

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy 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

Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwendolyn Lewis, MBA
Frederick E. Russell, Jr.
Rachel M. Udabe

City Planning Commission Meeting

MINUTES
December 5, 2024
5:00 P.M.

I. Opening

A. Call to Order – Chairperson Donovan Smith called the meeting to order at 5:21 p.m.

B. Roll Call

Attendees: Adrian-Keith Bennett, Kenneth Daniels (5:36 p.m.), Ritchie Harrison (5:22 p.m.), Gwen Lewis, Melanie Markowicz, Frederick Russell, Donovan Smith and Rachel Udabe

A quorum was present.

C. Amendments to and approval of agenda

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

II. Meeting minutes of June 6, 2024 and July 25, 2024.

Commissioner Markowicz moved to table the minutes of June 6, 2024, and bring back at the next scheduled meeting, seconded by Commissioner Bennett. Motion Approved.

Commissioner Bennett moved to approve the minutes of July 25, 2024, seconded by Commissioner Udabe. Motion Approved.

Point of Privilege

Director Marcell Todd announced the retirement of long-term Legislative Policy Division (LPD) Administrative Assistant, Sabrina Shockley, and he recognized her many years of administrative support and skills. Also, he introduced LPD's new administrative assistant, Sandra Jeffers. Ms. Shockley and Ms. Jeffers were in attendance at this time.

Director Todd announced the resignation of Planning & Development Department (PDD) Director,

Antoine Bryant.

PDD Director Antoine Bryant appeared before CPC, and he expressed his gratitude and pleasure working with CPC on the urban development of Detroit.

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – The request of Ronald Hatmaker and the Detroit City Planning Commission as a co-petitioner to rezone the properties located at 4344 McGraw, 4338 McGraw, 4332 McGraw, 4324 McGraw Street, 4320 McGraw Street, 4314 McGraw Street, 4306 McGraw Street, and 4302 McGraw Street from a R2 (Two-Family Residential) zoning classification to a SD1 (Special Development District, Small Scale, Mixed-Use) zoning classification.

(DP)

45 mins

Present: Dolores Perales, CPC Staff
Petitioner: William Parker and Ronald Hatmaker

Dolores Perales presented via PowerPoint and based on CPC Report dated December 2, 2024, a petition for rezoning from R2 to SD1. The site is located in District 6 in the Tireman neighborhood. The site is bounded by McGraw Street to the south and Tireman to the north and I-96 and I-94 interchange. The City Planning Commission is a co-petitioner of this request. The current zoning of R2 does not allow recreational facility use; therefore, the petitioners have requested to rezone it to SD1. The petitioners began renovations to the building in 2023; however, while pulling a permit in 2024 they learned that they could not open the Southwest Fight Club. CPC is co-petitioners of three parcels (4332 McGraw, 4338 McGraw, 4344 McGraw Street) and rezoning these parcels will ensure consistency and avoid spot zoning on the block. Ms. Perales displayed a map and photos of the exterior of the site, and she discussed the surrounding zoning of the area. There is residential vacant land and R2 single-family. Ms. Perales mentioned the Planning and Development Department's (PDD) interpretation that this change is generally consistent with the area's future land use designation at low to medium residential. She described the petitioner's community engagement as the Petitioners have met with residents and were able to acquire 24 signatures showing their support. Additionally, the petitioners contacted Burnette Church, Grand Cru' Liquor, Ashton Properties and Clark Park Coalition regarding the rezoning. A letter of support was received from the Steps2Change (Dearborn, MI). A letter was received from United Block Club Association with concerns for parking, property accessory (boxing ring) and more community engagement.

Mr. William Parker, petitioner, described the building's interior renovations. Also, he mentioned there is parking at the adjacent lot, and McGraw Street has street parking. He explained that they only are expecting to have approximately 14-15 customers at a time and by appointment only.

Commissioner Markowicz suggested that the petitioners install a fence around the property.

Commissioner Smith suggested a possible solution to less street parking would be to enhance the parking lot and make it available for customers to park.

Mr. Parker and Mr. Hatmaker described that the Southwest Fight Club is also a fitness center, including a weight room. They mentioned they plan to offer outside fitness

activities such as: heavy bags (punching bags), tires for rolling, obstacle course and different work-out stations for chin-ups, sit-ups, etc. This was in response to Commissioner Russell's comments.

The petitioners were agreeable to seek more with the community engagement in response to Commissioner Harrison's concerns on addressing the public comments regarding community and nearby block club concerns.

Ms. Perales stated that Staff will examine PDD's site plan review and screening standards. This was in response to Commissioner Harrison's questions.

