

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](mailto: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  
January 30, 2025  
5:00 P.M.

### I. Opening

A. Call to Order – Chairperson Donovan Smith called the meeting to order at 5:25 p.m.

B. Roll Call

Attendees: Adrian-Keith Bennett, Kenneth Daniels, David Esparza, Ritchie Harrison, Gwen Lewis, and Melanie Markowicz

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 of October 3, 2024.

**Commissioner Bennett moved to approve the minutes of October 3, 2024 seconded by Commissioner Esparza. Motion Approved.**

### III. Public Hearings, Discussions and Presentations

A. **5:15 PM INFORMATIONAL PRESENTATION** – The Master Plan preparation, processing, and procedure **(KJ and Staff)** **60 min**

Director Marcell Todd explained that this is extensive background information since the City Planning Commission (CPC) and Planning and Development Department (PDD) are revising the Master Plan of Policies consistent with the provisions of the Michigan Planning Enabling Act and Zoning Enabling Act (copies distributed). Also, he explained a detailed history of the Plan Commission, City Planning Commission, Planning and Development Department, and Housing and Revitalizing Department. He mentioned the functions and the responsibilities of the Master Plan.

Kimani Jeffrey presented via PowerPoint an overview of the Master Plan. A presentation slide showed the purpose of the Master Plan explaining, “sets forth comprehensive long-range strategy intended to be visionary and provide guidance for actions, provides guidance and designed to change by responding to new information and trends.” The Master Plan can be used as a tool since it provides predictability and a guide to make decisions on investments, business, health and wellness. He showed the relationship of the Master Plan and appropriate zoning districts (nine districts). He explained and showed diagrams of the Master Plan Clusters (10 clusters) and (57) Neighborhoods showing Future General Land Use Maps. He stated that the current process of amending the Master Plan gives an opportunity for businesses and citizens to be aware of where the City is headed and to the public to provide their input on what they desire for the City. For example, the PDD City Voices Tour allows public input to formulate goals and see the ultimate vision. He discussed that PDD and CPC are collaboratively working together on this process. He displayed a slide describing roles and responsibilities based on the Planning and Enabling Act for the Master Plan, Master Plan Amendment Flow Chart and Timeline, and Technicalities of the Master Plan. There is a requirement to notify the surrounding communities with a 42-day notice. Mr. Jeffrey explained that PDD proposes, CPC recommends, and City Council approves the Master Plan.

**B. 6:15 PM PRESENTATION – Proposed Capital Agenda FY 2026-2030  
(Staff)**

**90 mins**

Director Marcell Todd introduced Staff’s presentation of the Capital Agenda, and he explained that some components require more information to make a thorough recommendation.

*Eric Fazzini, CPC Staff, presented a Capital Agenda summation of the following departments:*

Coleman A. Young International Airport Department - This department provides as a project a goal to acquire land and homes to offer the Federal Aviation Administration (FAA) mandated expansion of the airport safety zone costing an estimated \$3.8 million. Also, the Airport Department plans to install a bed of crushable material to stop aircraft that may overrun the runway known as an Engineered Materials Arresting System (EMAS). This project has an estimated cost of \$9 million. Additionally, the department has proposed improvements costing \$7.6 million for the demolition of executive terminal building, \$18.8 million to reconstruct taxiway A and six taxiway connectors, and \$40.4 million for construction of a new air traffic controller tower.

Eric Fazzini mentioned that Staff will consult with the Historic Designation Advisory Board Staff for an informed response regarding the airport’s local historic district eligibility. This statement was in response to Commissioner Bennett’s questions.

Detroit People Mover / Detroit Transportation Corporation - The Capital Agenda proposes updating and making several improvements to communications systems, rehab electric substations, rail curb section replacements, and other physical and operational upgrades. The Detroit People Mover seeks an increase in funding to replace all 13 stations’ admission fare collection equipment and add integration technology. The plan mentions fiscal 2026-27 seeking funds in upgrades to train automation, vehicle controllers, onboard computers and future development of a new Detroit People Mover strategic mobility plan (\$750,000).

