City of Detroit Infrastructure Plan. There are new developments in the area that cannot sufficiently be supported by the existing infrastructure. This area is currently served by the Lambert Substation, the Lynch Substation, and the Pulford Substation. These substations will eventually be decommissioned and converted over. This first project will be the first step in improving the electrical infrastructure in the surrounding area.

Commissioner Esparza requested information relative to the technical specifics of the scope of work.

The high side voltage is much more efficient and will be distribute voltage through transformers into the local distribution. The scope of work will bring everything up to grade. The foundation of the substation is going to be put in place, with exit conduits on the streets immediately surrounding. There will be projects developed with overhead infrastructure, in front and in most cases behind houses. The new substation will allow for more loading capacity, accommodating future growth.

Commissioner Esparza requested specifics regarding community engagement and notifications to residents, property owners, neighborhood organizations and key stakeholders in the area. (Commissioner Esparza lives in a neighborhood where a new DTE Substation is being constructed and there was no community engagement. The impact on the neighborhood is quite extensive.)

Nicholas Loss, DTE Representative – DTE did notify the surrounding community; mailers were sent within a one-mile radius. A meeting was held on November 10, 2021 at Alkebulan Village.

Commissioner Esparza encouraged DTE to continue to engage the community throughout the life of the work on the substation because it is importation for the residents to be aware of what’s occurring and how it will impact them.

Commissioner Daniels – wanted to know if there were specific types of health assessments regarding residential distancing? What type of criteria are you looking

at when considering where a substation gets placed in proximity to where people live?

Karen Bourdage, DTE Corporate Real Estate - No immediate health concerns and once the substations are in operation there is very little activity. In terms of assessments regarding placement of substations, the impact is beneficial.

Commissioner Daniels expressed concerns regarding overhead lines.

There will be a mix of underground and overhead infrastructure; the cables run through a switcher underground.

Commissioner Lewis questioned the reliability of the system given climate change and all those things involved, and what is meant by reliable?

The substation will have equipment that can handle the electrical load, the transformers, and the switching devices. This substation will have the most up to date technology that will allow DTE to have a better view of what is going on throughout the local distribution system. The existing distribution voltage will be phased out to higher voltage that will support the area and provide more types of protection.

Commissioner Daniels concerned about potential noise generated by the substation; what criteria was used in selecting the site; and the number of people who would benefit from the substation. What is the timeline for completion if this request is approved?

DTE Representative – Would equate the sound to a low humming when you are near it. Criteria for site selection is based on the need in the area; need for upgrade; vacant parcels; substation cannot be too far from the load; and property must be 2 and half acres. The bounded area is Lynch Road, as far south as Mack Avenue and beyond Holcomb towards the City Airport. It is expected that the project is completed by 2023.

Chairperson Hood requested an actual presentation from DTE, with supporting material.

Commissioner Andrews agreed with Chairperson Hood, indicating that visuals would be helpful. Questioned whether project was part of your Capital Agenda or was this an emergency substation that DTE needed to put in because of all the problems citizens had in the city.

DTE Representative – This was planned out over several years, it is part of a larger initiative to improve reliability in the surrounding area.

Commissioner Andrews commented that when the Commission is given a presentation, the presenters should be visible. Commissioners would like to see the people who are presenting.

Commissioner Esparza supported the comments made by Chairperson Hood and Commissioner Andrews relative to the presenters and their presentation; and is expecting more when DTE comes back to the Commission.

Commissioner Harrison requested a clear understanding of any type of environmental concerns that there might be relative to the substation.

Commissioner Lewis requested clarity on the number of substations anticipated in the City of Detroit to improve the reliability in service.

Chairperson Hood expressed concern regarding the decommissioned substations; does it leave a Brownfield behind?

DTE Representative - We can raze the building; rebuild on the site or sell the land.

Chairperson Hood would like to hear from Alkebulan Village.

Public Comments

Joann Warwick – Questioned the community engagement process; why no citizens in attendance tonight; would not want to live near a substation.

Mark Jones, DTE, Community Engagement Manager – Assured the Commission that there were community engagement meetings planned and that there were approximately 30 residents in attendance at the last meeting at Alkebulan Village. The next DTE presentation will be more thorough and DTE representatives will be present and visual.

III. Unfinished Business

- A.** Consideration of the request of Kimberly Dokes on behalf of Cinnaire Solutions to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R3 (Low Density Residential District) zoning classification is currently shown for three parcels commonly known as 4843, 4849, and 4867 Trumbull Street generally bounded by West Warren Avenue to the north, Trumbull Street to the east, West Hancock Street to the south, and Commonwealth Street to the west.

Jamie Murphy, CPC staff, provided a review of request submitted by Kimberly Dokes, on behalf of Cinnaire Solutions to amend zoning classification for three parcels commonly known as 4843, 4849 and 4867 Trumbull Street where an R3 (Low Density Residential District) zoning classification currently exists to an SD1 (Special Development District, Small-Scale, Mixed Use) zoning classification to allow for a mixed use 3 story building with commercial/retail on the ground floor and one and two bedroom apartment units on the second and third floors.

