

# 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

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON**  
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**COUNCIL PRESIDENT BRENDA JONES, (EX-OFFICIO)**

**Mrs. Millicent G. Winfrey**  
**Assistant City Council Committee Clerk**

**THURSDAY, MARCH 21, 2019**

**9:00 A.M.**

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 9:00 A.M. – PUBLIC HEARING- RE:** Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ~~Zoning~~, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 73 to show a B4 (General Business District) zoning classification where a B3 (Shopping District) zoning classification currently exists on 7 parcels generally bounded by the east-west alley first north of W. Grand River Avenue to the north, Redford Avenue to the east, W. Grand River Avenue to the south and Cooley Avenue to the west. **(Board of Zoning Appeals; City Council Legislative Policy Division; Buildings, Safety Engineering and Environmental, Law, and Planning and Development Departments)**
- E. 9:10 A.M. – PUBLIC HEARING – RE:** Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ~~Zoning~~, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, Zoning District Map No. 6 to modify an existing PD (Planned Development District) zoning classification established by Ordinance 902-G on land bounded by East Warren Avenue to the north, St. Antoine Street to the east, Hancock Street to the south, and Brush Street to the west to allow a new building to be constructed at the existing shopping center. **(Board of Zoning Appeals; City Council Legislative Policy Division; Buildings, Safety Engineering and Environmental, Law, and Planning and Development Departments)**

**UNFINISHED BUSINESS**

1. Status of **Planning and Development Department** submitting reso. autho. Acquisition of eight (8) parcels from Detroit Land Bank Authority for \$1.00 / City Lease of 7515 Elmhurst and eight (8) parcels to Michigan Statewide Carpenters and Millwrights Joint Apprenticeship and Training Fund. **(Lease is for 99 years for construction and operation of a union training facility in exchange for \$22M in Capital Improvements and certain Tenant Services to the City.) (BROUGHT BACK AS DIRECTED ON 3-14-19)**
2. Status of **Council Member Roy McCalister, Jr.** submitting memorandum relative to Opportunity Zones in the City of Detroit. **(BROUGHT BACK AS DIRECTED ON 3-14-19)**
3. Status of **Historic Designation Advisory Board** submitting reso. autho. Extension of study period for the proposed Detroit City/Coleman A. Young International Airport Local Historic District. **(The study by the Historic Designation Advisory Board for the proposed Detroit City/Coleman A. Young International Airport Local Historic District is currently underway. It would appear that to provide time for the completion of this process that it is necessary to extend the study period for this proposed historic district.) (BROUGHT BACK AS DIRECTED ON 3-14-19)**
4. Status of **Council Member Gabe Leland** submitting memorandum relative to Community Outreach for Future Carpentry Trade School site. **(BROUGHT BACK AS DIRECTED ON 3-7-19)**
5. Status of **Council Member Gabe Leland** submitting memorandum relative to Creditor-Owned Property. **(BROUGHT BACK AS DIRECTED ON 3-7-19)**
6. Status of **Council President Brenda Jones** submitting memorandum relative to Demolition Activities be transferred from the Detroit Land Bank Authority/Detroit Building Authority back to the Buildings, Safety Engineering and Environmental Department to ensure efficiency and transparency. **(BROUGHT BACK AS DIRECTED ON 3-7-19)**
7. Status of **Council President Brenda Jones** submitting memorandum relative to Ordinance Request for detailing the process for community engagement and notification for the declaration of surplus property by the Detroit Planning and Development Department. **(BROUGHT BACK AS DIRECTED ON 2-28-19)**
8. Status of **Council President Brenda Jones** submitting memorandum relative to Development Agreements. **(BROUGHT BACK AS DIRECTED ON 2-21-19)**
9. Status of **Council Member Gabe Leland** submitting memorandum relative to Stalled Development Projects. **(BROUGHT BACK AS DIRECTED ON 2-21-19)**

10. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Request for an update on the status/progress of the Packard Plant Project and the benchmarks set forth in the development agreement. **(BROUGHT BACK AS DIRECTED ON 2-21-19)**
11. Status of **Law Department** submitting report relative to Wayne County Circuit Court's Decision regarding City of Detroit Zoning Ordinance, Section 61-4-72. **(Your Honorable Body, through Council Member Roy McCalister, has requested additional information concerning a relatively recent Wayne County Circuit Court decision referencing City of Detroit Zoning Ordinance Section 61-4-72.) (BROUGHT BACK AS DIRECTED ON 2-21-19)**
12. Status of **Historic Designation Advisory Board** submitting report relative to Extension of study period for the proposed Detroit City/Coleman A. Young International Airport Local Historic District. **(The study by the Historic Designation Advisory Board for the proposed Detroit City/Coleman A. Young International Airport Local Historic District is currently underway. It would appear that to provide time for the completion of this process that is necessary to extend the study period for this proposed historic district.) (BROUGHT BACK AS DIRECTED ON 9-20-18)**

