

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**

# City of Detroit

**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
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CITY CLERK 2020 FEB 13 AM 11:44

37

Alton James  
Chairperson  
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Vice Chair/Secretary

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Henry Williams

February 12, 2020

HONORABLE CITY COUNCIL

**RE: Sign Ordinances—Follow-up to CPC Report of February 7, 2020  
Chapter 50, Zoning, and Chapter 4, Advertising and Signs  
(Related to Line Items #1, 16, and 20)**

The City Planning Commission (CPC) February 7, 2020 report (Line Item #20), which conveys the January 23, 2020 vote to recommend approval of the proposed Chapter 50 and Chapter 4 sign ordinances, reflects the Commission's understanding of the January 21<sup>st</sup> draft of the proposed Chapter 4 sign ordinance amendment.

A subsequent ordinance to the January 21<sup>st</sup> version was submitted by the Law Department to City Council through the City Clerk on February 7, 2020. As Council Member Benson has indicated this was warranted, when it was discovered, following the CPC's action, that previously presented items had not been incorporated in the January 21<sup>st</sup> version of the ordinance.

In reviewing the February 7<sup>th</sup> version of the Chapter 4 amendment, CPC staff notices numerous changes in text from that of the January 21<sup>st</sup> draft as presented to the Planning Commission as well as various non-substantive format features that depart from the past. A list of the changes and format matters is provided below.

Item	Section	2-7-2020 draft Page # & Line #	Comment
1	4-1-1	Pg 5	SUBSTANTIVE. Within the definition of "Advertisement-Sensitive Property," "Parklot" (§4-1-1(6) of 1-24-2020 draft) and "Parkway" (§4-1-1(7) of 1-24-2020 draft) have been omitted. Consistent with Council Member Benson's memo of 30 Oct 2019, requested modification #1.
2	4-1-1	Pg 7	SUBSTANTIVE. Definition of "Architectural feature" has been expanded to exclude "open spaces or other voids in any façade of a multi-level parking structure."

3	4-1-2 4-1-3	Pg 16	FORMAT. Unchanged text from §4-1-1 and §4-1-2 has been assigned these new section numbers without repealing existing text in those section numbers or without striking the old section numbers and underlining the new section numbers.
4	4-2-1(c)	Pg 19, L 3-6	FORMAT. The text is changed without indicating what has been repealed and what has been added—no strike marks, no underlines.
5	4-3-2	Pg 20, L 11	FORMAT: Run-on line—repeal of old “Definitions” needs to be bumped to the next line.
6	4-3-2	Pg 27	FORMAT. Unchanged text from §4-3-3 has been assigned this new section numbers without repealing existing text in that section number or without striking the old section number and underlining the new section number.
7	4-3-3 4-3-4 4-3-5	Pg 28	FORMAT. Mainly preserved text from §4-3-4, 4-3-5, and 4-3-6 has been modified, adapted, and assigned these new section numbers without repealing existing text in those section numbers or without striking the old section numbers and underlining the new section numbers.
8	4-3-6	Pg 29	FORMAT. Mainly preserved text from §4-3-7 has been modified, adapted, and assigned this new section numbers without repealing existing text in that section number or without striking the old section number and underlining the new section numbers.
9	4-4-3	Pg 37, L 20	FORMAT. Unchanged text from §4-4-4 has been assigned this new section numbers without repealing existing text in that section number or without striking the old section number and underlining the new section number.
10	4-4-7(b)	Pg 45, L 3-4	SUBSTANTIVE. New language has been added to allow waivers of the seven “prohibited signs” specified in subsection (a)—catchline of the provision no longer appears accurate.
11	4-4-82(b)(4)	Pg 104, L 4	FORMAT. Extraneous backslash [\] appears at end of line.
12	4-4-103(4)	Pg 110, L 10	SUBSTANTIVE. “Educational institution” added to list of uses from which advertising signs should be spaced 500 radial feet. Consistent with public comment suggestion at CPC meeting.
13	4-4-123(b)	Pg 114, L16-23 & Pg 115, L 1-2	SUBSTANTIVE. Renewal of Central Business District (CBD) advertising signs changed from prohibited to automatic under certain circumstances. Consistent with Council Member Benson’s memo of 30 Oct 2019, requested modification #2.
14	4-4-125(d)	Pg 119, L 4	SUBSTANTIVE. Maximum number of super advertising signs in the CBD increased from 35 to 45; total number of authorized CBD advertising signs increases from 60 to 70. Consistent with Council Member Benson’s memo of 30 Oct 2019, requested modification #3.
15	4-4-183(a)(1)	Pg 130, L1-2	SUBSTANTIVE. Additional temporary sign allowances changed to permit entire ground floor window to be used for display irrespective of 32 sq ft maximum area otherwise specified.

16	4-4-183(a)(2)	Pg 130, L 3-20.	SUBSTANTIVE. Temporary signage allowed to be displayed during period of preconstruction activities in addition to during construction, renovation, or redevelopment.
17	4-5-1 4-5-2	Pg 134, L 2-16	FORMAT. Unclear why these sections are included since neither the section numbers, catch lines, or text is altered.
18	4-5-3	Pg 134, L 17-19	FORMAT. New text is inserted into a section number without deleting the existing text.
19	4-5-4 4-5-5	Pg 134, L 20-23 & Pg 135 L 1-15	FORMAT. Unchanged text from §4-5-3 and §4-5-4 has been assigned these new section numbers without repealing existing text in those section numbers or without striking the old section numbers and underlining the new section numbers.
20	4-5-6 4-5-7 4-5-8 4-5-9	Pg 135, L 16-23 & Pg 136, L 1-8	FORMAT. Unchanged text from §4-5-5 and §4-5-6 and §4-5-7 and §4-5-8 has been assigned these new section numbers without repealing existing text in those section numbers or without striking the old section numbers and underlining the new section numbers.

This report is primarily intended to note the distinctions between the current, February 7<sup>th</sup>, version of the proposed Chapter 4 ordinance and the earlier, January 21<sup>st</sup>, version which is the subject of the CPC's February 7<sup>th</sup> report and recommendation. Should the Council desire the CPC can provide more information on the above listed items as the two ordinances move toward public hearing.

Respectfully submitted,



Marcell R. Todd, Jr., Director  
M. Rory Bolger, Staff

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary  
Marcell R. Todd, Jr.  
Director

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February 11, 2020

HONORABLE CITY COUNCIL

**RE: Further extension of review period for Zoning Ordinance text amendment—Short Term Rentals**

As provided in Sec. 50-3-48 of the 2019 Detroit City Code, where a proposed text amendment is not acted upon by the City Council within one hundred twenty (120) days of the date of receipt of the City Planning Commission’s report, it shall be deemed to have been denied, unless extended by the City Council.

The City Planning Commission’s report and recommendation to approve the Zoning Ordinance text amendment relative to the repeal of the “home occupation” prohibition of short term rentals was taken up by Your Honorable Body on June 25, 2019. The original 120-day review period was scheduled to expire on October 23, 2019. On October 22, 2019, Your Honorable Body passed a resolution to extend the review period an additional 120 days until February 20, 2020.

Council’s deliberations concerning the non-zoning provisions in the City Code relative to short term rentals are continuing and it would be appropriate to act on the Zoning Ordinance amendment for short term rentals at the same time as the non-zoning ordinance. A further extension of the review period for the Zoning text amendment can be authorized by a vote on the attached resolution.

Respectfully submitted,



Marcell R. Todd, Jr., Director

A RESOLUTION BY COUNCIL MEMBER \_\_\_\_\_ :

WHEREAS, The City Planning Commission held a public hearing on June 6, 2019 relative to the proposed Zoning Ordinance text amendment to repeal the “home occupation” prohibition of short term rentals; and

WHEREAS, At its meeting of June 20, 2019, the City Planning Commission voted to recommend approval of the text amendment; and

WHEREAS, City Council took up the recommendation of the City Planning Commission for approval of the proposed text amendment June 25, 2019; and

WHEREAS, The Detroit Zoning Ordinance provides in Sec. 50-3-48 of the 2019 Detroit City Code that where a petition for a proposed text amendment is not acted upon by the City Council within one hundred twenty (120) days of the date of receipt of the City Planning Commission’s report, it shall be deemed to have been denied, unless extended by the City Council; and

WHEREAS, The original 120-day review was set to expire on October 23, 2019; and

WHEREAS, City Council acted on October 22, 2019 to extend the review period for an additional 120 days until February 20, 2020; and

WHEREAS, The Chapter 50 Zoning Ordinance text amendment relative to short term rentals will be ripe for action when the related amendment to the City Code relative to short term rentals is ready for Council’s vote; and

WHEREAS, The Detroit City Council finds it appropriate to further review the proposed text amendment; NOW THEREFORE BE IT

RESOLVED, That the Detroit City Council hereby further extends the review period of the proposed text amendment to repeal the “home occupation” prohibition of short term rentals for an additional 120 days until June 19, 2020.

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

# City of Detroit

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208 Coleman A. Young Municipal Center  
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February 13, 2020

## HONORABLE CITY COUNCIL

**RE: Request from Morton Manor Limited Dividend Housing Corporation, LLC to rezone 20000 Dequindre from an R2 (Two-Family Residential) to an R3 (Low Density Residential) zoning classification to bring the existing use into compliance with the Zoning Ordinance (RECOMMEND APPROVAL)**

Morton Manor Limited Dividend Housing Corporation (LDHC), LLC is requesting to rezone 20000 Dequindre Avenue, which is generally located on the east side of Dequindre Avenue north of East Outer Drive, from an R2 to an R3 zoning classification on Zoning Map No. 18. The change in zoning is being requested in order to bring the existing use into compliance with the Zoning Ordinance. Please see the attached rezoning application (Attachment A) and public hearing notice (Attachment B) which includes a map of the subject location.

### Background and Proposal

The subject property, 20000 Dequindre Avenue, is presently developed with Morton Manor Apartments, an eight-story 150-unit elderly apartment building built in 1983. The site includes parking on the north and south sides of the building with a total of 80 spaces. The building was originally constructed with a HUD 202 loan and currently supported by Section 8. The R2 zoning district allows multiple-family dwellings as a conditional use with not more than eight dwelling units. In 1981, the Board of Zoning Appeals (BZA) granted a use variance to allow the subject 150-unit building to be constructed on the R2 land.

Morton Manor LDHC, LLC is proposing to purchase and renovate the building utilizing low income housing tax credits and Michigan State Housing Development Authority (MSHDA) gap financing. In order to qualify for the financing, MSHDA is requiring that the current use comply with zoning.

