

# City of Detroit

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Committee of the Whole Room • 1340 Coleman A. Young Municipal Center • (313) 224-3443 • Detroit, MI 48226

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### PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Ms. Christian Hicks  
Assistant City Council Committee Clerk

THURSDAY, JUNE 28, 2018

10:00 A.M.

- A. ROLL CALL
- B. APPROVAL OF MINUTES
- C. PUBLIC COMMENT
- D. **10:05 A.M. – PUBLIC HEARING – RE: Proposed Ordinance to Amend Chapter 25, Article 2 of the 1984 Detroit City Code by Adding Section 25-2-205, Cass-Henry Historic District, and to define the elements of design for the district. (Taxing Units, Petitioner, Office of the Chief Financial Officer – Office of the Assessor, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, Detroit Economic Growth Corporation)**

### UNFINISHED BUSINESS

1. Status of Council President Pro Tem Mary Sheffield submitting memorandum relative to Fair Housing Ordinance Request. **(BROUGHT BACK AS DIRECTED ON 6-21-18)**
2. Status of City Planning Commission submitting report relative to Request of the Detroit-Wayne Joint Building Authority for Special District Review and approval for waterproofing, repairs, new construction and new landscaping around ground level of the Coleman A. Young Municipal Center **(RECOMMENDING APPROVAL) (BROUGHT BACK AS DIRECTED ON 6-21-18)**

3. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Opportunity Zone Designations. **(BROUGHT BACK AS DIRECTED ON 6-14-18)**
4. Status of **Law Department** submitting letter relative to Fifth General Text Amendment to Zoning Ordinance. **(BROUGHT BACK AS DIRECTED ON 6-14-18)**
5. Status of **Council Member Scott Benson** submitting memorandum relative to Workforce & Very Low Income Housing **(BROUGHT BACK AS DIRECTED ON 5-24-18)**
6. Status of Petition of Preservation Detroit (#256), request for a hearing before City Council regarding the amendment of Section 61-12-219 of the zoning ordinance. **(BROUGHT BACK AS DIRECTED ON 5-24-18)**
7. Status of **City Planning Commission** submitting Request of the Downtown Development Authority in conjunction with Olympia Development of Michigan to amend Article XVII, District Map No. 3 of Chapter 61 of the 1984 Detroit City Code, Zoning and the provisions of the existing PD (Planning & Development) zoning district established by Ordinance 10-15 on land bounded by Woodward Ave. on the east, the south side of Henry St. on the south, Clifford Ave. and Cass Ave. on the west and Sproat St. on the north; and to rezone a portion of the remaining B4 (General Commercial) zoned land along the eastside of Cass Ave. between Sproat and Henry, and as well as the to-be-vacated Henry Street right-of-way, to PD. **(RECOMMEND APPROVAL) (The City Planning Commission (CPC) has received the above-referenced request to modify an existing Planned Development (PD) District for the Detroit Events Center (also known as the Little Caesars Arena), presently under construction. The request proposes to modify existing and previously approved PD, primarily to create streetscape improvements described as a “festival street”, and to extend the PD boundaries to the south, to include a portion of the Henry Street right-of-way (Proposed to be vacated), and to the west, to rezone land on Cass Ave., presently zoned B4. (Detroit Economic Growth Corp/Downtown Development Authority, Legislative Policy Division, Department of Public Works-Traffic Engineering Division, Olympia Development of Michigan, Harry’s Detroit) (BROUGHT BACK AS DIRECTED ON 5-24-18)**

## **NEW BUSINESS**

### **CITY PLANNING COMMISSION**

8. Submitting report relative to Chapter 61 of the 1984 Detroit City Code, Article II, Division VII ó Review and Decision-Making Bodies and Article III, Division XII - Medical Marihuana Facilities Text Amendment. **(RECOMMEND APPROVAL) (The Detroit City Planning Commission (CPC) has concluded its deliberations on the subject text amendment request issued by the Office of Councilmember James Tate – District 1 to amend Chapter 61 of the 1984 Detroit City Code, Zoning, Article II, Division VII – Review and Decision-Making Bodies and Article III, Division XII – Medical Marihuana Facilities.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-28-18)**

