

**Lauren Hood, MCD**  
Chairperson  
**Donovan Smith**  
Vice Chair/Secretary

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

**City of Detroit**  
**CITY PLANNING COMMISSION**  
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**Brenda Goss Andrews**  
**Kenneth R. Daniels**  
**Damion W. Ellis**  
**David Esparza, AIA, LEED**  
**Gwen Lewis**  
**Frederick E. Russell, Jr.**  
**Henry Williams**

**April 15, 2021**

## **MINUTES**

### **I. Opening**

- A.** Call to Order – Chairperson Hood called the meeting to order at 5:07 pm
- B.** Roll Call – Executive Director Todd called the roll, a quorum was present.

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

- C.** Amendments to and approval of agenda

Commissioner Williams motioned to approve the agenda; seconded by Commissioner Smith. Motion approved.

### **II. Minutes - January 28, 2021**

Commissioner Williams motioned to approve the minutes of January 28, 2021, with one correction on the final page regarding attributing a comment made to Commissioner Smith; the comment was made by Commissioner Williams; seconded by Commissioner Esparza. Motion approved.

### **III. Public Hearings, Discussions and Presentations**

- A.** **DISCUSSION** – Overview of the Greater Corktown Neighborhood Framework Study Implementation and Action Plan. (The framework will result in forthcoming zoning recommendations in the near-term, following continued engagement with community stakeholders.)

Kimani Jeffrey, City Planning Commission, Karen Gage and Kevin Schronce, Planning

and Development Department provided a preliminary briefing relative to the Greater Corktown Neighborhood Framework Study, launched in March 2019.

The purpose of the framework is *to create a short and long term plan that promotes inclusive and equitable growth in one of Detroit's oldest neighborhoods while preserving its unique character, cultural heritage and integrity*. The Planning and Development Department has identified and secured sites for development and applied for HUD Choice Neighborhood Grant.

- B. PUBLIC DISCUSSION** – to consider the request of the Planning and Development Department to amend the Master Plan of Policies, by amending the Future General Land Use Map of the Middle East Central Neighborhood area of Cluster 4. The proposed map changes are for the area generally bounded by Superior Street, Jos. Campau Street, Gratiot Avenue, and Orleans Street; and to amend the goals and policies of the subject neighborhood to support the proposed map changes.

The City Planning Commission held a public discussion to consider the request of the Planning and Development Department to amend the Detroit Master Plan of Policies Future General Land Use Map for the Middle East Central Neighborhood Area of Cluster 4. The City Planning Commission held a public hearing relative to the request on November 19, 2020. The amendment to the Master Plan of Policies will accommodate new mixed-use development near the Eastern Market Core and allow for the rezoning of property that accommodates new food-related production facilities, per the 2011 Food Security and Modernization Act.

#### **Staff Recommendation**

CPC Staff completed its review and recommends approval of the Master Plan amendment before this Honorable Body.

**Commissioner Russell motioned to accept staff's recommendation; seconded by Commissioner Lewis.**

**Commissioner Russell withdrew recommendations do to the correlation to the zoning amendment.**

- C. PUBLIC HEARING** – to consider the request of the Planning and Development Department and the Eastern Market Partnership to amend Chapter 50 of the 2019 Detroit City Code, Zoning, to eliminate the current SD3 Special Development District, Technology and Research regulations and create a Market and Distribution District zoning classification, to set building height limits to preserve the historic character of the area, define screening and setback requirements, provide for site plan review processes, and to set forth provisions to implement the Eastern Market Neighborhood Framework and Stormwater Management Network Plan.

In addition, the request of the Planning and Development Department and the Eastern Market Partnership, 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* and Section 50-17-13, *District Map No. 12*, of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed-Use) or Market and Distribution District zoning classification where the R2 (Two-Family Residential District), R3 (Low Density Residential District), B4 (General Business District), B6 (General Services District), M3 (General Industrial District), and M4 (Intensive Industrial District) zoning classifications are currently shown on the area bounded by Superior Street, Joseph Campau Street, Gratiot Avenue and the I-75 Chrysler Freeway.