The developer is proposing to keep the building with 150 affordable units for the elderly and planning \$8 million in renovations, including:

- repair and replace damaged brick
- new energy star windows
- upgrades to the parking lot, landscaping, and lighting
- new energy efficient HVAC, electrical and plumbing systems and fixtures
- renovations to existing units, including renovated kitchen and bath, new flooring, new cabinets, security systems, and energy star appliances

Morton Manor LDHC, LLC is comprised of representatives of Communities of Hope, Inc., Christina Love, LLC and Metropolitan Baptist church Non-Profit Housing Corporation, the original entity involved in building the apartment building in 1983. The developer is keeping Premier Property Management, which assumed management of the site in 2017, to market, lease, and manage the building.

### **Public Hearing Results and Follow-up**

On December 5, 2019, the City Planning Commission held a public hearing on the rezoning request. At the hearing, no one from the public spoke. During the hearing, the City Planning Commission asked for details as to how the renovations would be conducted. The representative of Premier Property Management indicated the development team had extensive experience with renovating occupied buildings including senior buildings. Premier indicated the building was currently nearly fully leased. As a result, tenants would be relocated for 2-3 weeks on-site if possible or off-site with relatives or nearby hotels. The Commission also asked for additional assurances from the developer that the building would remain affordable into the future.

In response, the petitioner submitted a sample plan for resident relocation during the renovation (Attachment C), as well as a memorandum dated January 29, 2020 committing to keeping the property affordable for another 40 years (Attachment D).

### **Analysis**

#### ***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

North: R2: developed with residential housing  
East: R1 (Single-Family Residential): developed with residential housing  
South: B2 (Local Business and Residential): developed with a gas station  
West: R2: developed with residential housing and a church

#### ***Zoning Ordinance Criteria***

Section 50-3-80 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning map amendments must be based. The CPC finds that the present request meets the criteria for the following reasons:

1. *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact:*

The proposed amendment does not correct an error. As noted earlier in this report, in 1981 the BZA granted a use variance to allow the subject 150-unit building to be constructed on the R2 land. The developer indicates in order to qualify for the financing, MSHDA is requiring that the current use comply with zoning, which does meet the challenge of a changing condition.

2. *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance:*

The subject site is located within the Nolan area of Neighborhood Cluster 1 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Low Density Residential for the subject block. CPC staff submitted a letter to the Planning and



Development Department (P&DD) requesting its comments regarding the consistency of this proposal with the City's Master Plan. P&DD responded: "Such developments do not change the overall character of the area, and hence we find that the proposed rezoning does not change the Future General Land Use characteristics of the area and thus conforms to the policies of the City's Master Plan."

3. *Whether the proposed amendment will protect the health, safety, and general welfare of the public:*

The proposed amendment could help protect the health, safety, and general welfare of the public by allowing the 150-unit building to remain as affordable housing for seniors.

4. *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development:*

Not applicable.

5. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management:*

It is not anticipated the proposed rezoning will have significant adverse impacts on the natural environment.

6. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract:*

It is not anticipated the proposed rezoning will have significant adverse impacts on other property that is in the vicinity. The site is expected to continue to be developed with the 8-story senior apartment building originally constructed in 1983. The CPC thinks the building being located on Dequindre, which is a busier road, and adjacent to commercial activity on East Outer Drive, helps makes the higher density 8-story building more compatible with the surrounding residential area.

7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification: and*

The subject property is not suitable for the existing zoning classification, because multiple-family dwellings greater than eight-units are not allowed in R2.

8. *Whether the proposed rezoning will create an illegal "spot zone."*

The proposed rezoning will not create an illegal spot zone, because the proposed R3 zoning will be applied to the entire block and fits into the context with R2 zoning to the north and west and R1 zoning to the east.

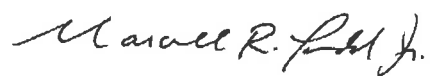
### **Recommendation**

The City Planning Commission recommends **APPROVAL** of the request of the Morton Manor Limited Dividend Housing Corp., LLC to amend Article XVII, District Map No. 18 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a R3 zoning classification where a R2 zoning

classification currently exists on property at 20000 Dequindre Avenue. The ordinance approved as to form, is attached for Your consideration.

Respectfully submitted,

Alton James, CHAIRPERSON



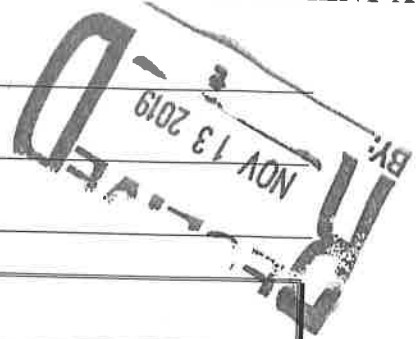
Marcell R. Todd, Jr., Director  
Christopher J. Gulock, AICP, Staff

Attachments

cc: Katy Trudeau, P&DD  
Karen Gage, P&DD  
Greg Moots, P&DD

City Planning Commission  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
(313) 224-6225 (phone)  
(313) 224-4336 (fax)

CPC File #: \_\_\_\_\_  
Date of Filing: \_\_\_\_\_  
RE: \_\_\_\_\_



**APPLICATION FOR A ZONING CHANGE**

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on all rezoning proposals before it takes final action. Please provide the following information regarding the proposal, so that the Commission may proceed in its review and processing of this request.

Section 61-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

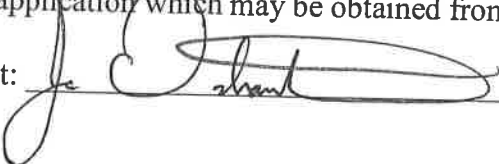
The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to proposed ordinances for the regulation of development in carrying out its duties as set forth in Section 4-402 and 6-204 of the City Charter.

**Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.**

**NOTE:** Applicants proposing a rezoning or modification to the PD (Planned Development), PC (Public Center), PCA (Restricted Central Business District) and the SD5 (Special Development District, Casinos) zoning district classifications must complete a different application which may be obtained from our office.

Signature of Applicant: 

Date: 11/12/19

**ZONING FEE:**

Effective January 11, 1995, the applicant will be charged a fee for the processing of a rezoning application. The fee schedule is as follows:

<b>Size of Property</b>	<b>Fee</b>
One acre or less	\$350.00
Over one acre	\$350.00 for the first acre plus \$25.00 for each additional acre to a maximum of \$1,000.00

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit – Treasurer" When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

**ZONING CHANGE PROCEDURES:**

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant's officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.

1. Name of Applicant: Morton Manor Limited Dividend Housing Association, LLC

Address of Applicant: 20000 Dequindre St.

City, State & Zip Code: Detroit, MI 48234

Telephone Number: (810) 629-9500

2. Name of Property Owner: Same

(If same as above, write "SAME")

Signature of Property Owner  
(If different than Applicant) \_\_\_\_\_

Address of Property Owner: \_\_\_\_\_

City, State & Zip Code: \_\_\_\_\_

Telephone Number: ( ) \_\_\_\_\_

3. Present Zoning of Subject Parcel: R2

4. Proposed Zoning of Subject Parcel: R3

5. Address of Subject Parcel: 2000 Dequindre St, Detroit, MI 48234

between 8 Mile and Outer Drive  
(Street) (Street)

6. General Location of Subject Property: \_\_\_\_\_

Cluster 1 - Nolan neighborhood / City Council District 3

7. Legal Description of Subject Parcel: (May be attached)

See Exhibit A attached

8. Size of Subject Parcel

(Dimensions): 120 ft by 650 ft

(Acreage): 1.79

9. Description of anticipated development:

8 story 150 unit elderly only apartment community  
\_\_\_\_\_  
\_\_\_\_\_

10. Reason why the present zoning classification is not appropriate and why the proposed zoning classification is more appropriate:

Present zoning is R2 (two family residential). The permit was issued in 1981 and is  
satisfactory for its current use but not necessarily for its reconstruction. We are  
requesting the property be rezoned in accordance with its current construction in order  
to mitigate any rebuild issues in the event of a catastrophic loss.

11. Zoning of Adjacent Properties:

To the North - R2

To the South - B2

To the East - R1

To the West - R2

12. Development of Adjacent Properties:

To the North - House

To the South - Gas station

To the East - House

To the West - House

13. Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address	Contact Person/Phone Number
<b>Greater Rose-Sharon Baptist Church</b>	<b>Pastor Rev Murray Roberts 313-366-7611</b>
<b>L&amp;L Adult Day Care</b>	<b>313-366-1100</b>
<b>Communities of Hope</b>	<b>Rick Fulgenzi 248-505-4887</b>

14. Adjacent Property Owners, Businesses or Residents contacted by Applicant:

Name	Indicate: Owner Business Resident	Address	Address of Adjacent Property	Phone

**Exhibit A**  
**Legal Description**

Land located in the City of Detroit, County of Wayne, State of Michigan, and is described as follows:

Lots 99 through 131, inclusive, JOHN B. SOSNOWSKI CONANT AVENUE SUBDIVISION, as recorded in Liber 48, Page 65 of Plats, Wayne County Records.



# City of Detroit

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Chairperson  
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## NOTICE OF PUBLIC HEARING

A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226, on

**THURSDAY, DECEMBER 5, 2019 AT 6:15 PM**

to consider the request of Morton Manor Limited Dividend Housing Association, LLC to amend Article XVII, District Map No. 18 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a R3 (Low Density Residential District) zoning classification where a R2 (Two-Family Residential District) zoning classification currently exists on property at 20000 Dequindre Avenue, generally located on the east side of Dequindre Avenue north of East Outer Drive. The location of the proposed rezoning is indicated as the highlighted area on the accompanying map.

The proposed map amendment is being requested to allow the zoning to reflect the current use of property which is developed with an eight-story 150-unit apartment building.

The pertinent zoning district classifications are described as follows:

### **R2 Two-Family Residential District**

The district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings. Additional uses are conditional.

### **R3 Low Density Residential District**

This district is designed as a low-density multi-family district. The regulations are designed to promote and encourage town and terrace house development, courts, and garden apartments. It is intended that this district be used primarily on local thoroughfares thereby encouraging a suitable environment for family life. Among others, uses permitted by right include single and two-family dwellings, town houses, multi-family dwellings, and community facilities necessary to serve a residential district.

A Zoning Ordinance map amendment requires approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Division 3 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing; 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

For further information on this proposal or the public hearing, please call (313) 224-6225.



