

City of Detroit

CITY PLANNING COMMISSION

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Lauren Hood, MCD
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Donovan Smith
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Marcell R. Todd, Jr.
Director

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

Meeting Minutes March 3, 2022

I. Opening

A. Call to Order – Chairperson Hood called the meeting to order at 5:12 p.m.

B. Roll Call – CPC Director Todd called the roll, a quorum was established.

Attendees: Andrews (@5:25 pm), Daniels, Esparza, Hood, Lewis, Russell and Smith

Excused: Ellis and Harrison

C. Amendments to and approval of agenda

Commissioner Lewis motioned to accept and approve the agenda; seconded by Commissioner Daniels.

II. Minutes will be provided for review in time for the next meeting.

III. Public Hearings, Discussions and Presentations

A. **PUBLIC HEARING** – to consider the request of DTE Energy to amend Article XVII, Section 50-17-80, District Map No. 78 of the 2019 Detroit City Code, Chapter 50, Zoning, to modify the provisions of an existing PD (Planned Development) zoning district Classification or to show a R5 (Medium Density Residential) zoning classification where that existing PD zoning classification is currently shown for one parcel commonly known as 7800 Pierson Street generally bounded by Tireman Avenue to the north, Braile Street to the east, Sawyer Street to the south, and Pierson Street to the west. The location of the proposed rezoning is indicated as the shaded area on the accompanying map.

Jamie Murphy, CPC staff, provided a summary of report submitted March 1, 2022, relative to request of DTE Energy to modify provisions of an existing PD (Planned Development) zoning classification for property located at 7800 Pierson. DTE is expanding its tree trimming program in order to increase reliability of electrical

services by trimming tree branches that can fall on lines and interrupt customer service. DTE has partnered with the City of Detroit, Focus Hope and the International Brotherhood of Electrical Workers (IBEW) to create a tree trimmer academy in order to fill positions for properly trained, journeyman tree trimmers. The training program is six weeks long and the jobs initially pay \$16 per hour. The site selected is located at the edge of Rouge Park. The facility was temporarily permitted and opened in the Summer of 2021. The noise generated is minimal. Most of the onsite instruction is indoor work and learning to climb using safety equipment.

The existing PD district permits only the multiple family dwelling that previously occupied the site; the proposed R5 zoning district allows the trade school use by-right subject to development standards, such as parking and screening. The subject site is located within the Rouge Area of Neighborhood Cluster 7 of the Detroit Master Plan of Polices. The Future Land Use map shows RL-Low Density Residential. The Planning and Development Department (PDD) is currently reviewing the proposed rezoning to determine whether it is consistent with the Master Plan.

Terrell Lockhart, DTE Representative, provided a PowerPoint presentation relative to the tree trimming academy and its activities.

Staff will provide a recommendation incorporating the results of the public hearing at a future meeting.

Public Comments

Arthur Edge: Vice-President of Friends of Rouge Park, spoke regarding the pending Rouge Clean-Up and provide staff will contact information. He is very familiar with this site and is very supportive with DTE and their community engagement.

Barb Matney, DTE has reached out to the community and Friends of Rouge Park and is very supportive of the academy, the staff and students.

IV. Unfinished Business

- A. Consideration of the 2022-23 Community Development Block Grant Neighborhood Opportunity Fund Program Recommendations.

Chris Gulock, CPC Staff; Julie Schneider, Director, HRD, and Lindsay Wallace, PFR/HRD provided a summary of questions and concerns relative to the February 24, 2022 presentation regarding the 2022-23 Community Development Block Grant Neighborhood Opportunity Fund Program recommendations.

Christopher Gulock, CPC, presented a summary of report submitted March 1 which included a PowerPoint presentation regarding background information relative to the CDBG/Public Rehabilitation Facility (PFR) grant.

Lindsay Wallace, HRD, reiterated that the intent of the IFF project proposal is affordable childcare that is needed in the city. Matrix Human Services will be the provider.

During the Special CPC Meeting held on February 24, 2022, the City Planning Commission approved the Administration's recommendation for Public Service (PS); and withheld the vote for PFR, pending further information regarding the fourth recommendation, which was a proposal from IFF for new construction of 12,000 square feet, early childhood center at the intersection of McClellan and Sylvester Avenues.

On Tuesday March 1, 2022, during the Formal Session, the City Council accepted and approved the Administration's recommendation for Public Service (PS). After further discussion and clarification regarding the fourth recommendation for Public Facility Rehabilitation (PFR), the City Council voted to accept the Administration's recommendation for PFR, including the fourth proposal, pending the City Planning Commission's recommendation.

Chairperson Hood: For the record, note that Commissioner Goss-Andrews has joined us at 5:24 p.m.

Julie Schneider, Director/HRD: New construction was added to the PFR program several years ago. In past years, HRD was targeting limited types of projects; homeless shelters because of the need to improve shelters in the city, which were rehabilitations. Funding was provided for new construction for a homeless shelter last year. There were several applications for rehabs in those years. There has been an overall increase in applications for rehabilitations and new construction. This would be the second time through the PFR, we funded a new construction project.

IFF is a non-profit 501(c)3 community development financial institution. We are proposing funding because they develop early childhood education centers. IFF is eligible to receive public service funding; it is a public service, and it meets the parameters of the program, and the uses are needed in the city. While other childhood education centers do have some source of revenue, often that source of revenue is not large enough to be able to cover the cost of constructing the building.

The Commission had concerns regarding when did the CDBG/NOF start funding PFR; why recommend IFF for funding if it is a lender; what are the total project costs that included hard and soft costs, cost of the land and how much per real square footage; what types of materials will be used; why the sense of urgency to get the

Commissioner's recommendation without providing more details; cost to families using the facility; and based on the current environment, COVID, war and inflation why not postpone the funding process.

Chairperson Hood left the table at 6:24 pm.

Staff Recommendation

City Planning Commission Staff based on two options that the City Council considered; to accept the PFR recommendations, as submitted by the administration, funding the four groups, or to fund the first three groups and not the fourth and use the \$860,000 in the future through a RFP. The City Council recommended all four groups be funded pending the City Planning Commission's review. City Planning Commission Staff is comfortable funding the four groups.

Commissioner Daniels motioned to approve the top three organizations, excluding the fourth, IFF; motion second by Commissioner Goss-Andrews. Motion approved.

V. New Business - None

VI. Committee Reports - None

VII. Staff Report

Introduction of new CPC staff member, Eric Fazzini

VIII. Member Report - None

IX. Communications - None

X. Public Comment - None

Adjournment Meeting adjourned at 7:15 p.m.