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Rachel M. Udabe

City Planning Commission Meeting

MINUTES
October 17, 2024
5:00 P.M.

I. Opening

A. Call to Order – Chairperson Donovan Smith called the meeting to order at 5:17 p.m.

B. Roll Call

Attendees: Adrian-Keith Bennett, Kenneth Daniels (5:33 p.m.), David Esparza, Ritchie Harrison, Gwen Lewis (5:19 p.m.), Melanie Markowicz (5:19 p.m.), Frederick Russell, Donovan Smith and Rachel Udabe

A quorum was present.

C. Amendments to and approval of agenda

Commissioner Russell moved to approve the Agenda, seconded by Commissioner Harrison. Motion Approved.

II. Meeting minutes will be provided for your consideration at the next meeting.

III. Public Hearings, Discussions and Presentations

A. **5:15 PM PUBLIC HEARING** – to consider the request of Jeremy Rosenberg on behalf of 5975 16th Street LLC to amend Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) or SD2 (Special Development District, Mixed-Use) zoning classification where an R2 (Two-Family Residential) zoning classification is shown at 5975 16th Street. The subject properties are generally bounded by McGraw Street to the north, 16th Street to the east, Antoinette Street to the south, and Stanton Street to the west.

(DP)

45 mins

Present: Dolores Perales, CPC Staff

Petitioner: Daniel Washington, Developer, Northwest Goldberg Cares

Dolores Perales via PowerPoint based on CPC staff report dated October 11, 2024,

presented the requested rezoning of 5975 16th Street from R2 to SD1 or SD2. The site is in the Northwest Goldberg neighborhood in District 5. Ms. Perales gave a background of the site stating that the building has been vacant for 40 years; however, the developer proposes to rehab this new site into a market, coffee shop, community gathering space and outdoor area. The R2 zoning classification does not permit these type of uses. Therefore, it is proposed to rezone from R2 to SD1 or SD2. She displayed a map of the site and reviewed the zoning of the surrounding area, and she provided an explanation of a comparison slide of uses for SD1 and SD2 detailing similarities and differences. The main difference is retail uses. The Planning and Development Department (PDD) submitted an interpretation that this rezoning is generally consistent with the future land use map. Community engagement developers met with residents and there has been support of the neighborhood and reached out with Northwest Goldberg Cares, Mezuzah, and Victory Baptist Church International.

Mr. Daniel Washington, the petitioner, gave a presentation via PowerPoint on the development of a coffee shop and grocery store/bodega with kosher products. Mr. Washington explained the project's site plan to retain (1) the building that shares the alley and (2) the building that sits alongside of 16th Street (photos shown). They plan to partially demolish the middle building to provide a courtyard for the community. He displayed renderings of the development including the views of the first and second floors (seating area). He mentioned the benefit of this development will assist in resolving the neighborhood's food insecurity by providing fresh produce to both city-wide community and Jewish community.

Ms. Perales responded that CPC Staff is more comfortable with SD1 zoning since it is more restrictive in uses. This was in response to Commissioner Russell's questions regarding which is best SD1 or SD2.

Public Testimony

Caller #939 asked about the identification of the developer and parking for market customers.

Ms. Perales identified Mr. Daniel Washington as the presenter and she explained all the former uses of this mixed-use site. She mentioned that there is a potential shared parking agreement with the church next door. Also, Mr. Washington responded that they do not anticipate customer parking interfering with resident's parking in front of their home. Most parking will be on McGraw and 16th Street.

Nedra Hall commented her support for the development and access to the fresh healthy food and the benefits to the area's well-being.

Glenda C. commented support for the development and rezoning.

Jordan Yagiela of Northwest Goldberg Cares commented support for development and rezoning. She is excited to have fresh produce and meats in the neighborhood and possibility of it being in walking distance.

Mya Jean commented concerns of pocket parks with workout materials and utilizing vacant lots and reuse buildings.

Mr. Daniel Washington responded there will not be any workout equipment on the site.

Ms. Victoria Washington commented her support for the project and rezoning. She expressed her pleasure in the walkability of the market and the exposure to Jewish culture and Kosher products.

Kris Evans commented concerns on having two markets close to one another in the same neighborhood. She asked about alcohol at this development, since it is allowed in SD1 and SD2.

Caller #124 commented her displeasure of bulldozing in historic areas, taking caution on things that may be planned, community engagement, and development situation in her neighborhood.

Ms. Perales responded that it is a privately owned produce market, and no alcohol will be sold or served.

Mr. Daniel Washington clarified for neighbors and CPC that he and his partners have no interest in serving alcohol.

Mr. Daniel Washington, developer, responded that the development has a budget of \$650,000. He described the timeline as hoping to break ground and construct winter and spring 2025 and anticipated earliest completion fall of 2025. This was in response to Commissioner Russell's questions.

Ms. Perales advised that CPC Staff recommends approval of the rezoning to SD1.

Commissioner Markowicz moved to waive same day action requirements, seconded by Commissioner Daniels. Motion Approved.