## Proposed Rezoning from R2 to R3

Morton Manor Apartments  
Resident Transition and Relocation Plan  
December 2019

- 1) Plan to notify and regularly communicate to residents during rehab.
  - a. Prior to Initial temporary relocation, resident communication will occur by:
    - i. Posting in common areas.
    - ii. Posting on occupied residence doors.
    - iii. The residents will be notified 30 days in advance of their unit being placed in the schedule. Follow-up reminders will be sent as the date approaches.
    - iv. We will conduct resident meetings to explain the process in detail and answer any questions residents may have. The residents will be informed of the preparations they need to undertake in order to successfully renovate their unit. These consist of not leaving valuables in their units, packing up their items in the cabinets if the unit is slated for cabinet replacement etc. We will provide boxes and packing material for the residents use. The resident will be visited the day before the unit is due to begin renovation to ensure that the unit is prepped for renovation and to assist in whatever way we can.
  - b. At least 7 days prior to the completion of the renovations to the resident unit, the resident will be notified of the scheduled return date to their original unit or to a more appropriate unit based on household composition and needs.
    - i. The resident will be visited the day before the unit is ready for re-occupancy to ensure that the resident is prepared to return and the resident will be reminded of the return process.
- 2) Identification of appropriate means of notification and directions for residents should emergency or fire systems be rendered inoperable.
  - a. Prior to any event of emergency or fire systems being rendered inoperable, residents will be notified by posting in common areas and each affected unit.
- 3) Process for reimbursement to the development for use of utilities (gas, electric, and water) water during rehab.
  - a. Construction utilities will be billed and paid directly through the construction funds.
  - b. Common area utility increases attributable to rehab activities (if any) will be reimbursed to the development as approved by the ownership.
- 4) Identification of appropriate Management Agent and Contractor contact persons in case of emergency.

Morton Manor Apartments  
Resident Transition and Relocation Plan  
December 2019

- a. Management Agent  
Robert Beale  
Premier Property Management, LLC.  
120 N. Leroy  
Fenton, MI. 48836  
(810) 629-9500
  
  - b. Construction Company  
Howard Katzman  
Slavik Building and Development  
32500 Telegraph Road  
Suite #222  
Bingham Farms, MI 48025  
(248) 203-0011
- 5) Process of identifying and accounting for specific residents who may have special needs during rehab.
- a. Special needs residents will be identified by name and unit number. The list of Special needs residents will be kept by the onsite management and be made available to emergency personnel and site staff in case of an emergency.
  - b. If any resident requires some type of special accommodation, we will see to it that their needs are met.
- 6) Identify designated parking areas to be used by the Contractor during rehab. Such areas should include space for materials, office, trailers, construction equipment, and worker parking. Sufficient resident parking near building(s) must remain available and properly identified.
- a. Construction parking areas will be outlined using signage/cones where required to ensure adequate parking for residents.
  - b. The contractors will be parking in specially designated spaces – see site plan attached. We currently have an abundance of additional parking and do not foresee any reason for conflict with existing residents' parking spaces.
- 7) Plan noting specific times when construction workers will use elevators for transporting materials and waste during rehab. If an elevator is to be made inoperable due to repair or replacement, sufficient notification and accommodations must be made for all residents.
- a. One elevator will remain available for residents use at all times.

Morton Manor Apartments  
Resident Transition and Relocation Plan  
December 2019

- b. In the event the elevator is removed from service due to repair or replacement, Residents will be notified by posting in common areas and at each occupied residence door.
  - c. The entire second floor of each building will be vacated of all residents during the rehab of that floor's units. The first floor residents do not require the use of an elevator. There should not be any interference in the use of the elevators for residents during rehab.
- 8) Plan for temporary relocation of residents if they are displaced from their units during rehab. Related costs will be the responsibility of the contractor.
- a. It is anticipated that many of the residents will be temporarily relocated to vacant, made-ready apartments within the existing development. In addition, some residents will be offered temporary accommodations at local hotels or nearby apartments during the renovation of the resident's existing unit.
  - b. Residents will have their belongings transferred to the temporary unit during the renovations and then transferred back to their original apartment (or a more appropriate apartment) once renovations are complete.
  - c. Residents will be offered incentives to temporarily live with relatives or friends during the renovations should they choose not to be transferred to an apartment on site.
  - d. The renovation plan will require the complete vacancy of at least one floor in a building at a time (maximum 28 units and an average of 22 units). This will limit any interactions between residents and construction activity.
- 9) Plan for providing packing materials and appropriate staff (if necessary) to pack and relocate household goods for residents being relocated due to rehab.
- a. The rehab process is not expected to permanently displace residents. However, residents will be asked to pack up their household goods to facilitate the necessary rehab inside their unit. Packing materials and personnel will be made available to residents to facilitate the move from one unit to another suitable unit.
  - b. Resident belongings that are packed up can be transferred to their temporary relocation destination as described above, however, storage pods will be located on site for residents use in temporarily storing items they do not wish transferred.
  - c. The storage pods will be provided with locks and security tabs provided to ensure resident belongings are secure.
  - d. Professional movers will be utilized to move residents packed belongings and furniture as needed.

**MORTON MANOR APARTMENTS**

20000 DEQUINDRE ST, DETROIT, MI 48234

January 29, 2020

Detroit City Council  
2 Woodward Ave, Suite 1340  
Detroit, MI 48226

Re: Morton Manor Rezoning Request – Affordability Commitment

Dear Council Members:

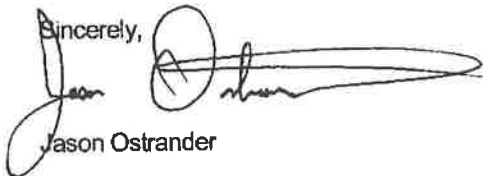
Thank you for considering our proposal to rezone Morton Manor in accordance with its current construction. As communicated during our attendance at City Planning Commission meetings, the rehabilitation efforts related to this property are intended to allow us to provide many more years of service to our affordable residents.

In conjunction with HUD and MSHDA, we will be closing on new financing that will allow this project to proceed. At the time of closing, the project will enter into a restrictive covenant agreement that will require this property to remain affordable for another 40 years.

Please accept this letter from Morton Manor Apartments and the development team as our commitment to ensuring that this project remains an affordable property.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,



Jason Ostrander

Chief Financial Officer

## SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article XVII, *Zoning District Maps*, by amending Section 50-17-20, *District Map No. 18*, to show an R3 (Low Density Residential) zoning classification where an R2 (Two-Family Residential District) zoning classification is currently shown at 20000 Dequindre Avenue, generally located on the east side of Dequindre Avenue between East Outer Drive and Remington Avenue.

BY COUNCIL MEMBER \_\_\_\_\_ :

1 AN ORDINANCE to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, Article  
2 XVII, *Zoning District Maps*, by amending Section 50-17-20, *District Map No. 18*, to show an R3  
3 (Low Density Residential) zoning classification where an R2 (Two-Family Residential District)  
4 zoning classification is currently shown at 20000 Dequindre Avenue, generally located on the  
5 east side of Dequindre Avenue between East Outer Drive and Remington Avenue.

6 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

7 Section 1. Chapter 50 of the 2019 Detroit City Code, *Zoning*, Section 50-17-20, *District*  
8 *Map No. 18*, is amended as follows:

9 District Map No. 18 is amended to show an R3 (Low Density Residential) zoning  
10 classification where an R2 (Two-Family Residential District) zoning classification is currently  
11 shown at 20000 Dequindre Avenue, generally located on the east side of Dequindre Avenue  
12 between East Outer Drive and Remington Avenue, identified more specifically as:

13 Land located in the City of Detroit, County of Wayne, State of Michigan, and described  
14 as follows: Lots 99 through 131, inclusive, JOHN B SOSNOWSKI CONANT AVENUE  
15 SUBDIVISION, as recorded in Liber 48, Page 65 of Plats, Wayne County Records 9/200.

16 Section 2. All ordinances or parts of ordinances in conflict with this ordinance  
17 are repealed.

18 Section 3. This ordinance is declared necessary for the preservation of the public peace,  
19 health, safety, and welfare of the people of the City of Detroit.

20  
21  
22



1           **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
2 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)  
3 and Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

4

5 Approved as to Form:

6

7 

8 Lawrence T. García

9 Corporation Counsel

40

# City of Detroit

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

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)

Brenda Goss-Andrews  
Damion W. Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb  
Henry Williams

February 6, 2020

## HONORABLE CITY COUNCIL

**RE:** PCA (Public Center Adjacent) Special District Review of exterior changes and demolition of 561 E. Jefferson Avenue, the former Department of Administrative Hearings Building (**RECOMMEND APPROVAL**)

### REQUEST

The City Planning Commission (CPC) has completed its review of the request of Mary C. McCormick of CM Partners Architects for special district review for the proposed demolition of the existing building located at 561 E. Jefferson Avenue and the establishment of a surface parking lot at the same location.

The subject property is zoned PCA (Public Center District Adjacent), a classification which calls for City Council approval of any exterior changes, following the review and recommendation of the City Planning Commission and the Planning and Development Department (PDD) (Sections 50-3-226 and 50-11-97 of the Zoning Ordinance).

### BACKGROUND

The building located at 561 E. Jefferson Avenue is owned by William & Associates Title Agency, Inc. The property is generally identified as a vacant two-story commercial building. The property has been vacant for approximately six years, after the City of Detroit's Department of Administrative Hearings opted not to renew their lease on the property. Since that time, the property has remained vacant and has fallen into disrepair as the result of transient populations utilizing the property without authorization.

In 2016, the property owner initially submitted an application to Buildings, Safety Engineering and Environmental Department (BSEED) for the demolition of the subject property. The demolition permit was ultimately forwarded to City Planning Commission (CPC) staff for review and sign off, however, given that the subject property is zoned PCA, as indicated above, review and recommendation of both CPC and PDD is required.

Subsequently, three additional demolition permits were applied for over the course of the past three years, yielding the same results, that being, staff's inability to act on the demolition request due to the property being located in the PCA and needing both CPC and City Council review and authorization. In July of 2019, conversations commenced with a consultant of the owner, with the intent to either repurpose to building, maintain the façade of the building, or to create some type of scaled-down development with the aim of maintaining the E. Jefferson street wall. The

renderings submitted were not satisfactory, nor were they in compliance with the review and approval criteria for PCA or Special District Review.

In October of 2019, the owner contracted with CM McCormick Architects to once again pursue the requested demolition of the property. Unlike in the past, the consultant appropriately applied for PCA review prior to pursue the issuance of demolition permits from BSEED.

The proposed work described below has been jointly reviewed by Planning and Development Department and City Planning Commission staff.

### **PROPOSED WORK**

The developer proposes to demolish the property in its entirety and establish a 36-space surface parking lot with the required buffering and landscaping, per the off-street parking requirement of Division 2, Subdivision C of Chapter 50, as presented in the site plans submitted at the time of application.