## **NEW BUSINESS**

### **OFFICE OF CONTRACTING AND PROCUREMENT**

Submitting the following **Office of Contracting and Procurement Contracts:**

13. Submitting reso. autho. **Contract No. 6001778** - 100% Federal Funding ó To Provide Shelter, Life Skills, Health Care, Education, and Other Services to Homeless Individuals. ó Contractor: Coalition on Temporary Shelter ó Location: 26 Peterboro, Detroit, MI 48201 ó Contract Period: Upon City Council Approval through December 31, 2019 ó Total Contract Amount: \$150,000.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
14. Submitting reso. autho. **Contract No. 6001926** - 100% City Funding ó To Provide the Residential Rehab at 8291 Artesian for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through March 26, 2020 ó Total Contract Amount: \$49,335.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
15. Submitting reso. autho. **Contract No. 6001933** - 100% City Funding ó To Provide the Residential Rehab at 2631 Casper, and 1936 Oakdale for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through March 18, 2020 ó Total Contract Amount: \$153,560.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**

16. Submitting reso. autho. **Contract No. 6001934** - 100% City Funding ó To Provide the Residential Rehab at 5766 Haverhill for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through March 19, 2020 óTotal Contract Amount: \$75,240.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
17. Submitting reso. autho. **Contract No. 6001935** - 100% City Funding ó To Provide the Residential Rehab at 5842 Porter for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through March 18, 2020 óTotal Contract Amount: \$80,850.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
18. Submitting reso. autho. **Contract No. 6001941** - 100% City Funding ó To Provide the Residential Rehab at 7343 Sarena, 7351 Sarena for the Bridging Neighborhoods Program. ó Contractor: Jozef Contractor, Inc. ó Location: 11691 Klinger, Hamtramck, MI 48212 ó Contract Period: Upon City Council Approval through March 19, 2020 óTotal Contract Amount: \$174,460.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**

#### **CITY PLANNING COMMISSION**

19. Submitting reso. autho. 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 Detroit City Code, Zoning and the provisions of the existing PD (Planned 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 east side of Cass Ave. between Sproat St. and Henry St., and, as well as the to-be-vacated Henry Street right-of-way, to PD. **(REQUESTING 6<sup>TH</sup> EXTENSION OF REVIEW PERIOD)(CPC is pleased to report that the revised petition #1388 requesting the right-of-way adjustments on and around the arena site is being processed by City Engineering. This revised petition, if acceptable to DPD and DWSD, should relieve the blockage to completing the vacation of Henry and the other streets thus allowing the necessary sequence of events to proceed in order to facilitate the long-held PD rezoning and modification. Consequently, the CPC requests another 120-day extension of the review period to avoid having to re-start the ordinance revision process over again at the Planning Commission. A resolution to that effect is attached for Your consideration. The requested extension, if granted, will expire by the close of the day Friday, July 26, 2019.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
20. Submitting report relative to Request of Shamrock, LLC to approve site plans and elevations for an existing Planned Development (PD) zoning Classification shown on Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, for the development

on residential property commonly referred to as 30 Alfred Street. **(The current proposal plans to build infill townhomes on Alfred Street between Woodward Avenue and John R. Street on a Property that is currently vacant and exists as grassland. The project would be for 12 new townhomes in building 13 of the development. The project plans to replicate the same design of the rest of the townhomes that currently exist. Parking would be provided for each unit, in a garage that is incorporated on the ground-floor of the building.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**

#### **HISTORIC DESIGNATION ADVISORY BOARD**

21. Submitting reso. autho. Setting a public hearing for the purpose of considering the request of Mt. Calvary Baptist Church requesting the secondary street name in honor of Reverend Earnest O. King, Sr. in the area of East State Fair Street and Riopelle Avenue to "Rev. Earnest O. King Sr." **(Petition #167) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
22. Submitting reso. autho. Setting a public hearing for the purpose of considering the request of Lamont "Showboat" Robinson, founder of the Rhythm & Blues Hall of Fame requesting the secondary street name in honor of David Ruffin in the area of W. McNichols Road and Parkside Avenue to "David Ruffin Ave." **(Petition #670) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
23. Submitting reso. autho. Setting a public hearing for the purpose of considering the request of the New Harmony Missionary Baptist Church Ladies Auxiliary requesting the secondary street name in honor of the late Reverend Edward Leon McCoy, Sr. in the area of Mt. Elliott Street and Hendricks Avenue to "Reverend Edward L. McCoy, Sr." **(Petition #700) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**

#### **PLANNING AND DEVELOPMENT DEPARTMENT**

24. Submitting reso. autho. Property Sale ó 5907 French, Detroit, MI 48213. **(The City of Detroit, Planning and Development Department ("P&DD") has received an offer from JST Acquisition Company, LLC ("JST"), a Michigan Limited Liability Company, to purchase certain City-owned real property at 5907 French (the "Property") for the purchase price of \$5,000.00.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
25. Submitting reso. autho. Surplus Property Sale ó 13205 Dexter. **(The Planning and Development Department is in receipt of an Offer from Tyrone Dozier to purchase, 13205 Dexter, located on the west side of Dexter, between Tyler and Waverly, for the amount of \$7,000.00. This property consists of a one story commercial building, located on an area of land containing approximately 2,733 square feet and zoned B-4 (General Business District).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**

**MISCELLANEOUS**

26. **Council President Pro Tempore Mary Sheffield** submitting memorandum relative to Request for Right to Counsel Ordinance Update and Funding Recommendations. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
  
27. **Council President Pro Tempore Mary Sheffield** submitting memorandum relative to Right to Counsel Ordinance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**
  
28. **Council President Brenda Jones** submitting request of Detroit Sound Conservancy for a Temporary Historic Designation for the Blue Bird Inn located at 5021 Tireman. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-21-19)**