Department of Elections - The Elections Department lists its accomplishments and some improvements for upgrading of filing system, accessibility to voter records and automation of the processing and mailing of absentee ballots (\$970,000), absentee ballots tracking system and facility maintenance improvements (\$589,000).

*Jamie Murphy, CPC Staff, presented a Capital Agenda summation of the following departments:*

Detroit Department of Transportation (DDOT) - The Detroit Department of Transportation's concerns center on improvements to bus stops, shelters, rehabilitation, repairs, and new additions. Also, the DDOT Coolidge Terminal rebuild project to revamp it with new infrastructure enabling 24/7 service and housing 190 buses. DDOT has a goal to participate in low or no emission upgrade program of buses, same-day paratransit program, and implementing a new integrated fare collection system for mobility agencies.

Department of Public Works (DPW) – The Department of Public Works proposals revolve around City roads, including improvements for street resurfacing and rehab, participating in the safe streets implementation program for traffic safety, and maintenance of public infrastructure of sidewalks, bridges, and traffic controls. Also, DPW has plans for current and future street scape projects such as Dexter, West Warren, Randolph, and Oakman.

Detroit Public Library (DPL) – The Detroit Public Library proposes funds for 11 library branches needing roof renovations, window replacement, and ADA (Americans with Disabilities Act) compliance. There are seven major projects at the Main Library including parking lot resurfacing, exterior building maintenance, façade cleaning, fire suppression system, and foundation repairs. It is noted that DPL is seeking \$11 million in identified projects, but it needs upwards of \$14 million to complete. Also, there are some unlisted issues and needs.

Commissioner Melanie Markowicz stated concerns with the Detroit Public Library history collection and archives and prevention of flooding and water damage.

*Chris Gulock, Deputy Director of CPC, presented a Capital Agenda synopsis of the following departments:*

Construction and Demolition Department, Facilities – This department handles the maintenance and capital improvements for City facilities. It oversees 122 municipal facilities, 41 fire stations, 25 police facilities, 17 service yards and garages, 24 recreation facilities, and 29 facilities and parks. The department lists maintenance for Gethsemane Cemetery.

Mr. Gulock responded that this department has service yard and garages in the last agenda for \$80 million, but these are not in the current capital agenda, since it is currently in progress. This statement was in response to Commissioner Bennett's questions.

Construction and Demolition Department – This department handles three different programs for planned residential demolition, emergency demolition and planned commercial demolition. The Construction and Demolition Department does not have an estimated cost for its programs in the Capital Agenda since it is an ongoing process. The planned residential demolitions provides bonds as a funding source; however, the LPD

report asked for Administration to identify more funding sources for emergency and planned commercial demolitions.

General Services Department (GSD) Fleet Division - The department is shifting more toward electric and sustainable fleet vehicles for the City. This is mainly for transition during the midlife of the vehicle for replacement. Therefore, it proposes an overall larger increase totaling \$247 million.

*Kimani Jeffrey, CPC Staff, presented a Capital Agenda synopsis of the following departments:*

Housing and Revitalization Department (HRD) - HRD does not have capital assets, but it uses American Rescue Plan Act (ARPA) and Community Development Block Grant (CDBG) as funding. Some funds are used for construction or preservation of affordable housing units. The proposed Capital Agenda budget includes preservation restoration projects (Dr. Ossian Sweet Educational Plaza), and other affordable housing projects such as the new Higginbotham Art Residences development and more.

Planning and Development Department (PDD) – The PDD has no capital assets, yet it has a plan to improve Detroit neighborhoods and influence population growth through development and neighborhood framework plans. PDD’s focus is on pending planning studies such as the Denby/Whittier Neighborhood Framework Plan, an estimated cost of \$335,000. PDD continues its work on the Joe Louis Greenway. Additionally, PDD has projects for the industrial development policy plan, Master Plan of Policies, commercial corridors study, and land use plan for the Michigan Department of Transportation, I-375 Reconnecting Communities project.

Eastern Market – The Eastern Market is a local hub for food systems, and they plan to continue to develop it by implementing studies and strategies. An example is the 1923 Division Street development project for commercial space partnering with American Community Developers. Also, projects for a Grain Mill and Meat Accelerator and more construction projects. Staff requests more information on funding sources.

