

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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 Andre
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

City Planning Commission Meeting
MINUTES
February 16, 2023
5:00 PM

I. Opening

A. Call to Order – Vice Chairperson called the meeting to order at 5:15 p.m.

B. Roll Call

Attendees: Brenda Goss Andrews, Kenneth Daniels, Ritchie Harrison, Gwen Lewis, Frederick Russell (6:06 p.m.), and Donovan Smith

Excused: David Esparza, Lauren Hood, and Melanie Markowicz

A quorum was present.

C. Amendments to and approval of agenda

Commissioner Andrews moved to approve the agenda, seconded by Commissioner Harrison. Motion approved.

II. Meeting minutes – January 19, 2023, and January 26, 2023

Commissioner Harrison moved to approve the minutes, seconded by Commissioner Daniels. Motion approved.

III. Public Hearings, Discussions and Presentations

A. 5:15 PM PUBLIC HEARING – The request of Joseph Nikollaj and the Detroit City Planning Commission to rezone the property at 19500 W. Davison Street and a portion of the property at 19536 W. Davison Street from an R1 (Single-Family Residential) to an M2 (Restricted Industrial) zoning classification. (TS) **45mins**

Present: Timarie Szwed, CPC Staff; Petitioners Maurice Morton, Attorney for Joseph Nikollaj, and Mr. John Gjokaj

Timarie Szwed of CPC Staff via PowerPoint discussed the petition for property at 19500 West Davison and a portion of 19536 W. Davison. These properties are located in District 1 at the edge of District 7. The location of the site is between Evergreen and Southfield north of I-96. It is primarily industrial surrounded by residential area and vacant land. The immediate zoning around the property is M2 to west, R1 to the north, R1 to the east and M4

to south. Initially, the petitioner, Nikollaj Holdings, requested to rezone 19500 West Davison to operate a medical marijuana grow facility. CPC Staff realized the adjacent parcel at 19536 West Davison has a split zoning of R1 and M2. CPC Staff wants to fix the zoning map error, and CPC joined the petition. A modification will unify the zoning on the lot. Ms. Szwed stated she tried to contact the owners of 19536 West Davison by email and telephone. The public hearing notice was sent to the owners and taxpayer of record. 19500 West Davison is actively listed on real estate websites with a sale price of \$1.8 million. There have been extensive interior renovations to convert the building into a marijuana grow facility. There were three blight violation tickets issued on the site. On April 18, 2022, it was found as an illegal marijuana grow facility on the site, and it was ordered to close by April 25, 2022. The petitioner was listed as the business owner on the violation records. The blight violations were followed-up by a spot check on May 16, 2022, and there was no further activity found on the property. Planning and Development Department (PDD) found that this rezoning is not generally consistent with the master plan's future land use classification. The subject area's small size and the fact that it currently contains commercial use, makes it unlikely that the rezoning to M2 will change the overall character of the area. Also, PDD stated that increased truck traffic is possible with this industrial use, and it may impact adjacent residential properties. The petitioners engaged with the community and met twice with Plainview Block Club. They obtained 65 signatures of support. 50 signatures are from District 1. Ultimately, the petitioners want to rezone their property from a R1 to a M2, so that they may have a marijuana grow facility.

Attorney Maurice Morton, representing the Petitioners, shared a PowerPoint presentation stating that in 2020 the owner discovered the property at 19500 West Davison was zoned as R1. The owner has taken control of the building, and it is no longer leased. The building is listed for sale. The owner would like to renovate, remodel, and operate a marijuana grow facility in the building. The marijuana grow facility may have 20 employees and security as required by local and state government.

Commissioner Andrews asked where is the residential area, and are there any schools close by the grow facility? Does the block club support or reject the rezoning?

Ms. Szwed answered there are none within 1000 feet. There was a petition signed, and CPC Staff verified the addresses. There was no opposition submitted. Attorney Maurice Morton agreed.

Mr. John Gjokaj made known his initial plans for the building and for the marijuana grow facility. Also, he stated the plan is to grow 500 marijuana plants in response to Commissioner Daniels inquiries.

Director Todd explained, regarding 19536 West Davison, that CPC is the petitioner on the owner's behalf in order to have unified zoning on the block per Commissioner Lewis' request for clarification.

