

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
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City of Detroit
CITY PLANNING COMMISSION
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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.

Regular Meeting Minutes
September 9, 2021

I. Opening

A. Call to Order – Chairperson Hood called the meeting to order at 5:09 PM

B. Roll Call – Director Todd called the roll; a quorum was present.

Attendees: Andrews (5:14), Daniels (7:44), Esparza, Harrison, Russell, Smith and Hood.

Excused: Ellis

C. Amendments to and approval of agenda

Commissioner Smith motioned to accept and approve the agenda; seconded by Commissioner Russell. Motion approved.

Minutes - March 18, 2021, April 15, 2021

Commissioner Smith motioned to accept and approve the meeting minutes of March 18, 2021, and April 15, 2021; seconded by Commissioner Esparza. Motion approved.

II. Public Hearings, Discussions and Presentations

A. **PUBLIC HEARING** – Request of Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to rezone three parcels commonly known as 2915 West Hancock and 4520-50 Jeffries Service Drive from the M4 (Intensive Industrial) zoning district classification to the B4 (General Business) zoning district classification.

Jamie Murphy, CPC staff, provided an overview of report submitted September 3, 2021 regarding request of Fusco, Shaffer and Pappas, Inc., on behalf of the Pope Francis Center to rezone three (3) parcels commonly known at 2915 West Hancock and 4520-50 Jeffries Service Drive from a M4 (Intensive Industrial) zoning district classification to the B4 (General Business) zoning district classification.

The proposed request will allow the currently vacant property (*generally bounded by Hancock Street to the north, the Jeffries Service Drive to the west, Lawton Street to the east, and the railroad tracks to the south*) to be developed with a Bridge Housing Facility serving Detroit's homeless community. The proposed facility will include forty (40) residential units, cafeteria, gymnasium, library, classrooms, health clinic and outdoor warming plaza.

The subject site is located within the Jeffries area of Neighborhood Cluster 4 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Light Industrial for the subject property. The land is currently city owned and the developer is required to undergo design review with the Planning and Development Department (PDD). Several meetings with various community stakeholders, resulting in several changes to the preliminary plans due to feedback. PDD staff will remain involved as the development proceeds.

Public Comments

JoAnn Warwick – Resident

Marguerite Maddock – Concerned that development will be ADA compliant; wants to make sure there are emergency exists.

Timothy Killen – Corktown resident, supports the development; feels it's essential.

Patrick Cooney – Corktown resident, believes the development is needed and is in favor of it.

Staff will provide a recommendation incorporating the results of the public hearing at the September 23, 2021, meeting.

- B. **DISCUSSION** – Urban Flooding and Infrastructure – Detroit Water and Sewerage Department, Planning and Development Department DWSD, Great Lakes Water Authority (GLWA) and other agencies (P&DD, Office of Sustainability DEGC, DPW, Budget Department)

The City Planning Commission held a discussion relative to urban flooding and infrastructure.

III. Unfinished Business

- A. Consideration of the proposed Zoning Ordinance text amendment, Chapter 50 of the 2019 Detroit City Code—Bulk solid materials facilities, including “pet coke,” and miscellaneous unrelated revisions and updates (Traditional Main Street Overlay Area standards; SD2 District height limitation; and definitions of brewery, brewpub, and microbrewery for consistency with State of Michigan definitions.

Staff Recommendations

Staff respectfully recommends the following three-part action:

That the City Planning Commission vote to recommend approval of the draft ordinance as presented to the Detroit City Council with corrections of scrivener's errors; that the City Planning Commission convey the two amendments suggested by the ordinance's sponsor to Detroit City Council as worthy of consideration as an amendment to Chapter 42 (Sec. 42-2-213 and Sec. 42-2-214);

That City Planning Commission staff convened an interdepartmental working group involving BSEED, BZA, Law, and CPC to review the proposals of the Southwest Detroit Community Benefits Coalition relative to fugitive dust at land uses not addressed in the bulk solid materials ordinances and that the resulting proposed revisions be reviewed with industry stakeholders prior to reporting back to the Planning Commission before the end of year.

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

- C. Consideration of the request of the Planning and Development Department, Motor City Blight Busters, and CHN Housing Partners, to amend Article XVII, Section 50-17-76, District Map No. 74 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an R3 (Low-Density Residential District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on forty-eight (48) parcels generally bounded by Santa Clara Street to the north, Bentler Street to the east, Orchard Street to the south, and the north-south alley first east of Lahser Road to the west.

Chris Gulock, CPC staff, provided a summary of report submitted by George Etheridge, former CPC staff, on September 8, 2021 relative to the request of CHN Housing Partners, Motor City Blight Busters and the Planning and Development Department to amend Chapter 50-17-76, District Map No. 74 of the 2019 Detroit City Code by showing an R3 (Low-Density Residential District) zoning classification where an R1 (Single Family Residential District) zoning classification currently exists on land general bounded by Santa Clara Street to the north, Bentler Street to the east, Orchard Street to the south and north/south alley first east of Lahser Road to the west.

On July 22, 2021, the City Planning Commission held a public hearing on the proposed rezoning. One resident expressed concern regarding the rezoning of her property and the other owner-occupied parcels from R1 to R3, seeking clarity regarding her right to object to the rezoning. They also questioned the necessity of including these additional parcels in the request. CPC staff advised the Commission that there was latitude to amend the boundaries of the rezoning to include only those properties west of the nine parcels identified which would result in the rezoning of 22 parcels rather than 48; 12 of these parcels are in the inventory of the Detroit Land Bank. The 10 remaining are privately owned.

Commissioner Lewis expressed her concern regarding the lack of real data relative to her request for information relative to the impact on the current homeowners when this new development is completed. Commissioner Lewis wants to make sure that the community knows what to expect due to this proposed development.

Staff Recommendation

The City Planning staff and recommends approval of the request with the revised eastern boundary being the eastern most property lines of 21556 Orchard and 21525 Santa Clara.

Commissioner Lewis motioned to postpone the vote until the information asked for is presented; seconded by Commissioner Esparza. Motion approved.

V. New Business - None

VI. Committee Reports -None

VII. Staff Report - None

VIII. Member Report - None

IX. Communications - None

X. Public Comment - None

Adjournment The meeting adjourned at 9:44 p.m.