

City of Detroit

CITY PLANNING COMMISSION

208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

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

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City Planning Commission Meeting Minutes January 21, 2021

I. Opening

A. Call to Order – Chairperson James called the meeting to order at 5:11 p.m.

B. Roll Call – Marcell Todd, CPC Director called the roll; quorum present

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

C. Amendments to and approval of agenda

Commissioner Goss Andrews motioned to accept agenda, with corrections; seconded by Vice-Chairperson Hood. Motion approved.

II. Minutes - Meeting minutes of October 1, 2020, November 5, 2020 and December 3, 2020

Commissioner Goss Andrews motioned to approve the minutes of October 1, 2020, with noted corrections; seconded by Commissioner Webb. Motion approved.

Commissioner Smith motioned to approve the minutes of November 5, 2020, with noted corrections; seconded by Vice-Chairperson Hood. Motion approved.

Commissioner Goss Andrews motioned to approve the minutes of December 3, 2020, with noted corrections; seconded by Commissioner Webb. Motion approved.

III. Public Hearings and Presentations

A. **PRESENTATION** – Preview of the 2021-22 Community Development Block Grant Neighborhood Opportunity Fund program

George Etheridge, CPC, Tamra Fountaine Hardy and Gordon Pearson, Housing and

Revitalization Department (HRD), provided a PowerPoint Presentation previewing the details of the 2021-22 Community Development Block Grant Neighborhood Opportunity Fund (CDBG) Program. The CDBG is federally funded by the Housing and Urban Development Department. The intended purpose of these funds is to provide services to low to moderate income individuals and to eliminate slums and blight. Since the 1980s, the City of Detroit has utilized a portion of these funds to uplift grassroots organizations and nonprofit communities within the City of Detroit. The City of Detroit receives approximately \$32 million dollars annually for these purposes.

The categories the Commission reviews, public service, homeless public services, public facility rehab only accounts for a portion of those funds. Under the public service CAP, 15% of the total allocation is allowed to be utilized for public service entities; 20% of the funds are kept for administrative purposes. Over the years they have been used for the administration of various programs, demolition, housing programs and zero percent interest loans.

HRD Timeline

- Best Practice Forum – July 1, 2020
- Oracle Training Workshops – June 9, 2020; July 27, 2020; September 10, 2020
- RFP Workshops – August 19, 2020 and September 10, 2020
- The Public Service Application was due October 9, 2020 by 4:00 p.m.
- Only the Public Service Application was made available.
- Homeless Public Service will once again be held in conjunction with the Emergency Solutions Grant Process.
- Public Facility Rehabilitation was due December 18, 2020 by 4:00 p.m.
- PFR has been geared specifically toward organizations providing Emergency Shelter for chronically homeless individuals.

- 50 – Public Services Proposal Received 2021-2022
- 35 – Recommended for funding
- 7 – Organizations that did not meet the threshold
- 1 – Group funded through Homeless Public Service
- 2 – New Applicants – Southwest Economic Solutions & Fair Housing Center

B. DISCUSSION – Proposed 2021-2022 through 2025-2026 Capital Agenda Analyst,

Marcell Todd, CPC Director, David Teeter, LPD/Policy Analyst, Budget Department - Donnie Johnson, Business Analyst and the City Planning Commission held further discussions relative to the Commission's questions, concerns, and input relative to the proposed 2021-2022 through 2025-2026 Capital Agenda.

The discussion included the following concerns and requests from the Commission:

Inclusion of the Airport in the Capital Agenda (Awaiting Mayor's Office recommendations; will bring information to the Commission and will submit revision)

- Blight control/housing rehabilitation
- Quantitative data gathering
- Project study for flooding issues in Detroit
- Proposal N as it relates to the document
- Collaboration with alley clean-ups
- Auditor General report
- Master Plan as it relates to the CA
Charter Revision status update
- Commitment to infrastructure; environmental issues; mature tree replacements; truck route impacts on neighborhoods, identification of proposed industrial corridors in the City of Detroit; Regular updates to community relative to proposed projects
- More community engagement and input prior to making changes directly related to CA
- Health Department – Mobile Clinics
- Status of Digital Inclusion (Request to have Director of Digital Inclusion come before Commission to provide status)
- Homeland Security; Emergency Preparedness; Health Department

CONCLUSION AND RECOMMENDATIONS

Staff has completed its review. While we find the document to be generally in good order, there are a few corrections and additions that we have identified along with a number of questions we are seeking answers to. Staff recommends approval of the proposed Capital Agenda FY 2021-22 through FY 2025-26 upon the following corrections, additions and questions being addressed to the satisfaction of CPC staff.

1. To the Demolition and the Housing and Revitalization Departments - We recognize the long-time trend toward blight removal by demolition. How does the City determine the viability of residential structures for rehab or restoration versus demolition?
2. On page 35 of the under the Planning and Development Department, we note that the strategic priorities of the Department do not include the master planning, which is one of its Charter mandated responsibilities and is also spoken to in the Michigan Planning Enabling Act. Add Master Planning to Strategic Priorities.
3. Informational and educational sessions need to be held with the community as it concerns the implementation of bike lanes across the City. Many riders avoid them and some installations cause confusion for motorists and pedestrians. Due to operational concerns and the loss of right of way many communities do not want them and would prefer to have a choice as to their installation and not have them thrust upon their neighborhoods. Add as project. Other street improvements and more community engagement.