Jayda Philson, staff member of Buildings, Safety Engineering and Environmental Department (BSEED) explained the property owners would need to appear for a special land use hearing, and if BSEED approves it, they will get a permit. They will need to come back for a modification if they wish to expand on the site. Ms. Philson mentioned that the owner did extensive renovations in this building without the benefit of a permit. Currently, there are no permits in BSEED's permitting system. If approved by CPC and City Council, the owners can reapply for the applicable permits to grow marijuana plants, appear for a special land use hearing, and undergo extensive inspections to come up to code in response to Commissioner Daniels' questions regarding expansion and reapplication.

Ms. Szwed answered Commissioner Daniels' questions regarding caregiver growing stating that the property owners were forced to close an illegally operating grow facility in a commercial building. The owners received blight violations because they were leasing the facility, and someone was growing marijuana as a caregiver.

Ms. Szwed confirmed that she will research and provide an update on Commissioner Lewis' request for more information about 19536 West Davison and how many households are impacted by their operating business with truck traffic in the community and nearby households.

PUBLIC TESTIMONY:

Comment Card – Joshua Lameer provided his support in favor of the rezoning of 19500 W. Davison.

- B. 6:00 PM PUBLIC HEARING** – The request of Bilal Jawad to modify the plans for an existing PD (Planned Development) zoning district at 10755 West Seven Mile Road between Meyers Road and Monte Vista Street. **(JM)** **45 mins**

Present: Jamie Murphy, CPC Staff; Petitioner Bilal Jawad

Jamie Murphy, CPC Staff via PowerPoint discussed the petition for the property at 10755 West Seven Mile Road to permit the development of a car wash. The property at 10755 West Seven Mile Road is between Meyers Road and Monte Vista. Home Depot Store is located in this block. There is a nursing home across Meyers Road. There is a Checkers fast food drive-through restaurant and a Detroit Department of Transportation (DDOT) bus stop on Seven Mile Road. The proposed site is a vacant lot. The applicant also owns the gas station next door on the west of the property, and he plans to construct and open a car wash. PDD reviewed the proposed rezoning and determined that it is generally consistent with the Master Plan. PDD recognized that there are traffic concerns. This property at 10755 West Seven Mile Road is a PD, and the Commission is considering the zoning, site plans, land use and landscaping, signage, and elevations.

Petitioner Bilal Jawad presented via PowerPoint providing his plans and outlook on the development of a car wash. Mr. Jawad is a current business owner in the City of Detroit, and he looks forward to opening his dream car wash. He showed the Commission the architect's building plans. Mr. Jawad stated he would like to beautify the area with landscaping and curb appeal. The petitioner explained his double stacking plan for cars to enter and exit one-way providing good traffic flow. He proposed his car wash will bring in 10-15 jobs. He acknowledged the community's feedback.

Petitioner Bilal Jawad explained specific details regarding the proposed car wash's service plans and its fully automated operations per Commissioner Russell's request.

Ms. Murphy, CPC Staff stated that there is concern about traffic at this site. She mentioned that it seems the curb will have some interference, and drivers may have difficulty seeing when pulling out into traffic per Commissioner Andrews questions about the DDOT bus stop.

PUBLIC TESTIMONY:

1. Joshua Lameer expressed that he is in favor of building a new car wash.

2. Ms. Kathy Kelly DDOT Bus Stop Investigator expressed DDOT’s concerns with this busy bus stop. She acknowledged that DDOT is willing to schedule a meeting to further discuss the car wash’s impact on the bus stop.
3. A written comment was summarized by CPC Staff Jamie Murphy from Monte Vista Block Club with concerns about the car wash and an increase in traffic.

C. 6:45 PM PUBLIC HEARING – The request of Ibrahim Bazzi to amend Article XVII, Section 50-17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where P1 (Open Parking District) and B2 (Local Business and Residential District) zoning classifications are currently shown on one parcel commonly known as 6181 Cadieux Rd, and generally bounded by Harper Ave. to the north, Cadieux Rd. to the east, Berden St. to the south, and Harvard Rd. to the west. **(RA) 45mins**

Present: Roland Amarteifio; Petitioner Ibrahim Bazzi and Martell Bivings, Consultant; Robert Kirma, Savvy Slider Representative