Detroit Historical Society – This department oversees the Detroit Historical Museum and its Collections Resource Center, Dossin Great Lakes Museum, and their corresponding gift shops. The Detroit Historical Society listed proposed projects including Museum expansion, new roof on one building, adding bathrooms, and building renovations and upgrades. Staff requests more information on funding sources.

Commissioner Bennett emphasized the necessity for DHS’ old basement water pipes to be replaced to prevent water damage or destruction of museum exhibits.

*Dolores Perales, CPC Staff, presented a Capital Agenda synopsis of the following departments:*

Detroit Zoological Institution (DZI) – The agency operates the Detroit Zoo and Belle Isle Nature Center. DZI anticipates improvement projects to the Detroit Zoo Discovery Trails, and renovations to seven acres of land utilized for educational programming at the Zoo. The agency listed animal habitat projects at Belle Isle Nature Center for outdoor space for coyote, and updates to the Great Apes of Harambee habitat at the Zoo. Additionally, the agency seeks funding for safety for the animals’ habitats, general care and maintenance and renovations of the zoo facilities, guest train station safety, way finding for guests, and

infrastructure updating projects (underground water sewer, utility system and plant facilities).

Detroit Fire Department (DFD) – The Fire Department submission is centered on training and implementing effective services including fire prevention, mutual aid to the community, hazard materials response suppression. The Detroit Fire Department operates 35 fire stations and the public safety headquarters. They identified needed improvements to DFD facilities, renovations to Ladder 30, and vehicle technology upgrades. The Fire Department specifies plans for Annex Buildouts, which is construction of new annex facilities at engine sites, i.e., Engine 5, 57 and 60 and training tower capabilities.

Detroit Health Department - The Detroit Health Department highlights its variety of health services i.e., HIV/STI Program and behavioral health (313 hope program), mobile health and clinic care. It is important to note the Health Department did not include a five-year plan for 2025-2030, and no funding is being requested for this period of time.

Office of Sustainability -The department handles sustainability action and sustainable goals for the City including implementing plans for electric vehicle (EV) charging stations at the Coleman A. Young Municipal Center (CAYMC). The Office of Sustainability is requesting funding for the establishment of the City-wide electric vehicle network investment of Detroit Charge Ahead, Michigan Clean Fuel and Charging Infrastructure Program, and the selected Solar neighborhoods.

Ms. Perales responded that there will be further research conducted on the level and type of EV stations in response to Commissioner Daniels' questions.

*Timarie Szwed, CPC Staff, presented a Capital Agenda summation of the following departments:*

Parks and Recreation Department – The department maintains 300 parks, outdoor public spaces, and 29 facilities. The department seeks funding for projects such as the Chandler Park Athletic Dome, a new gymnasium at the Farwell Recreation Center, a senior center, relocation and renovations for the Palmer Fountain, and the Palmer Park Bandshell. Also, the department plans on providing EV charging stations, upgrading eight facilities' exterior Wi-Fi and construction with state of good repair. The department states in the Capital Agenda that it is continuing work on the Joe Louis Greenway, rehabilitation of historic Fort Wayne, catalytic park design and construction, and executing strategies for sustainability.

Detroit Economic Growth Corporation (DEGC) - The city affiliated organization, DEGC, lists their specific goals as leading industrial land development, managing the City's public economic development authorities, facilitating business growth and attracting and directing investment. DEGC is continuing to move forward with the Eastern Market and offering continuing oversight to the City's eight economic development authorities, such as the Detroit Brownfield Redevelopment Authority, etc. The DEGC does not have any new specific projects listed, and there is no funding toward this organization.

Detroit/Wayne County Port Authority (DWCPA) – The department has a project listed for improvements to the DWCPA office and cruise ship dock. DWCPA seeks \$200,000 to maintain its existing assets.

Detroit Riverfront Conservancy – The organization lists their specific goals in

development of the riverfront district and facilitate community access to the riverfront. Detroit Riverfront Conservancy has a construction project of the west riverwalk. It is described as a connection between Ralph Wilson Park and Rosa Parks Blvd to the Riverside Park. The project's estimated cost is to be determined.

