

City of Detroit

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

“A QUORUM OF THE DETROIT CITY COUNCIL MAY BE PRESENT”

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

COUNCIL MEMBER JAMES TATE, CHAIRPERSON
COUNCIL MEMBER SCOTT BENSON, VICE CHAIRPERSON
COUNCIL MEMBER GABE LELAND, MEMBER
COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)

Ms. Cindy Golden
Assistant City Council Committee Clerk

THURSDAY, SEPTEMBER 27, 2018

10:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 10:05 A.M. – PUBLIC HEARING – RE:** Approval of an Industrial Facilities Exemption Certificate for Troxell Axle, LLC, in the general area of 5151 Bellevue, Detroit, Michigan, in accordance with Public Act 198 of 1974. (**Petition #5161**) (**Taxing Units; Petitioner; Finance Department; Finance Department/Assessments Division; Housing and Revitalization and Planning and Development Departments; City Council’s Legislative Policy Division; Detroit Economic Growth Corp.**)
- E. 10:20 A.M. – PUBLIC HEARING – RE:** Establishment of a Neighborhood Enterprise Zone as requested by ASTI Environmental, in the area bounded by East of Woodward Ave., West of Brush St., North of Chandler St., and South of Melbourne St., Detroit, MI in accordance with Public Act 147 of 1992. (**#399**) (**The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City of Detroit and find that establishment of the Marwood Development Neighborhood Enterprise Zone would be consistent with all the aforementioned**) (**Taxing Units; Petitioner; Finance Department; Finance Department/Assessments**)

**Division; Housing and Revitalization and Planning and Development Departments;
City Council's Legislative Policy Division; Detroit Economic Growth Corp.)**

**F. 10:35 A.M. – DISCUSSION – RE: Community Benefits Ordinance Amendments
(Legislative Policy Division)**

UNFINISHED BUSINESS

1. Status of Sign Ordinance Amendments from the Sign Ordinance Working Group **(BROUGHT BACK AS DIRECTED ON 7-19-18)**
2. Status of **Council Member Scott Benson** submitting memorandum relative to Investment Risk Opinion. **(BROUGHT BACK AS DIRECTED ON 9-20-18)**
3. Status of **Council President Pro Tempore Mary Sheffield** submitting memorandum relative to Homeless Bill of Rights Ordinance. **(BROUGHT BACK AS DIRECTED ON 9-20-18)**
4. Status of **Council Member James Tate Jr.** submitting memorandum relative to Applicability of Affordable Housing Requirements for Co-Op Housing Developments. **(BROUGHT BACK AS DIRECTED ON 9-20-18)**
5. Status of **Legislative Policy Division** submitting report relative to Summary of the Detroit Land Bank Authority Quarterly Report July 2018. **(The Legislative Policy Division (LPD) has been requested by Council Member James Tate to provide a summary review on the Detroit Land Bank Authority's Quarterly Report to City Council July 2018.) (BROUGHT BACK AS DIRECTED ON 9-20-18)**
6. Status of **Housing and Revitalization Department** submitting Responses relative to Far Eastside Development Project. **(The Housing and Development Department is responding to a request from Council Member Andre Spivey for a brief history of the Far Eastside Development Project and its current status.) (BROUGHT BACK AS DIRECTED ON 9-20-18)**
7. Status of **Detroit Brownfield Redevelopment Authority** submitting reso. autho. Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Lafayette West Redevelopment Project. **(Lafayette Acquisition Partners, LLC is the project developer (the "Developer") for the Plan which entails a comprehensive, mixed-use redevelopment of the site. The current, vacant, obsolete 8-story university building and dilapidated parking lot will be demolished. The redevelopment, Lafayette West, is planned to consist of a 12-story tower, two 4-story residential buildings, and approximately 60 for-sale condominium townhomes. The tower will be serviced by a 4 level underground and aboveground parking structure and the two midrise buildings will be podium style developments with integrated ground level parking and four stories of apartments atop the parking.) (BROUGHT BACK AS DIRECTED ON 9-20-18)**

8. Status of **Legislative Policy Division** submitting report relative to Community Benefits Ordinance Amendments. (As Council Members know, Detroit voters approved a ballot measure designated Proposition B, as the attached alternative “Community Benefits Ordinance” in the November 8, 2016 election. Pursuant to Section 12-109 of the City Charter, such an ordinance adopted through initiative proceedings may be amended or repealed by the City, after a period of twelve (12) months after the date of the election at which it was adopted. Therefore, if Council wishes to amend the existing “Community Benefits Ordinance”, it is free to do so at this time.) (BROUGHT BACK AS DIRECTED ON 9-6-18)
9. Status of **Council President Pro Tem Mary Sheffield** submitting report relative to Request for Legislative Policy Division to Draft an Ordinance Requiring the Utilization of Detroit Residents on City Contracts and Publically Funded Construction Projects. (The City of Detroit is experiencing a robust renaissance. It is of the utmost importance that we ensure that Detroiters play an active role in the renaissance and are able to financially benefit from the city’s revitalization. It is critical that Detroit residents are given priority for the new jobs that are being created by municipal financing and development programs. It is time for the utilization of Detroit residents on publically-funded construction projects and other city-related contracts to be codified into an ordinance.) (BROUGHT BACK AS DIRECTED ON 9-6-18)
10. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Community Benefits Ordinance Amendments. (BROUGHT BACK AS DIRECTED ON 9-6-18)