Planning and Development Department report indicated that the immediate area is mixed

use with commercial, institutional and dense residential. Screened parking is required from the residential uses. The request area is .5 acres. The Future Land Use of the site is “Low Density Residential” and is not consistent with the proposed SD-1. The Future Land Use Map does not address small scale uses less than 10 acres of specific types of commercial and non-residential uses. The small scale of the change indicates that the proposal will not change the overall character of the area and is generally consistent with the Master Plan.

Staff Recommendation

The City Planning Commission staff recommends APPROVAL of the rezoning request based on staff analysis and consistency with the approval criteria of Section 50-3-70 of the Zoning Ordinance.

Commissioner Russell motioned to accept staff recommendation for approval; seconded by Commissioner Daniels. Motioned approved.

- B.** Consideration of a text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, to provide for the change of permissibility of several land uses (Lofts; Residential uses combined with permitted commercial uses; Group day care homes; Brewpubs; Fast-food restaurants; Used goods dealers) in certain zoning districts and to restore a site plan review applicability provision inadvertently deleted in Ordinance No. 2020-12 and to provide an off-street parking exemption for the Lower Woodward subsector of Master Plan Cluster 4, among other things.

On October 21, 2022, the City Planning Commission held a public hearing relative to request of the Mayor’s Equity Council, the Buildings, Safety Engineering and Environmental Department (BSEED) and the Economic Growth Corporation (DEGC) to assist small businesses. The proposed ordinance provides for the change in permissibility of six land uses in certain zoning districts from conditional to by-right. The ordinance also provides an exemption from off-street parking requirements for the Lower Woodward Master Plan area.

The six land uses proposed to be changed from conditional to by-right are: **Lofts** in B1, B2, B3 and B4 Districts; **Residential uses combined with permitted commercial uses** in B1, B2, B3 and B4 Districts; **Group Day Care Homes** in R3, R4, R5, R6 and SD4 Districts; **Brewpub or microbrewery or small distillery or small wineries** in B2, B3, B4, B5, B6, SD4 Districts, where deemed to not be a regulated use; **Restaurant, fast-food, without drive-up/drive-through** in B2 and B3 Districts and; **Used goods dealers** in B4, B5, B6, SD1, and SD2 Districts.

Midtown Inc. has requested that consideration of the proposed parking exemption for the Lower Woodward Subsector be deferred for inclusion in the requested text amendment subsequent to further engagement with stakeholders.

On November 18, 2021, the Department of Neighborhoods aired a citywide update where CPC staff reviewed provisions of the proposed text amendments. There were approximately 176 participants. On November 20, 2021 CPC staff will attend a regularly scheduled community meeting in the Aviation Subdivision and present the proposed ordinance.

Jamie Murphy, CPC staff, provided a review of compiled data from the Michigan Liquor Control Commission.

During the public hearing on October 21, 2021, several members of the Commission expressed concern regarding liquor related businesses, specifically party stores - SDM (Specially Designated Merchants) and SDD (Specially Designated Distributors). Regulations of SDMs and SDDs will not be altered in the proposed text amendment.

The Commission had several questions regarding the organization that monitors the licenses.

Commissioner Andrews would like a representative from the Michigan Liquor License Control Commission to come and provide clarity regarding the distribution of licenses, specifically in the City of Detroit.

Commissioner Russell expressed concern regarding facilities that are in violation and how does the city monitor that.

Commissioner Esparza – Does Detroit have a representative on the MLCC?

Jayda Philson, BSEED staff - Due to the drop in the City's population, the State issues licenses without notifying the City in a timely manner. BSEED is not the process of trying to improve the timeline regarding receipt of notification from the State.

Commissioner Esparza – Expressed concern regarding Group Day Care Homes; individual blocks may experience higher volumes.

Commissioner Lewis is awaiting feedback from the community meeting regarding the Brew Pubs and Group Day Care Homes.

Staff to provide additional updates after the community meeting in the Aviation Subsection on November 20, 2021.

V. New Business - None

VI. Committee Reports - None

VII. Staff Report

Marcell Todd, CPC Director, provided a status update on items that have come before the Commission, which included:

The International Bridge Land Exchange – The City Council did not approve the sale; the item will be presented to the new Council.

The Eastern Market Ordinance is complete, approved as to form by the Law Department and referred to the City Council. No action has been taken.

The City Council did advance the Community Benefits Ordinance, with recommended amendments from the Council and citizen agreements. The threshold process for the Neighborhood Advisory Council is completed.

At the December meeting staff will provided further information regarding the expiration of virtual meetings; still awaiting an update from the administration.

The Commission will receive the proposed 2022 Meeting Schedule.

Update of the Stellantis Project/FCA per Commissioner Esparza's request. There is a scheduled community meeting and discussion regarding the project for the residents in the area on December 6, 2021. Invitations for the Commission will be provided.

VIII. Member Report - None

IX. Communications - None

- X. Public Comment** - Joann Warwick continued to express her disappointment with the lack of community engagement in North End.

Adjournment – Meeting adjourned at 7:38 pm