Hart Plaza - Hart Plaza included its current renovations in the proposed Capital Agenda, and the allocations were up through this fiscal year. Hart Plaza listed it as an accomplishment and finished project and renovation of grand staircase, landscaping and Dodge fountain. This statement was made later and in response to Commissioner Esparza's questions.

*Director Marcell Todd of CPC presented a Capital Agenda synopsis of the following departments:*

Public Lighting Authority / Public Lighting Department - The Detroit Public Lighting Authority maintains and oversees street lighting functions for the City. The Public Lighting Authority listed a \$24 million project for an upgrade of overall lighting, and a project that would include 22 blocks of Woodward Avenue involving relocating infrastructure that is currently above ground moved to underground. Public Lighting Department oversees the Mistersky plant, out of 31 substations, 7 remain active and 24 are impaired in the decommissioning process. \$1.8 million is estimated for decommission of those facilities. CPC Staff asked, since there is no disposal plan, if they are seeking alternatives or adaptive reuse capacity and viability of these structures. Also, CPC inquires on the plan for securing the future of these facilities.

Charles H. Wright Museum – The Charles H. Wright Museum listed an accomplishment of completed renovations to the GM theater with a total estimated cost of \$1.8 million. They have four projects in progress: mechanical, electrical, passenger elevator replacement, orientation theater structural repairs and freight elevator repairs for total of over \$14 million. They have proposed projects of exterior lighting repairs, resurfacing driveway, upgrade landscaping, façade repair and modernization estimated costs of over \$4 million.

Detroit Police Department (DPD) – The Police Department listed their completed 13 projects which including repairs and maintenance to the precincts. There is one additional project for an unidentified facility. There is over \$39 million for the maintenance to existing facilities to keep them operating in a state of good repair.

Municipal Parking Department – The Municipal Parking Department's five parking facilities are as follows: Ford Underground garage, Eastern Market garage, Russell Street lot, Chesterfield lot, and the new Prospect lease lot. The Municipal Parking Department mentioned an accomplishment in providing parking in support of businesses for ten commercial corridors to address the parking stresses in the area at estimated costs of \$2 million. The Municipal Parking Department has proposed projects for kiosk expansion, installation of 300 meters and signs for new residential zones, replace revenue control system for garages, upgrade license plate recognition for parking enforcement, and upgrade moisture and thermal protection system, asphalt membrane system, and expansion joint controls.

Department of Innovation and Technology (DoIT) - DoIT does not have any new projects, and it continues to maintain the technology of the City's facilities and departments via support of the City-wide computer system and network.

Director Todd stated that staff member, Dr. Bolger, will present the Detroit Water and Sewerage Department and Great Lakes Water Authority proposed Capital Agenda at the next meeting.

**IV. Public Comment** – Caller 124 commented concerns about the Master Plan update, Master Plan Advisory Group meetings, community engagement and secretive planning.

**V. Unfinished Business** - There was no Unfinished Business.

**VI. New Business** - There was no New Business.

**VII. Committee Reports** - Director Marcell Todd stated that he and Deputy Director Gulock met with Housing and Revitalization Department Director Schneider to discuss Neighborhood Opportunity Fund (NOF), Citizens Research Council (CRC), and other matters. The next committee meeting is February 26, 2025 regarding the CRC.

**VIII. Staff Report** –

Director Marcell Todd discussed the following items in the Staff Report:

- The Master Plan update will be presented by PDD, and its newly appointed Director Alexa Bush will provide an introduction at the next CPC meeting.
- The Michigan Association of Planning (MAP) national conference host city for 2026 is Detroit. A host committee has been formed, and PDD Deputy Director Dara OByrne is the designated Chair of the committee. He encouraged Commissioners and Staff to join the host committee.
- The Michigan Association of Planning (MAP) has upcoming workshops and educational opportunities. Director Todd asked Commissioners to make Staff aware of their interest in attending.

**IX. Member Report** – There were no Member Reports.

**X. Communications** – There were no Communications.

**XI. Adjournment**

The meeting adjourned at 8:25 p.m.