### **PUBLIC DISCUSSION**

A public discussion in this regard was held at the Commission meeting of Thursday, November 21, 2019. At that time there were two members of the public present who spoke in opposition to the proposed demolition of the subject property to accommodate the establishment of a surface parking lot.

The Commission raised a number of concerns regarding the need to demolish what appears to be a salvageable asset in downtown Detroit. The Commission also raised a number of questions regarding the manner in which the property has been historically marketed and what efforts the current owner has used to attract a viable tenant.

### **REVIEW**

On Thursday, December 19, 2019, CPC staff, along with representatives of the property owner gained entry via the front of the property, however, staff was impeded from gaining further entry due to the property being occupied by trespassers. The rear of the property was barricaded from within. Upon entering the foyer of the property, it was evident that the occupants of the property were utilizing fire to keep warm. The Detroit Police Department and the Detroit Fire Department were promptly notified. No further attempts to enter the property for an evaluation of the conditions has been made by Commission staff. The representative for the property owner indicated that they would provide photos of the buildings current condition, which are included for your review.

At the Commission meeting of January 9, 2020, the property owner provided a number of proformas indicating the cost for build-out and rehabilitation of the subject property based on past efforts to market the property for reuse. It was indicated that the property was being marketed at a rate of \$17 per square foot, while comparable properties in the downtown area were being marketed at a rate of up to \$42 per square foot.

Given the current market conditions and based on the information provided, it would appear that any further build-out of the property would be cost prohibitive to the current owner.

The subject property is located in Cluster 4 in the Central Business District subsector of the Master Plan of Policies. Goal 6 for the Central Business District subsector of the Master Plan of

Policies aims to improve the districts position as a center for corporate headquarters. Policy 6.1 is intended to provide incentives to attract businesses to participate in the rehabilitation and occupancy of the Central Business District's major office buildings.

Policy 6.2 is intended to encourage cooperation with business organizations and other City agencies to attract corporate headquarters to the Central Business District. CPC is of the opinion that these goals and polices cannot be achieved if Central Business assets such as 550 W. Fort Street, 561 E. Jefferson are continually lost for the sake of surface parking.

The property owner has indicated that the building has sat vacant for the past 15 years. As stated previously, several options have been considered with the hopes of building-out the property for new uses, unfortunately to no avail. The property owner has indicated that there has been both national and international interest in the property over the past 15 years given its proximity to the GM Global Headquarters, however, they have cited the existence of a transient population which frequently gain entry to the property as one of the deterrents for potential investors.

The property has sustained a significant amount of damage. While the structure appears to be sound, an expert analysis will be needed to determine the structural integrity of the building. Given the substantial damage to the interior of the structure from exposure to the elements and the unlawful inhabitation of the building, staff is of the opinion that the interior would need to be completely gutted and renovated. There is clear evidence of fire damage and mold throughout the structure. Given these reasons and the cost associated with a substantial rehabilitation, the property owner contends that it is not economically viable for them to retain this asset.

In regards to City Design, the Master Plan of Policies states:

*“The building and spaces of the City have evolved over the decades, merging local historical and cultural traditions with evolving economic needs and modern tastes. The City’s vitality is a product of the continued evolution of these buildings and spaces. As development contributes to the evolution of the cityscape, it must be guided in a way that doesn’t disrupt the unique attractiveness of the City.”*

The Master Plan clearly speaks to an urban fabric that is built on an historic foundation through an evolutionary process. While there is a clear desire to retain the structures that contribute to that fabric, compromise, while not easy, is sometimes unavoidable even with historically designated properties. This appears to be a circumstance wherein market forces, financial infeasibility, and social ills may be leading to the decline of the subject properties as well as neighboring structures. Located along the eastern periphery of downtown with existing surface parking to the north, it may be that this area is in transition, and, notwithstanding the Master Plan and other policies, removal of the structures may be appropriate to this area’s evolution at this time.

Section 50-11-97 of the Detroit Zoning Ordinance, “PCA District Review Criteria,” lists 18 provisions which must be taken into consideration when a proposal is being reviewed for consistency with the spirit, purpose and intent of the PCA district. With the exception of criteria 1 (Master Plan) and 14 (Historic Preservation) addressed above, the criteria appear to be satisfied. The site plans as presented meet the criteria as it relates to exterior design, appearance and exterior alternations, etc.

The major alteration to the site is the razing of the existing structure and the affect the loss of such an asset would have on the Jefferson Avenue street wall. In response, the developer has presented plans that seek to carry over the continuity of screening from the Larned Street frontage with the incorporation of precast concrete and mortar pillars with a brick face veneer, in addition to wrought iron fencing. This proposed approach would honor the façade of the current structure.

The Planning and Development Department, in concert with the City Planning Commission staff, finds that the proposed plans meet the requirements for PCA approval, as addressed in this report, and as outlined in the provisions of the zoning ordinance.

### **RECOMMENDATION**

While not fully compliant with City policies or desired practices, in light of the circumstances CPC reluctant finds the proposed project to be acceptable. We would prefer the structure remain and the property owner seek to retain the property until a tenant is found. However, we recommend approval of the proposed alteration to the site. CPC also finds that the proposal would not adversely affect the value of adjacent properties.

CPC also recommends that in order to affirm the City's position and expectations, the City revisit and revise as appropriate policies and regulations corresponding to the retention and preservation of such structures as well as the priority, siting and design of parking facilities.

Respectfully submitted,

ALTON JAMES,  
CHAIRPERSON



Marcell R. Todd, Jr, Director  
George A. Etheridge, Staff

### Attachment

cc: Katy Trudeau, Deputy Director P&DD  
Karen Gage, P&DD  
Russell Baltimore, P&DD  
David Bell, Director, BSEED



December 3, 2019

Via Email

**City of Detroit Board of Zoning Appeals**

c/o Mr. George Etheridge, Planning Department  
Coleman A. Young Municipal Center  
Suite 208  
Detroit, Michigan 48226

**Ref: 561 E. Jefferson  
Case for Support**

To Whom it may concern,

Per our recent discussion regarding the Owner's efforts to lease and/or sell the above referenced property we offer the following:

CM Partners Architects has provided specific Pro Formas for use by potential tenants over the last five plus years to assist the Owner in procuring a Tenant. Please see attached. Moreover, we have reviewed and provided preliminary design services for the following uses:

- Restaurant
- Housing
- Office
- Hostelry

We were also the Architects of Record for the build out in 2004 for the last tenant. The Owner financed 100% of this build out. Since the tenant moved out approximately 7 years ago, the Owner has shown the building to many prospective tenants. We were included in the showings to assist the tenants on building information and proposed layouts for occupancy of the specific uses intended.

Since the last tenant vacated, the building has remained vacant, been purged of expensive equipment and copper by vandals and has been overtaken by the homeless community.

The building is not historic in character, and has proven very difficult for the Owner to lease or to sell. Costs to retain and empty building as well as the increased tax liability have proven difficult for the Property Owner.

The homeless population has had a negative impact on the other commercial businesses that align this location. The Owner has requested assistance with this issue to no avail.

The situation is dire. It is important that strong consideration be given to the removal of this building. The parking will be used to support a tenancy in a building nearby.

We ask your support to install the Parking Lot that would service nearby businesses and create a pleasant brick pier/ornamental/landscaped front to the East Jefferson arterial.

If you have any questions, please call.

Thank you for the opportunity to provide this request.

Respectfully submitted,



**Mary C. McCormick**  
**Principal**

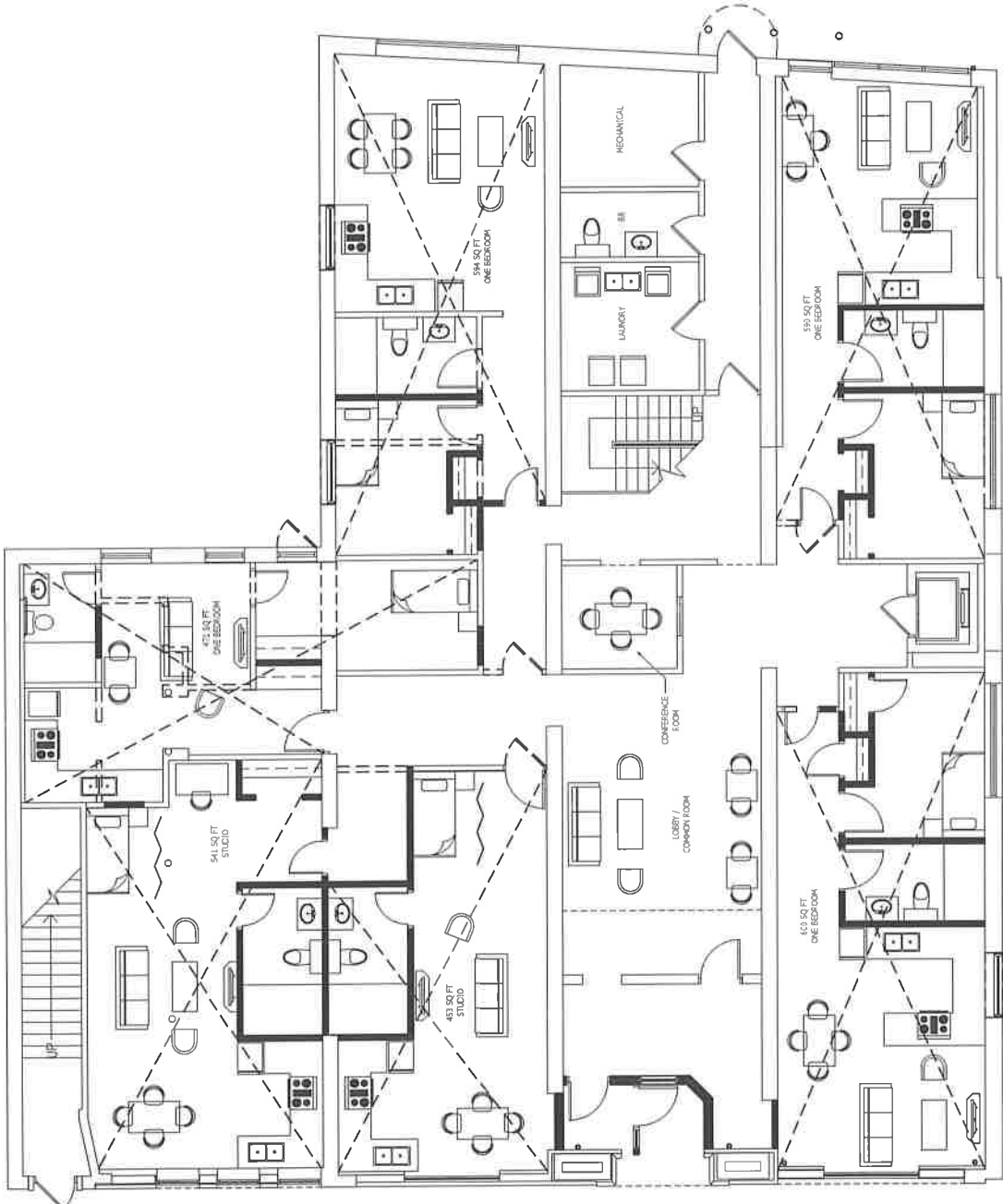
PROJECT NO.	1521
DATE	10/22/2012
FLOOR PLAN SET	OWNER REVIEW
PROJECT NAME	KADO PROPERTY APARTMENTS
ARCHITECT	CM PARTNERS ARCHITECTS
OWNER	TRISTAR DEVELOPMENT
PROJECT ADDRESS	28 WEST ADAMS AVE DETROIT, MI 48226
PROJECT PHONE	313-234-8700
PROJECT FAX	313-234-8704