### **HISTORIC DESIGNATION ADVISORY BOARD**

9. Submitting reso. autho. To conduct a study to determine whether the St. Brigid Roman Catholic Church/High Praise Cathedral of Faith located at 8809 Schoolcraft Avenue meets the criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historic Districts Act and Chapter 25, Article II of the 1984 Detroit City Code. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-28-18)**
  
10. Submitting reso. autho. To appoint Dr. Celestine Todd and Mr. David T. Haddon to serve as *ad hoc* members of the Historic Designation Advisory Board in connection with the study of St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District, as a proposed Historic District. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-28-18)**

### **LAW DEPARTMENT**

11. Submitting report and proposed ordinance to amend Chapter 14 of the 1984 Detroit City Code, *Community Development*, by adding Article XIII, *Jobs and Economic Development*, and adds Division 2. *Hiring Notices*, Sections 14-13-21, *Notice of hiring activities required; exceptions.*, 14-13-22, *Minimum content to be included; process for distribution of notice*, and 14-13-23, *Misdemeanor violation; continuing violation; penalties for conviction thereof*, to require developers who receive certain city benefits to distribute notices of any hiring activities within the City of Detroit to the Department of Civil Rights, Inclusion, and Opportunity for further distribution throughout the City of Detroit. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?)**

### **PLANNING AND DEVELOPMENT DEPARTMENT**

12. Submitting reso. autho. Surplus Property at 17191 Wyoming, Detroit 48221 **(The P&DD entered into a Purchase Agreement dated May 15, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for One Thousand Two Hundred and 00/100 Dollars (\$1,200.00) (the “Purchase Price”), subject to the approved transaction costs and transaction fee. Offeror intends to use the vacant land as open green space. Offeror intends to use the vacant land as open green space. Offeror will install a new fence and keep lot maintained free from dumping. The proposed use is a by-right use within a B2/Local Business and Residential District as per Section 61-9-33 of the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-28-18)**
  
13. Submitting reso. autho. Sale of Real Property at 6181 W. Warren, Detroit, MI 48210. **(The P&DD entered into a Purchase Agreement dated April 24, 2018 with the Offeror. Under the terms of a proposed Purchase Agreement, the Property would be conveyed to the Offeror by Quit Claim Deed (the “Deed”) for Twenty Three Thousand and 00/100 Dollars (\$23,000.00) (the Purchase Price”). Offeror intends to build a two unit strip mall at 500 sq. ft. per unit, which is permitted in an M-4 zone, section 61-10-76(49).**

**(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT  
STANDING COMMITTEE ON 6-28-18)**

14. Submitting reso. autho. Re-conveyance of Tax-Foreclosed Property to Wayne County Treasurer at 14855 & 14865 Wyoming. **(The Wayne County Treasurer has informed us that due to an oversight, they need to clear the chain of title on each property. Accordingly, they are asking that the properties be conveyed from the City of Detroit back to the Wayne County Treasurer, without cost to any party. The Planning and Development Department (P&DD) agrees that this action is necessary and appropriate.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-28-18)**
  
15. Submitting reso. autho. Re-conveyance of Tax-Foreclosed Property to Wayne County Treasurer 2984 Rochester. **(The Wayne County Treasurer has informed us that 2984 Rochester was inadvertently deeded to the City of Detroit, The property, 2984 Rochester, along with the adjacent apartment building at 2972 Rochester, was part of a two-building apartment complex contracted to be sold by Wayne County. Accordingly, they are asking that the property be conveyed from the City of Detroit back to the Wayne County Treasurer, without cost to any party. The Planning and Development Department (P&DD) agrees that this action is necessary and appropriate.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 6-28-18)**