Commissioner Udabe encouraged more community engagement due to letter of opposition.

Commissioner Daniels encouraged community engagement, and he advised the petitioners to obtain a list of the local block clubs and community groups from the local police precinct and make contact.

Ms. Perales stated that CPC Staff recommends and requests for this rezoning to return to CPC to allow more time for more research, discussion with PDD on accessory use and for more community engagement.

Public Testimony

Carolyn, resident, commented concerns that she has not had the opportunity to meet with the business owners, learn more about the establishment, and the lack of engagement.

Ethelyn Carroll, President of United Block Club Council, commented her displeasure of lack of engagement with the community. She stated there is a need for a recreational center, yet she encouraged the petitioners to ask the residents what they want in their community.

J. Pruitt commented concerns regarding lack of community engagement. She expressed her concerns for what type of crowd the Southwest Fight Club will bring to the neighborhood.

R. Sanders Adams commented about a feasibility report, the motive to switch the zoning to SD1 looks tricky, and the lack of engagement.

Commissioner Smith requested that Staff provide a comparison of B2 and SD1 when this matter returns to CPC.

B. 6:00 PM PRESENTATION – Proposed Capital Agenda FY 2026-2030
(Donnie Johnson, Deputy Budget Director) 45 mins

Present: Donnie Johnson, Deputy Budget Director

Donnie Johnson, presented via PowerPoint an overview of the five-year Capital Agenda. He explained that this is a nonbinding planning document, and it is a guide that assists officials in selecting and prioritizing projects in City government. The Capital Agenda is prepared every November of each even year. Mr. Johnson explained that it entails \$2.5 million in capital plan uses over five years to improve critical services in the City's

neighborhoods. Mr. Johnson explained that the Capital Agenda focuses on the following capital categories: Health/Public Safety, Housing and Economics, Open Spaces (Parks) and Recreation, Governmental Infrastructure and Transportation. Mr. Johnson briefly detailed all the components of the Capital Agenda, funding and the goals.

Irvin Corley, Financial Manager, Legislative Policy Division (LPD), stated that the Federal government granted the City \$826 million in American Rescue Plan Act (ARPA) funds. Mr. Corley advised CPC that the majority of the funds have been allocated in fiscal 2026 as required. This past summer the City will have exhausted all Unlimited Tax Obligation Bonds (UTOB). Since these will have been exhausted, any further UTOB actions will have to be authorized by voters.

Renee Short, LPD Fiscal Analyst, presented via PowerPoint a review of the Capital Agenda. She explained that this document shows any financial challenge ahead for the City. She reviewed a slide of a chart comparing the previous Capital Agenda and the new Capital Agenda. Ms. Short stated there is an overall decrease of 4.9%. There is a high-level tightening of funding sources for capital projects. The chart shows the difference by category. The total dollar amount decline is \$121.7 million dollars in all categories except for technology and governmental infrastructure where there is a 37.7% increase. Further, Ms. Short explained in detail each department's decrease of projects. On the other hand, governmental infrastructure and technology show an increase. She mentioned new in the Capital Agenda is the Office of Sustainability (Solar Program). She described the Capital Agenda's primary categories are Detroit Water and Sewerage Department (DWSD), General Service Department - Parks (GSD), GSD Fleet, Department of Public Works Street Fund (DPW), and Detroit Department of Transportation (DDOT), and these equal to 75% of City's capital improvement programs. Ms. Short stated that the summary format does present a need for more information and further discussion.

IV. Public Comment –

R. Sanders Adams commented her pleasure with priority of sustainability department, framework and the future budget. She mentioned concerns with service providers, DWSD and DTE.

V. Unfinished Business – There was no unfinished business.

VI. New Business –

A. Proposed CPC Committee Assignments

The CPC Chair appointed the following Commissioners:

- By Laws Committee – Commissioners: Lewis (Chair), Bennett and Russell
- CPC Agenda – Commissioners: Harrison (Chair), Udabe, and Daniels
- Nominating Committee (ad hoc) – Lewis, Esparza and (open seat)
- Zoning Innovations Committee (ad hoc) – Commissioners Markowicz (Chair), Russell and Lauren Hood (former commissioner)

VII. Committee Reports –

VIII. Staff Report –

Director Marcell Todd explained the email regarding ordering CPC business cards for Commissioners.

Director Todd explained that post-holiday dinner is upcoming. Also, he mentioned online training session for Zoning Enabling Act, Planning Enabling Act and the City's Master Plan are forthcoming.

IX. Member Report – There were no member Reports.

X. Communications – There were no Communications.

XI. Adjournment

The meeting adjourned at 7:30 p.m.