Commissioner Markowicz moved to approve staff's recommendation of this item, seconded by Commissioner Daniels. Motion Approved.

- B. 6:00 PM PUBLIC HEARING** – to consider the initiative of the City Planning Commission to amend Chapter 50 of the 2019 Detroit City Code, Zoning, with respect to High/Medium-impact manufacturing and processing uses on land zoned B2 and B4 specifically in:

Article IX, Business Zoning Districts, Division 3, *B2 Local Business and Residential District, Section 50-9-53, Conditional Manufacturing and Industrial uses, Division 5, B4 General Business District, Section 50-9-113, Conditional Manufacturing and Industrial uses;*

Article XII, Use Regulations, Division 3, Specific Use Standards, Subdivision F. Manufacturing and Industrial Uses, Section 50-12-362. High/medium-impact manufacturing or processing facilities **(RB)** 45 mins

Dr. Rory Bolger presented via PowerPoint the proposed text amendment which resulted from an error from 2020 regarding TMSO (Traditional Main Street Overlay) areas. The original ordinance adopted is Ordinance #2020-21. He named the 12 designated TMSO (Traditional Main Street Overlay) areas in the City of Detroit as the following:

- ❖ West Seven Mile and between John R and Woodward

- ❖ Grand River between Greenfield and Lahser and on Lahser between West McNichols and Santa Clara
- ❖ Bagley between 16th and 24th and along West Vernor between Newark and Clark
- ❖ Livernois between John C. Lodge, West Eight Mile and along West McNichols between Lawton and Wyoming
- ❖ East Jefferson between Dickerson/Gray (Grosse Pointe Park boundary)
- ❖ Woodward between Temple and Alfred (Highland Park boundary)
- ❖ West Grand Boulevard/East Grand Boulevard between John C. Lodge and Cameron
- ❖ Michigan between John C. Lodge and Vinewood
- ❖ West Vernor between Clark and Woodmere and along Springwells between West Vernor and Fisher
- ❖ East Warren between Audubon and Radnor
- ❖ West Warren between Southfield and Greenfield
- ❖ Van Dyke between East Seven Mile and East Eight Mile

Dr. Bolger reviewed TMSO’s unique provisions and industrial uses. Also, he described details of the high/medium-impact industrial uses in the TMSO ordinance, and the 30 uses allowed in high/medium-impact industrial uses in B2 and B4. Dr. Bolger explained the intent of the 2020 text amendment was to allow only one of those 30 high/medium-impact industrial uses for furniture making (with written stipulations). Some flawed wording was discovered in Article 12 for high/medium-impact manufacturing or processing facilities in B2 and B4 use lists, and these need to be fixed. Currently, it states the uses are permissible by-right. Dr. Bolger explained the slide that it should state the following: “In the B2 and B4 Districts, a high/medium-impact manufacturing or processing facility ~~is permissible by right~~ only if may be permitted where limited to furniture manufacturing.”

Public Testimony

There was no public testimony for this public hearing.

Dr. Rory Bolger stated that CPC Staff recommends approval of this text amendment.

Commissioner Markowicz moved to waive same day action requirements, seconded by Commissioner Harrison. Motion Approved.

Commissioner Russell moved to follow Staff’s recommendation, seconded by Commissioner Lewis. Motion Approved.

C. 6:45 PM PRESENTATION - Plan Detroit Project Update – Detroit Master Plan of Policies revision (Dara O’Byrne, Deputy Director PDD, Julie Connochie Planner, PDD) 60 mins

Present: Julie Connochie, Planner, PDD Staff

Deputy Director Dara O’Byrne of the Planning and Development Department (PDD) provided an overview and quarterly update on Plan Detroit.

Julie Connochie described Plan Detroit via PowerPoint providing details on PDD’s roadmap of a 20-year master plan of future development in the City. She reviewed the plan’s purpose, benefits, recommendations, and timeline. Ms. Connochie stated Plan Detroit is in phase one as project analysis and envisioning phase. The next phase will

begin in early 2025, and it is expected that the plan will be finalized later in the year. Ms. Connochie described the three-month City Voices Tour as a public engagement scheme. This tour encouraged the involvement of the public, and PDD received feedback on residents' visions and priorities for Detroit. Ms. Connochie described the work of the Master Plan Advisory Group (MPAG) made-up of 40 residents from different districts representing community groups, professional or academic institutions. The MPAG has reviewed and analyzed the 35 previous City master plans, and it identified seven planning topics as a guide. Ms. Connochie displayed MPAG photos and mentioned with emphasis that MPAG meetings are closed meetings, yet MPAG members are encouraged to share with the community all things considered. MPAG meeting summaries and public engagement map are posted on the Plandetroit.com. Additionally, Ms. Connochie discussed the community engagement of 5,000 people through survey, City Voices Tours, DONcast meetings (Detroit Department of Neighborhoods), city agency meetings, and newsletters. She mentioned the results of the survey with 1800 responses resulting in the community relaying their priorities as feeling safe in one's neighborhood, reliable City services, and walkable neighborhoods and commercial centers. She announced the initiative's dedicated website at Plandetroit.com and invited all to view and subscribe. She announced the next pop up will be at Sacred Heart Major Seminary on October 19, 2024 from 10am-2pm.