Roland Amarteifio, CPC Staff via PowerPoint discussed the petition for map amendment rezoning of the property at 6181 Cadieux from P1 and B2 to B4. The property is south of I-94. To the east is Cadieux Road. To the west is residential buildings. To the south of the parcel is the Calvin East Presbyterian Church. There are four gas stations on the corner of Cadieux Road and Harper Avenue, and a Dedicated Senior Medical Center across the street. One parcel of the site has a split zoning. The north portion is zoned P1, and the south is zoned B2. The petitioner is requesting rezoning for the proposed development of a Savvy Sliders drive-through restaurant, retail store and parking lot. The proposed development is not allowed in these current zones. PDD stated that the site is generally consistent with the Master Plan due to its small size, and it previously being a commercial property. There has been significant community engagement between the applicant, CPC Staff, Cornerstone Village Neighborhood Association on January 21, 2023, and East English Village Association on February 8, 2023. The community expressed their traffic concerns along Cadieux Road. The community feedback was mixed in support and non-support for the development at 6181 Cadieux.

Petitioner Ibrahim Bazzi stated his goal is to positively enhance the neighborhood with the new proposed business.

Mr. Bivings expressed the support received from the residents in the area and their overflow of traffic concerns. He suggested the prospect of moving the property back may mitigate the issue.

Mr. Kirma shared via PowerPoint updated site plans with the Commission. Also, he stated that the screening will be a brick masonry wall between the business and residential property in response to Commissioner Harrison’s question regarding screening on the residential boundary side.

Mr. Amarteifio stated that this is the first time CPC Staff is seeing the petitioner’s updated plans, and that he needs to review these new plans before providing a final report.

Mr. Kirma stated that he does not believe that the business will cause a back-up or stacking of cars on Cadieux with the new site plans in response to Commissioner Lewis’ question about stacking cars.

Commissioner Harrison requested that there is a follow through on the community's concerns and recommendations related to traffic, screening, and wall height to ensure that the homeowner's peace and quiet will not be impacted.

CPC Staff Member Amarteifio stated there will be an attempt to schedule another meeting with the community to share the proposed updated plans, screenings and to present elevations.

Commissioner Smith requested that CPC Staff bring back the comments and feedback from the community meetings.

Mr. Bivings stated the plan is to meet with CPC Staff for an improved plan, and the approved plan will be shared with the Community per Commissioner Harrison's inquiry and request that the community is satisfied with the proposed development.

PUBLIC TESTIMONY:

1. Phone number ending in 700 – Ms. Franklin stated her favor for Savvy Sliders.
2. Mr. Franklin stated he is in favor of the development of Savvy Sliders.
3. Mr. Dueweke, President of Morningside Block Club stated concerns for traffic.
4. Mr. Gregory Faulkner expressed his support for Savvy Sliders, with concerns about wall height for privacy.
5. Mr. Parish stated he is in favor of the Savvy Slider project.
6. Ms. Brenda Butler is in support of the Savvy Sliders project.
7. Phone number ending in 606 – Marjory expressed her support of the Savvy Sliders project.
8. Ms. Williams expressed her concerns about traffic with the Savvy Sliders project.
9. Mr. Mathis stated he is in support of Savvy Sliders project.

IV. Unfinished Business – There is no unfinished business.

V. New Business – There is no new business.

VI. Committee Reports – There are no committee reports.

VII. Staff Report – Director Todd announced the following:

- The Commission's first ad hoc committee meeting date is March 2, 2023.
- The auto uses ordinance was adopted by City Council, and it was published.
- City Council approved code amendments that went through the Public Health and Safety Standing Committee.
- City Council will begin their deliberations for the Community Development Block Grant Program, Neighborhood Opportunity Fund on Wednesday of next week with a public hearing and appeals hearing.
- The Mayor's budget address is on March 3, 2023.
- City Council will enter the budget review process on March 6, 2023, with various budget hearings. Also, City Council will address its own budget which includes the Commission. The completed hearing scheduled will be forwarded to the Commission.
- The proposed Transformational Brownfield Project comprised of 11 different sites - District

Detroit will begin its formal process with City Council with public hearings on the related tax abatements.

- The New Amsterdam Project will have zoning concerns that may come before the Commission.
- The land transfer agreement between the City of Detroit and The Detroit International Bridge Company is going to City Council for a full vote at the next formal session.

VIII. Member Report – There are no member reports.

IX. Communications – There are no communications.

X. Public Comment – There was no public comment.

XI. Adjournment

The meeting adjourned at 8:37 p.m.