**KADO PROPERTY APARTMENTS**  
 28 WEST ADAMS AVE  
 DETROIT, MI 48226  
 TEL: 313-234-8700  
 FAX: 313-234-8704

**cm partners**  
 ARCHITECTS  
 28 WEST ADAMS AVE  
 DETROIT, MI 48226  
 TEL: 313-234-8700  
 FAX: 313-234-8704

**FIRST FLOOR PROPOSED FLOOR PLAN**

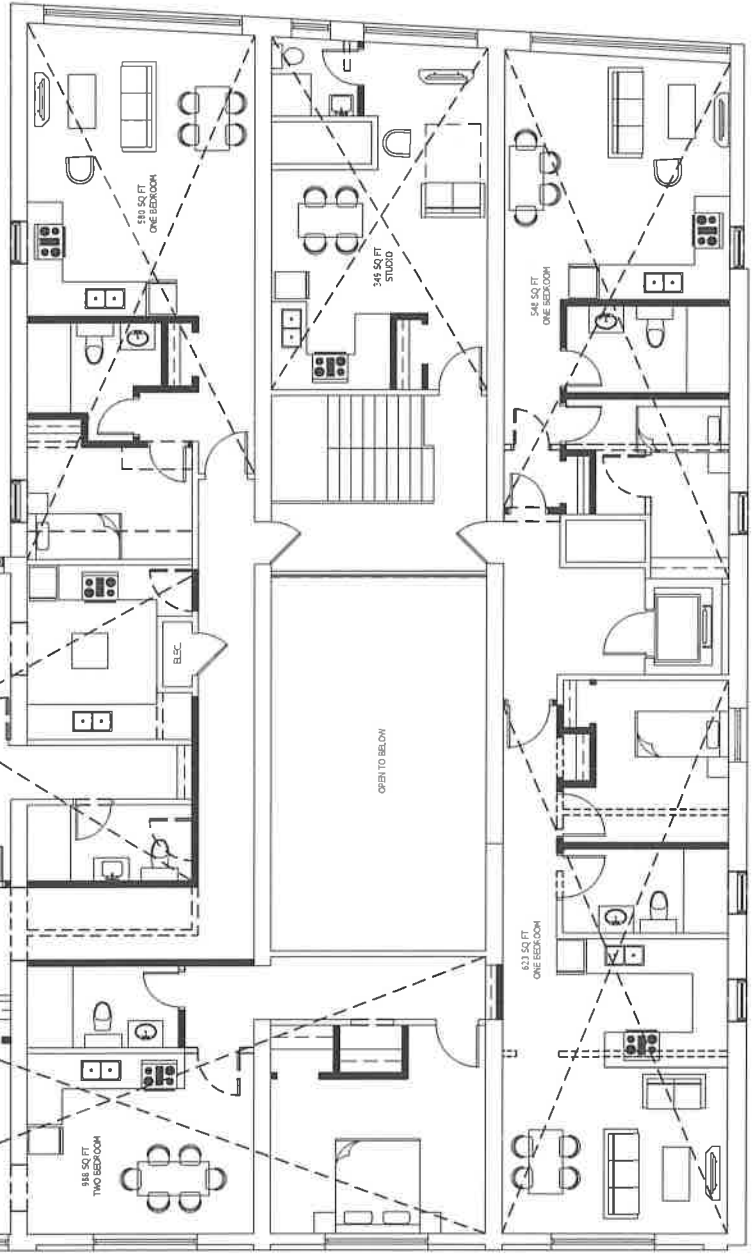
SCALE	1/4" = 1'-0"
DATE	10/22/2012
PROJECT	KADO PROPERTY APARTMENTS
OWNER	TRISTAR DEVELOPMENT
ARCHITECT	CM PARTNERS ARCHITECTS
PROJECT NO.	1521
PROJECT NAME	A1



⊕ N FIRST FLOOR PROPOSED FLOOR PLAN  
 SCALE 1/4" = 1'-0"



PROJECT NO.	11-20-2011
DATE	11/20/2011
PROJECT NAME	FLOOR PLAN FOR CONSTRUCTION
PROJECT ADDRESS	547 E. WERBERG DETROIT, MI
PROJECT OWNER	KADO PROPERTY APARTMENTS
PROJECT ARCHITECT	cm partners ARCHITECTS 28 WEST ADAMS AVE SUITE 1400 DETROIT, MI 48226 TEL: 313-234-8700 FAX: 313-234-8704
PROJECT ENGINEER	1521 A.E.
PROJECT CONTRACTOR	A1.1



⊕ SECOND FLOOR PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**cm partners**  
ARCHITECTS  
28 WEST ADAMS AVE  
SUITE 1400  
DETROIT, MI 48226  
TEL: 313-234-8700  
FAX: 313-234-8704

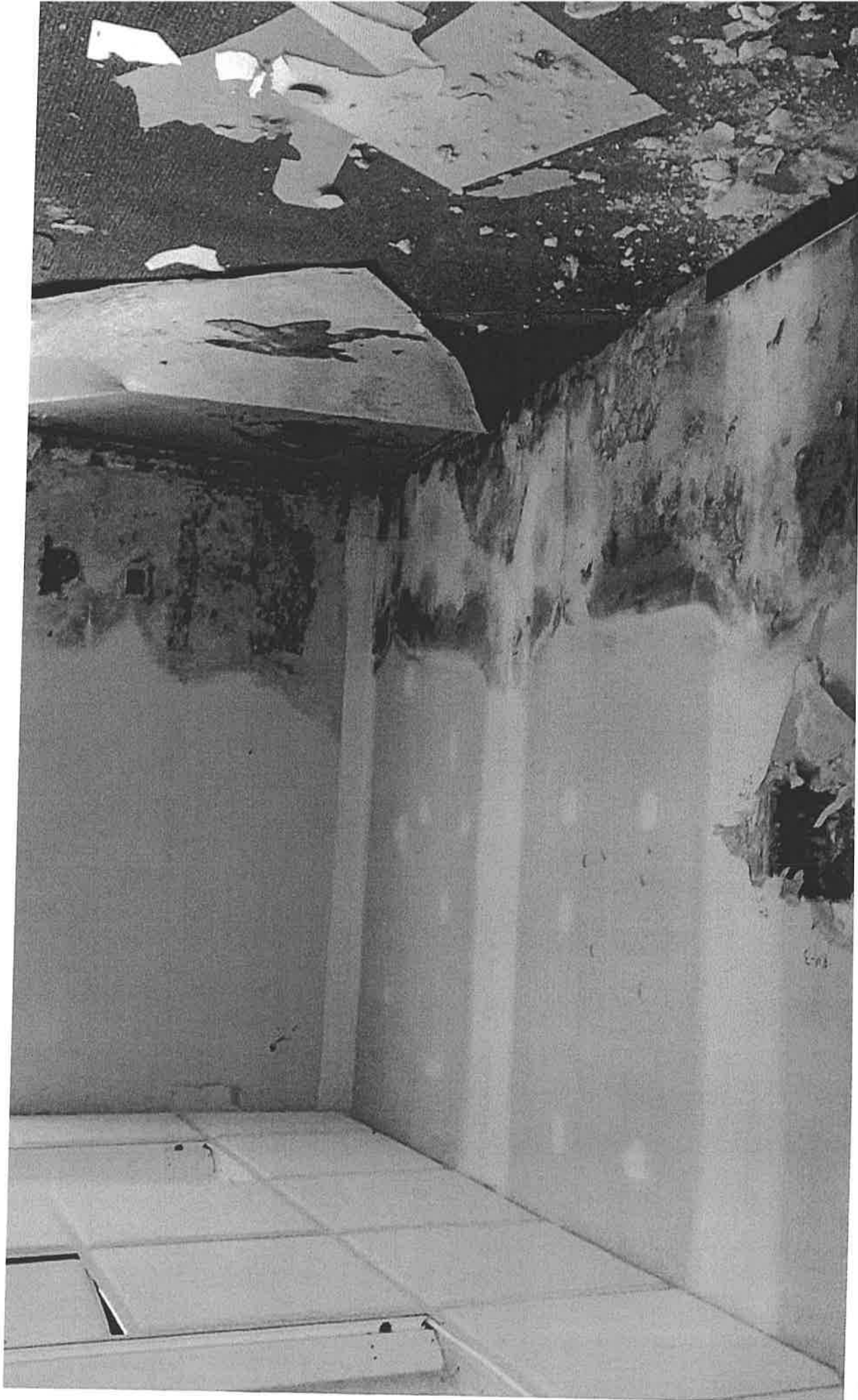
**SECOND FLOOR  
PROPOSED FLOOR  
PLAN**

SCALE: 1/4" = 1'-0"

1521  
A.E.

A1.1







Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
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)

Brenda Goss Andrews  
Damion W. Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb  
Henry Williams



February 7, 2020

## HONORABLE CITY COUNCIL

**RE:** Request of Jerry Pattah, Timothy Pattah and Rodney Gappy to amend Article XVII, District Map 65 of the Detroit Zoning Ordinance (Chapter 50 of the 2019 Detroit City Code) by modifying the existing PD (Planned Development District) zoning classification established by ordinance No. 04-94 and later modified by ordinance No. 30-03, which includes the parcel commonly identified as 7910-7990 W. Outer Drive and is generally bounded by Thatcher Avenue to the north, Harlow Avenue, extended to the east, W. Outer Drive to the south and the Southfield Freeway north service drive to the west. **(RECOMMEND DENIAL)**

On August 1, 2019 the City Planning Commission (CPC) held a statutorily required public hearing on the requested PD modification to allow for a new a sign and corresponding structure to provide both on and off premises advertisement on the subject property. Subsequent discussions regarding the readiness, appropriateness of the request and the permissibility of either an on-premises business sign or an off-premises advertising sign on the subject property were had. The pending changes to both Chapter 4 – Advertising, and Chapter 50 – Zoning, related to the regulation of advertising and business signage were also taken into account.