NEW BUSINESS

CITY PLANNING COMMISSION

11. Submitting reso. autho. To direct the City Planning Commission and the City Clerk to correct Chapter 61, Article XVII, Map No. 71 to show an R1 (Single-Family Residential District) zoning classification for 19186, 19194, 19202, 19210, 19220, 19230, 19240, and 19250 Lenore where a P1 (Open Parking District) zoning classification is currently shown in error. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)
12. Submitting reso. autho. To direct the City Planning Commission and the City Clerk to correct Chapter 61, Article XVII, Map No. 74 to show a B4 (General Business District) zoning classification for 21100 and 21174 West McNichols Road where R1 (Single-Family Residential District) zoning classification is currently shown in error. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)
13. Submitting report relative to Special District Review request by Gensler on behalf of the Church of Scientology for a proposed roof sign at 1 Griswold Street located within a PCA Public Center Adjacent District (Restricted Central Business District) zoning classification. (Before this Honorable Body is the request of the petitioner Gensler on behalf of the

Church of Scientology to approve a proposed roof sign at 1 Griswold Street. This is the second time that this request is being submitted, as the petitioner has reapplied to the City Planning Commission (CPC) and the City Council.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)

HOUSING AND REVITALIZATION DEPARTMENT

14. Submitting reso. autho. Revoking the Obsolete Rehabilitation Exemption Certificate No. 3-16-006, for 2051 Rosa Parks, LLC (#2371), in Accordance with Public Act 146 of 2000 (Related to Petition #2371). **(On September 14, 2018. 2051 Rosa Parks, LLC submitted a request for the revocation of their Obsolete Property Rehabilitation Certificate 03-16-006.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)**

LEGISLATIVE POLICY DIVISION

15. Submitting report relative to Dissolution of Quasi-Governmental Authorities Created by State Enabling Acts. **(The Legislative Policy Division (LPD) has been requested by this Honorable Body to provide a report with regard to the dissolution of quasi-governmental authorities that are created by local municipal governments pursuant to state created enabling acts. In particular, LPD has been requested to report on how the Detroit Land Bank Authority (DLBA) or other authorities such as the Detroit Building Authority (DBA), or the Detroit Public Lighting Authority (PLA) could be dissolved.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)**

PLANNING AND DEVELOPMENT DEPARTMENT

16. Submitting report relative to Amendment to Petition (#473), Request for the Establishment of a Commercial Rehabilitation District (PA 210) in Corktown Neighborhood. **(On behalf of the City of Detroit Planning and Development (“PDD”), please accept this letter as an amendment to Petition #473 requesting the establishment of a Commercial Rehabilitation Development District for the targeted parcels located in the Corktown neighborhood.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)**
17. Submitting reso. autho. Real Property at 5643 Martin, Detroit, MI 48210. **(The P&DD entered into a Purchase Agreement dated August 30, 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 Fifty and 00/100 Dollars (1,050.00) (the “Purchase Price”). Offeror intends to use the vacant land to extend his yard. The proposed use is a by-right use within the designated M-2/Restricted Residential zoning district as per the City of Detroit Zoning Ordinance, Section 61-10-33.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)**
18. Submitting reso. autho. Real Property at 9064 Livernois, Detroit, MI 48204. **(The P&DD entered into a Purchase Agreement dated July 30, 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 Four Thousand Eight Hundred Fifty and 00/100 Dollars (\$4,850.00) (the “Purchase Price”). Offeror intends to demolish the building and use as parking for adjacent business at 9050 Livernois. The proposed use is a by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-76. Offeror shall, in addition, demo the property within twelve (12) months of closing and prohibit the overnight parking of vehicles on the property.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)

19. Submitting reso. autho. Real Property at 6803-6845 E. Lafayette; 1014-1018 Concord Ave, Detroit, MI 48207. **(The P&DD entered into a Purchase Agreement dated August 16, 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 Hundred Seventeen Thousand Three Hundred Ninety and 00/100 Dollars (\$117,390.00) (the “Purchase Price”). Offeror intends to use vacant land for mixed use development. The proposed use is by-right use within the designated B4 / General Business zoning District as per the City of Detroit Zoning Ordinance, Section 61-9-74.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)**
20. Submitting reso. autho. Real Property at 12412, 12418, 12420, 12430 and 12436 Van Dyke, Detroit, MI 48234. **(The P&DD entered into a Purchase Agreement dated July 23, 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 Nineteen Thousand One Hundred and 00/100 Dollars (\$19,100.00) (the “Purchase Price”). Offeror intends to construct a retail cell-phone store on the vacant land. The proposed use is by-right within the designated B4 zoning district as per the City of Detroit Zoning Ordinance. The Offeror shall clean and secure the property within six months, and obtain a certificate of occupancy for the property within 24 months from the closing date on the property, subject to a reverter interest by the City. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)**
21. Submitting reso. autho. Real Property at 4703 McNichols, Detroit, MI 48212. **(The P&DD entered into a Purchase Agreement dated July 16, 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 Four Thousand Three Hundred Twenty and 00/100 Dollars (\$4,320.00) (the “Purchase Price”). Offeror intends to rehab the building into a daycare facility. The proposed use is by-right use within the designated B4 / General Business zoning district as per the City of Detroit Zoning Ordinance, Section 61-9-75 (4.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 9-27-18)**