Chairperson James requested regular community updates regarding additional structural street changes. Use every media avenue to inform the community relative to city updates and implementations.

Teeter: Indicated the need for more community engagement and input prior to project implementation within the City.

4. As with other city owned properties managed and operated by others Belle Isle should be included in the Capital Agenda. Add to Open Space and Recreation. Aspirational suggestion; work to placing this item next year's Capital Agenda.

Johnson indicated that he would not be able to get the information from the State relative to the maintenance of Belle Isle in a timely manner prior to the Capital Agenda timeline.

5. Health Department – Can or will the existing or the proposed to be acquired additional Mobile Health Clinic be used to provide COVID-19 vaccinations to seniors or other members of our population whose mobility is limited? Or, are those facilities dedicated to the outreach services they were designated to provide?

6. Page 98 lists a project with the name Rosa Parks Transit Center, but the description refers to renovations at the Shoemaker Terminal. Please review and correct.

7. Please restore City Airport as an agency under Transportation

8. Add the Truck Route Identification project to the Capital Agenda add industrial corridor identification – per Chairperson James.

9. Add a project studying the flooding issues in the City caused by high water levels and filled infrastructure.

Riverfront could be included as part of the infrastructure study – per Mr. David Teeter

Commissioner Williams expressed concerns and the necessity to address the flooding issues and focus more on the infrastructure.

10. On page 28 of the document the Health Department Claims Animal Control. On page 129 the General Service Department GSD claims Animal Control as above 2021. Which is it or is there a distinction between the two items that needs to be made more clear

11. What is DPW doing to ensure the quality and performance of work done by contractors resurfacing or reconstructing City streets? There are a number of residential streets where the work has been performed and the final grading results in improper drainage causing ponding along the curbs and in driveways.

12. Department of Innovation and Technology - What is the status of public WiFi implementation? Please add as a project.

Commissioner Williams motioned to support staff recommendations to prepare the 2021-2022 through 2025-2026 Capital Agenda, as augmented, edited and amended

with three (3) additional items; seconded by Vice-Chairperson Hood. Motion approved 8-0 (Commissioner Esparza not in attendance during vote.)

IV. Unfinished Business

- A.** Consideration of the request of Hamilton Corridor, LLC to rezone part of several blocks west of Thomson Street between Ford Street to the north and the Lodge Service Drive to the south from a R2 (Two-Family Residential) zoning classification to a M2 (Restricted Industrial) zoning classification to allow for the establishment of a parking lot for commercial vehicles

Chris Gulock, CPC staff, provided a summary of report submitted January 19, 2021 relative to request to rezone part of several blocks west of Thomson Street from a R2 (Two-Family Residential) zoning classification to a M2 (Restricted Industrial) zoning classification. The subject area contains approximately five acres and is generally located just north of the Davison Freeway and east of the Lodge Freeway at the border of Detroit and Highland Park. The developer proposes to clear the entire site, vacate the existing internal streets, and construct a new 446,500 square foot warehouse. This is a speculative build; a tenant has not yet been identified; but it is expected the facility will be used for light assembly or logistics/distribution.

The Commission held a public hearing on December 3, 2020 relative to the request expressing concerns regarding community engagements, adjacent property ownership, traffic congestion, water retention, etc. Public Comments reflected concerns relative to site location, environmental issues, air/traffic pollution and the establishment of a community advisory committee.

Status review and approval in Highland Park

The developer indicates they have a development agreement in place with Highland Park and have closed on all of their parcels. The developer is currently petitioning the City of Highland Park to rezone the Highland Park land from R-UV (Urban Village Residential) to IRD (Industrial Research and Development District). A hearing at the Highland Park Planning Commission is scheduled for January 20, 2021. The developer hopes for this rezoning to be forwarded to the Highland Park City Council in early February 2021.

Staff Recommendation

Based on the public hearing and review of the Section 50-3-70 criteria of the Zoning Ordinance, the City Planning Commission staff recommends approval of the request of Hamilton Corridor, LLC to amend District Map No. 58 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a M2 (Restricted Industrial) zoning classification where a R2 (Two-Family Residential) zoning classification currently exists on property generally bounded by Ford Street on the north, Thomson Street on the border with the City of

Highland Park on the east, the Lodge Service Drive/Auburndale Street on the south, and a north/south line approximately 105 feet west of Thomson Street.

Staff also recommends that the City Council be requested to delay taking action on this matter until the City of Highland Park has acted upon or taken a conclusive stance on the corresponding rezoning request before it.

Commissioner Russell motioned to accept staff recommendation to approve rezoning request; seconded by Commissioner Goss Andrews. Motioned Approved, 8-1 (Commissioner Williams voted No.)

Vice-Chairperson Hood motioned that any documentation or discussion and any information that is accumulated be forwarded to every party who has a decision making role in this process for the zoning amendment, including the Detroit City Council and Highland Park City Council and any community agencies that have been in conversation relative to this proposal; seconded by Commissioner Williams. Motion Approved.

V. New Business - None

VI. Committee Reports - None

VII. Staff Report – Marcell Todd, Director, CPC provided a brief update of pending agenda items; City Club Apartments (MLK/Woodward Avenues); Zoning Ordinance; Amendment to the Adult Use Marijuana Ordinance; Master Plan Amendment

VIII. Member Report - None

IX. Communications - None

X. Public Comment - JW; Lisa Bednarz; Debbie Fisher

Adjournment at 9:33 pm