On August 2, 2019, CPC staff submitted a memorandum to the Law Department requesting an opinion on three pertinent questions relative to the requested PD modification:

1. Can the CPC dismiss, or alternatively indefinitely table, an applicant's petition because the subject matter of the petition is not ripe for consideration by the CPC?
2. Is it correct that even if the terms for the College Park Commons PD District are modified to accommodate the sign, it could not be permitted if not in compliance with applicable non-zoning sign regulations set forth in Chapter 4 of the City Code? And,
3. If the petition is revised to request operation of the sign solely for off-premises purposes, and the revised petition is ultimately approved, could the sign then display on-premises messages related to businesses located at the College Park Commons? And if so would the Sign be subject to applicable business signage regulations under Chapter 4 of the City Code?

A formal response to these questions has been submitted by the Law Department and is attached for your review.

Subsequently, the petitioner has submitted a formal request, dated January 2, 2020 to amend their petition to request an off-premises advertising sign only, rather than a sign which would serve as both an on-premises business sign and an off-premises advertising sign.

## **BACKGROUND AND PROPOSAL**

In April of 2019, the CPC received a request from Jerry Pattah, Timothy Pattah and Rodney Gappy to amend Article XVII, District Map 65 of the Detroit Zoning Ordinance Chapter 50 of the 2019 Detroit City Code, by modifying the existing PD (Planned Development District) zoning classification established by ordinance No. 04-94 and later modified by ordinance No. 30-03, which includes the parcels commonly identified as 7910-7990 W. Outer Drive, generally bounded by Thatcher Avenue to the north, Harlow Avenue, extended to the east, W. Outer Drive to the south and Southfield Freeway north service drive to the west.

Ordinance No. 04-94 allowed for the construction of a 81,071 square foot retail building on the subject site in 1994. Ordinance No. 30-03 allowed for the construction of an additional 17,752 square feet of retail space. Both ordinances specify that uses allowed on the site be restricted to uses permitted as a matter of right in the B3 (Shopping District) zoning district, and, fast-food and carryout restaurants. The proposed modification seeks to allow for the establishment of a two-sided monopole digital billboard, measuring 70 feet in height with a total of approximately 1,363 additional square feet of signage. The proposed sign face would measure 672 square feet (14' x 48').

Per the amended petition, the proposed digital billboard is anticipated to function as an off-premises advertising sign only. An advertising sign is subject to the regulatory provisions of Chapter 4 - Advertising. Chapter 4 makes no provisions for variances to be granted.

City of Detroit laws governing off-premises advertising signs are stated in Chapter 50 of the 2019 Detroit City Code (Zoning) and in the PD Ordinances that established and modified the PD zoning district (Ord. Nos. 4-94, 40-98, and 30-03). The latter point is germane and goes to the center of the petitioner's request. The Commission, through the utilization of a PD district, has the latitude to recommend flexibility and relax any standard or regulation listed in Chapter 50 (Zoning) as long as it is in conformance with the Master Plan of Policies, or not otherwise prohibited.

Ordinance No. 30-03 (College Park PD) includes the following condition: "*3.A. That uses allowed on the site be restricted to uses permitted as a matter of right in the B3 (shopping district) zoning district and fast-food and carryout restaurants.*" The B3 zoning district does not permit off-premises advertising signs on a by-right basis as per Sec. 50-9-84(3) and Sec. 50-6-87.

Sec. 50-6-87 specifies the regulations for advertising signs as a conditional land use in certain districts, and states in part:

### **Sec. 50-6-87. Advertising signs as a conditional land use in certain districts.**

In order to promote greater traffic safety, to enhance environmental aesthetics, and to ensure greater public participation in decisions over the placement of advertising signs in the City of

Detroit, advertising signs are hereby designated as a conditional land use in the B2, B3, B4, M1, M2, and W1 Districts. No advertising sign shall be approved by the Buildings and Safety Engineering Department or the Board of Zoning Appeals on appeal, unless all of the findings are made pursuant to the standards in ARTICLE III, DIVISION 7, Subdivision C of this Chapter in addition to the following two (2) advertising sign standards:

- (1) That, based on the recommendation of the Department of Public Works Traffic Engineering Division, the placement of the advertising sign on the zoning lot will not impair the traffic safety of motorists and pedestrians; and
- (2) That, based on the recommendation of the Planning and Development Department, the placement of the advertising sign on the zoning lot will not be detrimental to environmental aesthetics by obstructing views of significant architectural or natural features.

In addition to the B3 District specification, staff notes that advertising signs are prohibited within five hundred feet, measured linearly, of any school site, public playground, or public park. At present there are two high schools located within 150 feet (Old Redford Academy High School) and 260 feet (Cornerstone Health & Technology High School) respectively. Sec. 50-6-77 specifies the spacing requirements for advertising signs from schools, playgrounds, parks, and historic districts, and states in part:

**Sec. 50-6-77. Spacing from schools, playgrounds, parks, and historic districts.**

Advertising signs shall not be permitted:

- (1) Within five hundred feet (500'), measured linearly, of any school site, public playground, or public park;

Additionally, freeway advertising signs are limited to 60 feet in height where greater than 40 radial feet away from land zoned residential as specified in Sec. 50-6-48. The proposed sign is 70 feet in height and would be in direct violation of this provision. Freeway advertising signs are also required to be at least 125 feet from the edge of the traveled roadway (Sec. 61-6-69). The proposed sign is only 66 feet away from the edge of M-39 (Southfield Freeway).

**PLANNING CONSIDERATIONS**

***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

- North: R1; Single-family residential.
- East: PD; developed as the Henry Ford Walk-in Clinic & Pharmacy – Detroit Northwest.
- South: R1; developed as Old Redford Academy High School located within 150 ft of the subject property.
- West: R6; developed as Wayne County Community College – Northwest Campus.

***Master Plan Consistency***

The subject site is located within the Greenfield area of Neighborhood Cluster 9 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “Retail Center” for the subject property. CPC staff has submitted a letter to the Planning and Development Department (P&DD) requesting its comments regarding this proposal.

***Community Input***

Over the course of the past five years, several efforts have been made to erect the proposed digital billboard. A number of consultants have been retained by the petitioners, who have reached out to surrounding community groups and associations to solicit support. Chiefly among those contacted is the College Park Improvement Association, Greenhouse Apartments, and Fellowship Chapel.

While the College Park Improvement Association has been asked to provide a letter of support in this regard, there is a split among the membership as it relates to this proposal. Staff has attended a number of meetings where the proposed digital sign was discussed, and, has articulated previous objections and obstacles associated with this request.

To date, all of the written documentation submitted by the petitioner indicating community support is for additional on-premises business signage to help bolster activity at the College Park Commons.

### ***Site Plan***

Despite the deficiencies in the proposal, the CPC has reviewed the proposed site plans as submitted by the petitioner in conjunction with the criteria as set forth in the Zoning Ordinance under Sec. 50-3-206 "*Modification of approved final site plans.*" There are five determining factors which distinguish a minor from a major modification the PD.

- (1) A change in the character of the development:

CPC is of the opinion that the proposed change to erect a 70 foot monopole with a two-sided 672 square foot digital billboard would change the character of the development by drastically changing the aesthetics of the site. The current PD District established by Ordinance No. 04-94 allows only those uses permitted by-right in the B3 (Shopping District) zoning classification. The land use of "billboard" is not permitted by-right in the B3 zoning classification.

- (2) An increase in the ratio of gross floor area to zoning lot area in excess of five percent (5%):

The developer proposes to develop a footprint approximately 16 square feet, which would not meet this criterion.

- (3) An increase in coverage by structure, unless justified by changes in other factors:

As previously stated, the development of a 16 square foot area would not increase the total development footprint.

- (4) A reduction in approved open space or off-street parking and loading space unless justified by change in other factors:

The proposed development would not result in the loss of any off-street parking spaces.

- (5) The creation of or increase in injurious effects to adjacent or contiguous land uses:



It is anticipated that the proposed development will contribute to light pollution in a residential neighborhood and affect the aesthetics of the community. CPC notes that no traffic study was conducted by the Department of Public Works – Traffic Engineering Division as required under the current provisions of Chapter 4 – Advertising. Additionally, no recommendation in support of this request has been issued by the Department of Public Works – Traffic Engineering Division as required under the current provisions of Chapter 4 – Advertising.

Sec. 50-6-89. – Signs and billboards near freeways; states in part:

“No display sign or display structure requiring a permit under Chapter 8, Article II, of this Code, Building Code, shall be erected in the following situations or with the following features:

(1) Within 125 feet of the edge of the traveled roadway of any freeway, or interchange ramps between freeways used by traffic facing the display side of such sign or structure, or within 25 feet of the right-of-way line of any freeway which, for the purpose of this section, shall be the property line separating abutting privately owned property from the freeway or service drive, street or alley immediately adjacent thereto, whichever distance is greater, when the display matter can be seen by traffic traveling on the freeway or interchange ramp, except that these distances shall not apply to signs which pertain to the business of the occupants of the building upon which the sign is mounted, where in the opinion of the Department of Public Works Traffic Engineering Division, such sign would not be in conflict with the intent and purposes of this section...”

***PD ordinance conditions and modifications***

The April 1994 ordinance which established the PD District and authorized the construction of the Shopping Center was approved with seven conditions. Among the conditions approved, condition No. 1(a) states in part:

*“...installation of signage along the Southfield Freeway Service Drive at Thatcher Avenue indicating “No Right Turn to Through Traffic” and placement of signage along the freeway service drive between McNichols and West Outer Drive indicating directions to the shopping center.”*

CPC notes that this condition was never acted upon by either the previous or current owner. The petitioner indicated in their initial application that the primary reasoning behind this request is to draw business to their location. Way-finding markers and signage at the street level are encouraged in this regard.

To date, CPC has received no objections to the proposed PD modification via mail, however, one call in opposition to the proposed change in use has been received.