Kimani Jeffrey, CPC; Greg Moots, Karen Gage, and John Sivills, PDD; Dan Carmody and David Tobar, Eastern Market Partnership; and Catherine Frazier, DEGC, provided a summary relative to the request to amend Zoning District Maps in area bounded by Superior Street, Joseph Campau Street, Gratiot Avenue and the I-75 Chrysler Freeway.

The 2011 Food Security and Modernization Act impacts existing Eastern Market food industrial businesses' ability to grow on current sites. The Eastern Market Framework Plan, which addresses the impact, completed in 2019, identified new locations for food production businesses seeking close proximity to Eastern Market. The overall goal and objectives of the framework plan is to provide jobs for Detroiters, improve the quality of life for residents, and keep the authenticity and function of the market.

The Master Plan and zoning amendments will create opportunities for mixed use development along the Dequindre Cut and other corridors for retail and service opportunities to serve residents and encourage new housing opportunities; allow future food industrial growth through the expansion of existing Eastern Market food related businesses and attract new food related industries.

### **City Planning Commission Concerns**

Commissioner Williams expressed concerns relative to stakeholder objections to rezoning their properties; height restrictions surrounding Eastern Market Sheds.

Chairperson Hood expressed concerns from residents regarding land purchases by the Eastern Market Partnership/Corporation and the residents' inability to purchase parcels in the area. The EM Partnership can purchase properties in bundles; residents are restricted from purchasing bundles due to financial restraints. Transparency issues with PDD and DEGC; needs to make the process more explicit for the community, etc.

Commissioner Daniels questioned lack of shed space for potential vendors; additional funding City received and use for rehabilitation of existing property in area; wants map showing city owned properties in area; wants more transparency and assurance of further community engagement.

Commissioner Russell expressed interest in adaptive reuse as opposed to demolition and wanted a list of other successful urban markets in the country.

The Eastern Market is the only remaining urban market in the country.

### **Public Comments**

Odell Tate requests an exemption for Legacy residents in order to establish partnerships in the market.

North End Resident indicated that MOU's should be established prior to proposed developments; supports cannabis sales in Eastern Market; community engagement should be more transparent.

Gerald Jeffries against cannabis spacing regulations.

Vincent Serio against zoning amendments and impact to his business; seeks cannabis retail/smoking lounge in Eastern Market.

Brian Olatunji supports cannabis sales in Eastern Market.

Christos Moisides, business owner, objects to zoning amendment; height restrictions and wants restaurant restrictions removed.

Eni Kruja supports cannabis sales in Eastern Market.

Sanford Nelson, business owner, issues with conditional uses; height restrictions; inclusion of restaurants in market; supports cannabis sales.

Bryan Barnhill encourages Commission to explore impact of cannabis sales in market; and assign CPC staff to provided study; support cannabis sales in market.

Bert Dearing concerned with Eastern Market Corporation relative to expansion on the East of Chene.

Semaj supports cannabis sales in Eastern Market.

Brian Ellison opposed to rezoning to MKT relative to recycling business; retain M3 zoning; rezoning will decrease property values relative to potential property sales.

Dallas supports cannabis sales in Eastern Market.

Carl Nielbock supports cannabis sales in Eastern Market.

Matthew Abel supports cannabis sales in market; opposed to control use restrictions including in MKT zoning.

Joseph Ratcliff against cannabis sales in market.

Joseph Valdez supports cannabis sales in market.

Miss McCall longtime resident in area; residents want more residential properties; object to expansion of the market district; questioned the number of residents on Eastern Market Board; limited community engagement; 48207 is a community.

Lena longtime resident lives in proposed area of expansion; not heard anything from residents during meeting; against sale of cannabis at the market.

### **Staff Recommendation**

CPC Staff recommends approval of the proposed text amendment and map amendment.

**Commissioner Daniels motioned to postpone vote relative to zoning amendment; seconded by Commissioner Andrews.**

**Daniels, Andrews, Esparza, Williams, Smith and Hood – Support  
Russell and Lewis – Against  
Motion approved, 6-2**

Commissioner Andrews sought clarification regarding direction to staff: staff to provide list of eight members from the community on the Eastern Market Board and map of property owners in designated area.

**IV. Unfinished Business - None**

**V. New Business - None**

**VI. Committee Reports - None**

**VII. Staff Report - None**

**VIII. Member Report - None**

**IX. Communications - None**

**Adjournment - 10:15 pm**