IV. Public Comment –

One of the coldest commented concerns on voter fraud in Detroit elections.

Director Todd explained that the elections allegations have been investigated by the City and the State, and the matter has been addressed. He acknowledged that some remain dissatisfied and continually make allegations.

J. Warwick commented concerns of a 2009 Master Plan update and sale of the State Fair grounds. She expressed her displeasure of a secret plan and non-disclosure agreement of the North End Landing neighborhood plan and not being allowed to attend the MPAG meetings. She discussed further displeasure of the City Voices Tour, Master Plan process, and solar farms text amendment.

Director Todd explained that the role of the MPAG is to review the information and comment on it; however, PDD Staff and its consultants are formulating and doing the work on the new Master Plan. Also, Director Todd clarified that the State always owned the Michigan State Fair Grounds, and after it was decommissioned, the State began to market it for sale. Eventually the City was able to convince the State to turn over the balance of that land over to the City, so that the City could lead the redevelopment and regulate it under zoning and the Master Plan. Therefore, the land was turned over to the City in order for that to take place.

V. Unfinished Business – There was no Unfinished Business.

VI. New Business –

- A.** Request of GFI Hospitality for a minor modification of an existing PD (Planned Development) zoning district for the MID Project at 3750 Woodward Avenue generally bounded by Alexandrine Avenue, John R. Street, Mack Avenue and Woodward Avenue
(KJ) (RECOMMEND APPROVAL) 30 mins

Present: Kimani Jeffrey

Petitioner: Emery Matthews

Mr. Jeffrey presented the petitioner's request for minor modification of the 2019 approved plans and an extension of the original PD based on CPC Report dated October 16, 2024. This PD is planned as residential housing, hotel, and retail on the site, but it was interrupted and delayed by the economy of the COVID-19 pandemic. Presently, the developers are lowering the scale of the original project.

Mr. Emery Matthews, project developer, presented via PowerPoint The Mid at 3750 Woodward Avenue. He discussed site plan updates, maps and parking. Also, Mr. Matthews displayed a comparison of the original rendering and new rendering to reveal consistencies and changes in the development. The hotel will be constructed in the first phase. The second phase is the construction of a parking deck with the ability to add on residential on top of the garage. Phase three is a multi-family residential building, and phase four a multi-family residential addition on the parking garage. Mr. Matthews stated that the hotel rooms have been reduced from 225 rooms to 216 rooms, yet the amenities will remain the same with a grand hotel entrance. Mr. Matthews discussed that the residential condominiums are no longer proposed as concession to the market. They will keep parking off of Woodward as requested by the neighborhood advisory committee. The building heights have been reduced. There will be a co-living residential building off of John R, but the absolute size has now been reduced. Mr. Matthews stated their goal is to begin construction in January 2025, after all necessary approvals and finalizing (i.e., city permits and finances).

The following was discussed on the record:

Commissioner Markowicz declared: "Mr. Matthews and I have an on-going business relationship that I wanted to declare, so I wanted to recuse myself from this vote." She asked if she should leave the table.

Director Todd asked if the business relationship, "related to this particular project?" She stated, "No."

Director Todd stated that he believes that she is safe from recusal since she verbally disclosed the business relationship, and there is no interest in this project. Director Todd advised Commissioner Markowicz to complete and sign a Detroit Board of Ethics disclosure form.

Mr. Matthews responded that surface parking lots adjacent to the hotel will be provided. It is planned that the parking garage will be constructed as nearly as possible in time after the hotel is complete. This statement was in response to Commissioner Esparza's inquiries.

Mr. Jeffrey stated that CPC Staff recommends approval of the minor modification and an extension of the PD.

Commissioner Daniels moved to approve Staff's recommendation, seconded by Commissioner Esparza. Motion Approved.

VII. Committee Reports – There were no Committee Reports.

VIII. Staff Report – Director Todd confirmed that he spoke with committee member Brenda Goss Andrews and the next CPC Special Committee meeting date will be October 23, 2024 at 2 p.m. Also, Director Todd provided an update on previous matters handled by CPC, i.e., child care, solar text amendment, Motown museum rezoning, and animal husbandry. He stated the child care ordinance was before the City Council for the fourth time and it will return next week with City

Council's request for more information. Also, the solar initiative will be scheduled for public hearing in November 2024. The Motown museum rezoning will be scheduled for public hearing. The animal husbandry public hearing is scheduled for October 31, 2024. Director Todd mentioned the change of the signage on the ANR building was received by the committee and moved for approval by City Council.

IX. Member Report – Commissioner Russell discussed the City of Oak Park streetscape and City of Ferndale parking. He suggested that CPC could seek and identify areas and plan similar things that are safe and beneficial for Detroit. Commissioner Russell's statement invoked a brief CPC and CPC Staff discussion regarding streetscapes and parking in the City.

X. Communications – There was no Communications.

XI. Adjournment

The meeting adjourned at 8:42 p.m.