

City of Detroit

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February 3, 2023

HONORABLE CITY COUNCIL

RE: The annual Sign Waiver Report and recommendations of the Planning and Development Department.

On Thursday, January 2, 2023 during the regular meeting of the City Planning Commission (CPC) the Planning and Development Department (PDD) presented its annual Sign Waiver Report and corresponding recommendations.

Many of the items presented were carryovers from last year's report including the impact to sign regulations in PD (Planned Development) zoning districts across the City, a chief concern to the Commission. As socialized during the preparation and adoption of the Sign Ordinance the intent was to retain legislative control over signage in the PC (Public Center), PCA (Public Center Adjacent), PD and SD5 (Special Development Casino and Casino Complexes). Unfortunately, an additional provision inserted during the finalizing of the Sign Ordinance was later found to have the effect of nullifying the signage provisions recommended by CPC and approved by City Council for every PD district including such signage regulation. This has resulted in confusion for these developments and the responsible City agencies and place an additional Burden on PDD having to process unintended sign waivers.

The document also identifies potential conflicts with signage for special events like the Grand Prix as it returns to Downtown Detroit. Similarly, we see potential conflicts for other special events that the City will host, such as the NFL Draft and the NCAA Final Four.

RECOMMENDATION

With respect to these two highlighted instances and the others addressed in the Sign Waiver report, PDD is recommending amendment of the Sign Ordinance to address these concerns. Upon receiving the presentation and report the Commission voted to support PDD recommendations giving particular note to the item spoken to above. The Commission also recommended the Council consider some limitation within regulatory allowance on marijuana related signage.

CPC staff respectfully recommends the Your Honorable Body refer the matter to the Law Department, Building Safety Engineering and Environment, PDD, LPD and CPC to prepare the necessary amendments to the City Code.

Respectfully Submitted,

LAUREN HOOD, CHAIRPERSON

A handwritten signature in blue ink that reads "Marcell R. Todd, Jr." with a stylized flourish at the end.

Marcell R. Todd, Jr., Director

cc: Antoine Bryant, Director PDD
David Bell, Director BSEED
Conrad Mallett, Corp Counsel