**CONCLUSION AND RECOMMENDATION**

It is the opinion of the CPC that given the applicant’s deficiencies as outlined above, this request is contrary to the spirit and intent of the authorizing ordinance, which established this development in a primarily residential neighborhood. Given the proposed development’s inconsistencies with the regulatory setback requirements of Chapter 50 pertaining to billboards

and their proximity to schools, as well as, to freeways, and traveled right-of-ways, and the proposed excess height and square footage of the proposed billboard, CPC recommends denial of the requested PD modification.

Respectfully submitted,  
ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr, Director  
George A. Etheridge, Staff

Attachment

cc: Katy Trudeau, Deputy Director P&DD  
Karen Gage, P&DD  
Russell Baltimore, P&DD  
David Bell, Director, BSEED  
Lawrence Garcia, Corporation Counsel

On August 30<sup>th</sup> my consultant and an owner's representative had a meeting with CPC Staff members: Mr. George Etheridge, Dr. Rory Bolger, and Director Marcell Todd. It was determined that the application and notices which were described as an Off-Premises Advertising Sign were correct.

Time is of the essence, we respectfully submit this letter to request the City Planning Commission formally place our case on the formal agenda and recommend approval for an amendment to our existing (PD) classification to allow for an off-premises advertising sign to be constructed at the southwest corner of the Plaza. We believe the advertising sign will be a positive asset to both the Plaza and the surrounding community.

I thank you for the time and consideration of this very important matter.

Warmest regards,

*Jerry Pattah*

Jerry Pattah  
Outer Drive & Southfield, LLC

Cc: Marcell R. Todd Jr.

June 20, 2019

Mr. Marcel Todd  
Director, City Planning Commission  
City of Detroit  
2 Woodward Street  
Detroit, MI 48226

RE: Petition No. 849 Public Hearing Request

Greetings Mr. Todd,

Thank you and your office for assistance with my application filed in April 15, 2019. To date, I have not received written follow up communication from your office. My application requested an amendment to our existing PD (Planned Development District) zoning classification established by ordinance No. 04-94 and later modified by No. 40-98 ordinance No. 30-03, which includes the parcel commonly identified as 7910-7990 W. Outer Drive.

Please except this written request to schedule a hearing with the City Planning Commission. I am hopeful that this matter will be on the July agenda for the City Planning Commission public hearings. If additional information is required from your office please do not hesitate to contact me.

Thank you in advance for your assistance. Please contact my son Tim Pattah for any questions, concerns or follow up necessary.

Warmest regards,

*Jerry Pattah*

*Tim Pattah*

Jerry Pattah  
Cell: 248-701-9898  
Tim Pattah  
Cell:248-931-9991

cc: Councilman Roy McCalister, Jr.  
George Etheridge, CPC

January 2, 2020

Legislative Policy  
JAN 02 2020

Mr. Alton James  
Chair  
Detroit City Planning Commission  
2 Woodward Ave., Ste. 208  
Detroit, MI 48226

**RE: Petition No. 849; Proposed PD Amendment – College Park Commons  
Southfield Freeway (M-39) & Outer Drive (7900 Outer Drive)**

Dear Mr. James:

College Park Commons Plaza (the “Plaza”), located at 7900 West Outer Drive, was originally built after a Planned Development (PD) zoning classification was approved by City Council on February 1, 1994. The commitment to the community was to add accessibility to the surrounding neighborhoods by providing a quality shopping plaza with businesses that were desired. Unfortunately, the Plaza fell on hard economic issues which led it to be purchased at a sheriff sale on September 29, 2010. Since re-opening due to a lack of visibility from the Southfield freeway, an increase in competition and a population decrease in the City of Detroit The plaza is challenged with tenant turnover and extended vacancies, which perpetuates an environment where finance, maintenance, and security are problematic. We continue to remain committed to revitalizing this location and serving the College Park Community.

Currently, College Park Commons Plaza has close to three hundred employees. Most of the individuals employed at the Plaza live in the community. There are 3 vacancies today. The Plaza is also a Green Light partner with the Detroit Police Department.

Competition has increased and the population of Detroit has decreased over the years since the Plaza first opened. There is a new Meijer Store located at 21431 Grand River Ave, which is less than two (2) miles from our site. Delivery services offered by Amazon, Kroger, and Walmart, which have no locations within Detroit, consistently peel customers away.

With survival of the Plaza in peril, we humbly requested a modification to our PD classification. On April 15<sup>th</sup> of this year, we applied to the Detroit City Planning Commission (CPC) to add a two-sided digital advertising sign which also would be a digital state-of-the-art sign and be available to our community partners for civic engagement messages. The digital advertising sign would be located at the southwest corner of the property, primarily facing the Southfield Freeway (M-39).

**ORDINANCE NO. 4-94  
CHAPTER 61  
TO REZONE FROM R6 TO PD,  
PROPERTY LOCATED AT  
NORTHEAST CORNER OF W. OUTER  
DRIVE AND SOUTHFIELD FREEWAY  
SERVICE DRIVE**

AN ORDINANCE to amend Chapter 61, by amending District Map No. 65 of Ordinance 390-G, the Official Zoning Ordinance, as amended.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT:

Section 1 That Chapter 61 of the 1984 Detroit City Code be amended by amending District Map No. 65 of Ordinance 390-G, as follows:

That District Map No. 65 be amended to show a PD zoning district classification where an R6 zoning classification is currently shown for property located at the northeast corner of West Outer Drive and the Southfield Freeway Service Drive and more specifically described as the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 12, Town 1 South, Range 10 East, lying East of and adjacent to the Southfield Expressway and North of and adjacent to Outer Drive except the North 20 feet thereof, being more particularly described as follows. Beginning at the Northeast corner of Outer Drive (150.00 feet wide) and the Southfield Freeway; thence North 89 degrees 54 minutes East, 1218.50 feet along the northerly right-of-way line of Outer Drive, thence North 00 degrees 05 minutes 32 seconds West, 557.00 feet to a point on the Southerly right-of-way line of Thatcher Avenue; North 89 degrees 55 minutes West, 1184.45 feet to a point on the Easterly right-of-way line of Southfield Freeway; thence due South along said right-of-way line 315.46 feet; thence continuing along the Easterly right-of-way line South 07 degrees 41 minutes 39 seconds West, 247.62 feet to the point of beginning.

And, that the City Council approves the site plan, building elevations and other development proposals for the Metro Medical Group development project described in the drawings prepared by Harley Ellington Pierce Yee Associates, Inc., and dated October 20, 1993, subject to the following conditions:

1. That the site plan and elevations be revised to show the following:

a. the installation of signage along the Southfield Freeway Service Drive at Thatcher Avenue indicating "No Right Turn to Through Traffic" and placement

of signage along the freeway service drive between McNichols and West Outer Drive indicating directions to the shopping center;

b. the installation of a poured concrete wall with brick pattern in a color complementary to the proposed grocery store and landscaping along the northern boundary of the property from the freeway service drive to Archdale Avenue;

c. designation of all driveway dimensions and radii;

d. designation of all driveway curb cuts along the southern side of West Outer Drive, across from the subject property;

e. an indication of the total number of loading spaces to be designated along the rear of the retail building and the relocation of at least 15 of these existing parking spaces to allow for those loading spaces; the relocated parking spaces should be sited where small landscaped islands in front of the retail shops are currently shown and/or where the large landscaped island is situated perpendicular to the main entrance of the medical clinic/office building;

f. the inclusion of brick on the front and side facades of the grocery store and retail buildings that will compliment the brick to be used in the construction of the medical clinic/office building;

g. installation of the new emergency utility access driveway to be located towards the eastern end of the property off Thatcher Avenue, north of the medical building;

2. that plans showing details of identification signage proposed on the site shall be submitted to the Planning Commission staff for review and approval;

3. that written approvals be received from the Department of Public Works-Traffic Engineering Division and the Wayne County Department of Public Services indicating that all conditions and concerns of these agencies have been satisfied;

4. that there be no sale of packaged liquor on the premises;

5. that the grocery store operating hours shall be no earlier than 7:00 a.m. and no later than 11:00 p.m.;

6. that final site, elevation and landscaping plans shall be submitted to the Commission staff for review and approval for consistency with preliminary plans approved by the City Council, prior to or at the time of application for a building permit;

7. that the uses permitted are uses allowed as a matter of right within the B3

zoning classification, and fast-food and carry-out restaurants as described in sections 93.0000 and 32.0079 of Detroit's Official Zoning Ordinance.

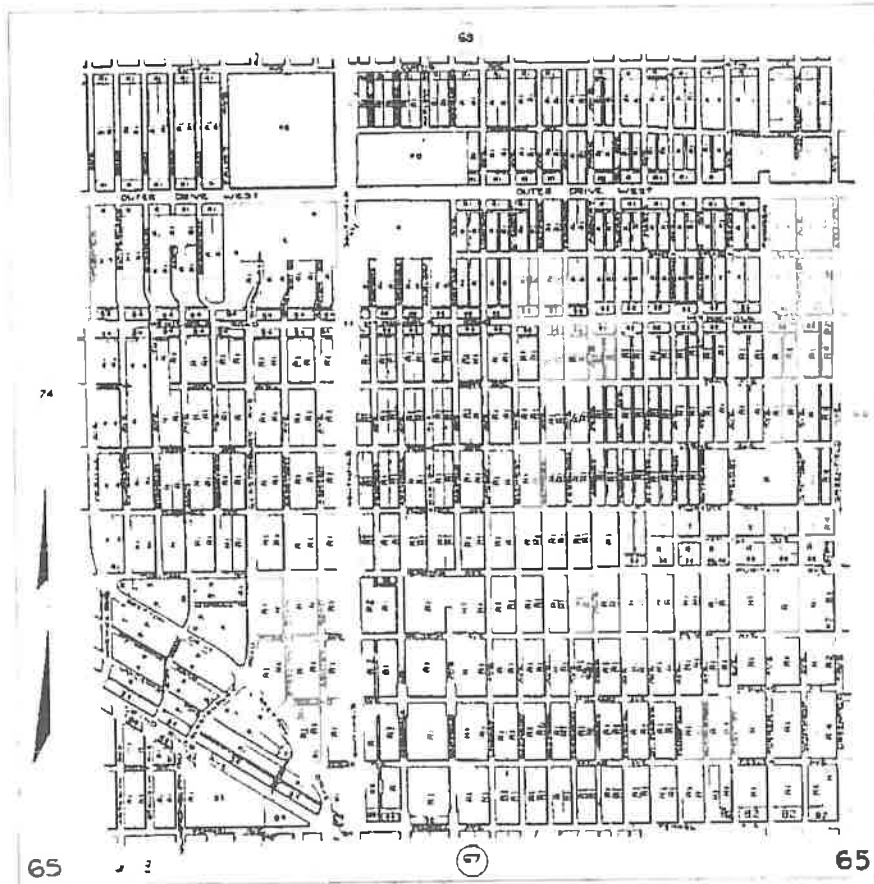
Section 2. All ordinances or parts or ordinances in conflict herewith be and the same are hereby repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety and welfare

of the people of the City of Detroit and is hereby given immediate effect.

