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Frederick E. Russell, Jr.
Rachel M. Udabe

City Planning Commission Meeting

MINUTES
February 6, 2025
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, David Esparza, Ritchie Harrison (5:36 pm), Gwen Lewis, Donovan Smith and Rachel Udabe

A quorum was present.

C. Amendments to and approval of agenda

Commissioner Daniels moved to approve the Agenda, seconded by Commissioner Esparza. Motion Approved.

II. Meeting minutes will be provided at the next meeting.

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider the request of co-petitioner’s Leandra King and Herman Stacy in conjunction with the City Planning Commission to amend Article XVII, Section 50-17-10, District Map No. 9 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development, Small-scale mixed-use) zoning classification where the R2 (Two-Family Residential District), R5 (Medium Density Residential District) and R6 (High Density Residential District) zoning classifications are shown for properties commonly known as 11534 Woodrow Wilson Avenue, also 1540, 1550, 1636 Lawrence Street, and 1551, 1537 Burlingame Street, generally bounded by Rosa Parks Boulevard, the east/west alley first north of Lawrence Street, Woodrow Wilson Avenue, Burlingame Street, the John C. Lodge Freeway, and Lawrence Street (see map below). **(KJ)**
(THIS HEARING IS TO BE ADJOURNED TO THURSDAY, MARCH 6, 2025 AT 5:15 PM PER THE ADVICE OF THE LAW DEPARTMENT) 45 min

Kimani Jeffrey stated CPC Staff requests an adjournment to March 6, 2025 at 5:15pm. The Law Department and CPC Staff will meet to clarify and solve outstanding issues. A new public hearing notice will be mailed as required, and the public will have an opportunity to comment their support or opposition to this rezoning request.

Commissioner Udabe moved to Adjourn this item public hearing to March 6, 2025 at 5:15 p.m., seconded by Commissioner Bennett. Motion Approved.

B. 6:00 PM INTRODUCTORY PRESENTATION - Alexa Bush, Director Planning and Development Department 15 min

Alexa Bush introduced herself as the new Director of the Planning and Development Department (PDD). She emphasized her enthusiasm in rejoining the PDD team and described her intentions to address neighborhood scale, Master Plan of Policies, climate change and neighborhood preparedness for natural disasters (heavy rainfall, wildfire smoke), and new development. Also, she mentioned a vision for planning to create enabling conditions for new development and ways to enhance the City's economic future.

C. 6:15 PM PRESENTATION – Plan Detroit – Master Plan Revision project update (PDD and CPC Staff) 60 min

Deputy Director Dara O'Byrne presented via PowerPoint the Master Plan quarterly update. She described Plan Detroit and mentioned that it sets policy or direction for decision-making from a long-term viewpoint. The Master Plan may influence zoning changes, guide budgeting, and capital planning investments in the future. Currently, the Plan Detroit project is in the draft policy phase. She reviewed the completed analysis, envisioning, involving technical analysis, and public engagement. Deputy Director Dara O'Byrne discussed the Plan Detroit team and consultants' review of 35 recent City plans and utilizing public engagement to identify common and competing goals and values. Also, the team and Master Plan Advisory Group will use the community snapshot to create a vision statement for Detroit.

Julie Connochie of PDD discussed Plan Detroit project's community outreach and public engagement. She mentioned many avenues used to get the word out to the community, i.e., social media, flyers and website. Also, she described that the feedback from the surveys, stakeholder interviews, and City Voices Tour provided information to their team and the Master Plan Advisory Group identifying what people in the City care about most. She showed a slide on these important topics, "housing and neighborhoods, economy, and mobility." Also, she displayed a slide on policy issues displaying, "quality and affordability of housing, safe streets, economic growth and opportunity, and vacant land transformation." Ms. Connochie described upcoming public engagement to assist in forming the draft policy utilizing focus groups, policy workshops, youth summit (high school students), and district-based community meetings. She invited Commissioners and the public to make a reservation to attend and participate.

IV. Public Comment – There was no public comment.

V. Unfinished Business –

A. Consideration of Proposed Capital Agenda FY 2026-2030 (Staff)

Director Todd stated that CPC Staff's report on the Capital Agenda is in progress.

Staff is still awaiting information from the City's administration. City Council's deadline to approve the Capital Agenda is March 3, 2025.

Dr. Rory Bolger presented Capital Agenda data on the Detroit Water and Sewerage Department (DWSD) and Great Lakes Water Authority (GLWA) and the City's investment of water infrastructure. He mentioned there is significant expenditure for basement backup incidents. The American Rescue Plan Act (ARPA) funds were used for flooding solutions (sewer repairs, upgrades and replacement of mains) which targeted 11 prone backup neighborhoods including Jefferson-Chalmers. Also, he reviewed their funded programs, such as green infrastructure, etc. He identified the expenditures that were in the previous and new Capital Agenda with amounts. CPC Staff recommends that a significant expenditure for basement backup protection and continued prioritization of capital expenditures to facilitate the removal of the flood plain designation. Dr. Bolger explained that CPC Staff will submit a question of how the \$346 million recently awarded to the City by the U.S. Department of Housing and Urban Development (HUD) can be used to prevent basement flooding.

Eric Fazzini answered CPC's Capital Agenda question regarding the removal of the City Airport's executive terminal building and its historic significance and demolition protection. CPC Staff was advised by Historic Designation Advisory Board (HDAB) that it is not protected by any national or local historic district. He noted that HDAB submitted a district report in 2015, but City Council did not approve it. CPC Staff will add these details pertaining to the City Airport's executive terminal building to its Capital Agenda report. Mr. Fazzini mentioned that there was a member of the HDAB's Staff in attendance.

Dolores Perales responded to CPC's Capital Agenda questions regarding the City's Solor Project. She discussed that after more research, it was discovered that for fiscal year 2025 there exists fully secure funding in phase one Gratiot/Findlay, Van Dyke/Lynch and State Fair. Further, CPC Staff found that fiscal years 2026-2030 Solar Project's Phase Two (Houston Whittier/Hayes, Greenfield Park, I-75/McNichols) and Phase Three do not have any funding sources allocated. Therefore, CPC Staff concludes that this matter requires more information and addressing of funding sources. Also, Ms. Perales answered a CPC question on which types of charging stations usage levels. CPC Staff concludes that this matter still needs to be addressed, since the levels to be used is either unknown or possibly pending options.

Director Marcell Todd stated that in preparation of its report, CPC Staff will be seeking more information, raising questions, and making recommendations. He explained that Staff is requesting authorization to prepare the final report, and after City Council concludes its deliberations, a CPC update on outcomes will follow.

Commissioner Esparza moved to direct Staff to prepare a final report to City Council bearing the Commission's questions, concerns and recommendations, seconded by Commissioner Harrison. Motion Approved.

VI. New Business – There was no new business.

VII. Committee Reports – Director Marcell Todd explained that Staff met with the Housing and

Revitalization Department (HRD) Director Julie Schneider and Ms. LaShaun Turner, and there will be another meeting soon. Therefore, the CPC Committee will meet on Wednesday, February 26, 2025 at 3 p.m.

VIII. Staff Report – There was no Staff Report.

IX. Member Report – There were no Member Reports.

X. Communications – There were no Communications.

XI. Adjournment

The meeting adjourned at 6:49 p.m.