(J.C.C. Pp 2507-8) December 1, 1993  
Passed January 19, 1994  
Approved February 1, 1994  
Published February 4, 1994  
Effective February 4, 1994

JACKIE L. CURRIE  
City Clerk



**ORDINANCE NO. 30-03  
AN ORDINANCE TO AMEND  
CHAPTER 61 OF THE 1984 DETROIT  
CITY CODE, THE OFFICIAL ZONING  
ORDINANCE OF THE CITY OF  
DETROIT, BEING ORDINANCE 390-G,  
AS AMENDED, BY MODIFYING THE  
APPROVED PLANS OF AN EXISTING  
PD (PLANNED DEVELOPMENT  
DISTRICT), WHICH WAS  
ESTABLISHED BY ORDINANCE  
NO. 4-94, SHOWN IN ARTICLE XV,  
DISTRICT MAP NO. 65 FOR THE LAND  
GENERALLY LOCATED IN THE AREA  
BOUNDED BY WEST OUTER DRIVE  
AND THE SOUTHFIELD FREEWAY  
SERVICE DRIVE, THATCHER AVENUE  
AND LINDSAY AVENUE.**

AN ORDINANCE to amend Chapter 61 of the 1984 Detroit City Code, the Official Zoning Ordinance of the City of Detroit, being Ordinance 390-G, as amended, by modifying the approved plans of an existing PD (Planned Development District), which was established by Ordinance No. 4-94, shown in Article XV, District Map No. 65 for the land generally located in the area bounded by West Outer Drive and the Southfield Freeway Service Drive, Thatcher Avenue and Lindsay Avenue.

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:

Section 1. Article XV, Chapter 61 of the 1984 Detroit City Code, which is the Official Zoning Ordinance of the City of Detroit, being Ordinance 390-G, by amending Article XV, District Map No. 65 is amended as follows:

The approved plans are modified for the existing PD (Planned Development District) classification which was established by Ordinance No. 4-94 shown in District Map No. 65 for the land generally located in the area bounded by West Outer Drive, the Southfield Freeway Service Drive, Thatcher Avenue and Lindsay Avenue, more specifically described as

Commencing at a brass disk in monument box at the west quarter corner of Section 12, Township 1 South, Range 10 East; thence along the west line of said section South 00 Degrees 06 Minutes 15 Seconds West 1242.65 feet to the westerly extension of the north line of Outer Drive, 150 feet wide; thence along the westerly extension of the north line of Outer Drive South 90 Degrees 00 Minutes 00 Seconds East 101.58 feet (recorded as 102.00 feet) to a concrete monument on

the easterly line of the Southfield Freeway (Highway — 39) as recorded in Deed Liber 14431, Page 491, Wayne County Records, being the point of beginning of overall parcel, thence along the easterly line of the Southfield Freeway North 07 Degrees 42 Minutes 20 Seconds East (recorded as North 07 Degrees 41 Minutes 39 Seconds East) 249.46 feet (recorded as 249.73 feet); thence continuing along the easterly line of the Southfield Freeway North 00 Degrees 06 Minutes 15 Seconds East (recorded as north) 315.46 feet (R&M) to a point on the south line of Thatcher Avenue (50' wd.) as acquired by the City of Detroit on August 26, 1952 J.C.C. Pg. 2029; thence along the south line of Thatcher Avenue South 89 Degrees 49 Minutes 09 Seconds East (recorded as South 89 Degrees 55 Minutes 00 Seconds East) 1317.18 feet; thence South 00 Degrees 02 Minutes 06 Seconds West 558.51 feet to a point on the north line of Outer Drive (150' wd.); thence, along the north line of Outer Drive North 90 Degrees 00 Minutes 00 Seconds West (recorded as North 89 Degrees 54 Minutes 00 Seconds West) 1350.85 feet (M) to the point of beginning of overall parcel; containing 17.049 acres (742.666 Sq. Ft.) of land, more or less.

The City Council approves the development proposal, site plan, and elevations submitted by the Farbman Group/College Park Partners to modify the approved PD Development Proposal, site plan and elevations by adding 17,752 square feet of retail space to an existing 81,071 retail building as described in the site plan prepared by Vantine & Guthrie, dated October 11, 2002, and the elevations and plans received by the City Planning Commission on November 21, 2002, subject to the following conditions:

1. That the site plan be amended to show elimination of the twelve-space parking lot to provide for maintenance of existing greenspace, with the understanding that parking on the site will be re-evaluated in approximately one year.

2. That the landscaping plan be amended to show enhanced landscaping, including a generous amount of evergreens, along the outside of the existing wrought iron fence on the northern boundary.

3. That the conditions specified in the original approval to rezone the development site remain effective, including the following:

A. That uses allowed on the site be restricted to uses permitted as a matter of right in the B3 (shopping district) zoning



district and fast-food and carryout restaurants;

B. That there be no sale of packaged liquor on the premises, and

C. That operating hours shall be no earlier than 7:00 A.M. and no later than 11:00 P.M.

4. That final site plans, elevations and landscaping plans be submitted to the Planning Commission staff for review and approval for consistency with preliminary plans, prior to or at the time of application for applicable permits.

The development proposal, site plan and elevations approved in this Ordinance are incorporated herein by reference and shall be filed with the City Planning Commission and the Buildings and Safety Engineering Department in accordance with Section 110.0101 of the Official Zoning Ordinance of the City of Detroit

Section 2. All ordinances or parts of

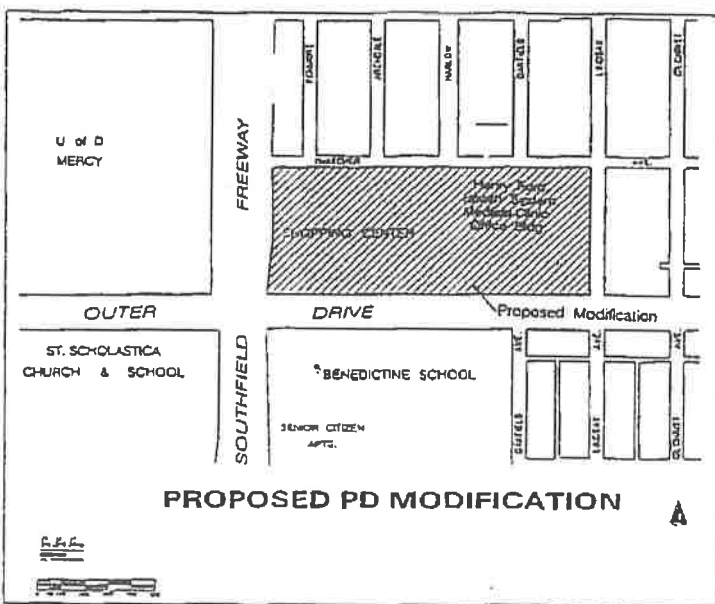
ordinances in conflict with this ordinance are repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the people of the City of Detroit.

Section 4. If this ordinance is passed by a two-thirds (2/3) majority of City Council members serving, it shall be given immediate effect and shall become effective upon publication in accordance with Section 4-116 of the 1997 Detroit City Charter; otherwise, it shall become effective in accordance with Section 4-115 of the 1997 Detroit City Charter.

(J C C p ) June 18 2003  
 Passed August 1 2003  
 Approved August 12 2003  
 Published August 20 2003  
 Effective August 20 2003

JACKIE L. CURRIE  
 City Clerk



## PROPOSED COLLEGE PARK BILLBOARD

- Proposed to function as both an on-premises business sign and an off-premises advertising sign.
- Proposed to have a sign face of 672 square feet (14' X 42').
- Proposed to stand 70 feet in height.

City of Detroit laws governing on-premises business signs are stated in Chapter 3 of the 1984 Detroit City Code. Chapter 3 makes no provisions for variances to be granted

### Sec. 3-7-6. Restrictions on business signs in specified locations.

(e) *Multiple-tenant shopping center having four (4) or more separate businesses.*

(1) One (1) ground sign is allowed, not to exceed a maximum sign area of one hundred and fifty (150) square feet. Where a development site has a minimum of two hundred (200) feet of frontage on each of two (2) major or secondary thoroughfares, as identified in the Detroit Master Plan of Policies, a second freestanding sign shall be permitted with the same size limitations as the first permitted sign, provided, that the distance between the two (2) signs is not less than three hundred (300) feet measured along the road frontage.

(2) Each separate business within a multiple-tenant shopping center may display as much as twenty-four (24) square feet of business wall signage, provided that more than twenty-four (24) square feet of business wall signage is allowed where the total area of all business signage for the business does not exceed one (1) square foot of area for each one (1) lineal foot of storefront width occupied by each separate business. Where a shopping center has exposure along two (2) streets, the allowable sign area for the corner or end unit shall be calculated separately for each street frontage. The total area of all business wall signs for the corner or end business shall not exceed one (1) square foot of area for each one (1) lineal foot of street frontage. In no instance shall the total business signage for any one (1) business in a multiple-tenant shopping center exceed five hundred (500) square feet. Wall signs that are composed of either individual freestanding letters or boxed signs with frames shall be consistent in shape and height, such as rectangular, triangular, or circular, with every other such sign permitted on the premises of the shopping center.

NOTE: Even if there were no signage at College Park today, the proposed 672 sq ft ground sign would exceed the maximum 150 sq ft of signage permitted by Chapter 3. Chapter 3 does not authorize City Council to allow excess shopping center signage.

City of Detroit laws governing off-premises advertising signs are stated in Chapter 61 of the 1984 Detroit City Code (Zoning) and by the Planned Development Ordinances that established and modified the PD zoning (Ord. Nos. 4-94, 40-98, and 30-03).

- Ord. No. 30-03 (College Park PD) includes the following condition: "3.A. That uses allowed on the site be restricted to uses permitted as a matter of right in the B3 (shopping district) zoning district and fast-food and carryout restaurants."
- The B3 zoning district does not permit off-premises advertising signs on a by-right basis; Sec. 61-9-64(3) and Sec. 61-6-67.
  - **Sec. 61-6-67. Advertising signs as a conditional land use in certain districts.**
  - In order to promote greater traffic safety, to enhance environmental aesthetics, and to ensure greater public participation in decisions over the placement of advertising signs in the City of Detroit, advertising signs are hereby designated as a conditional land use in the B2, B3, B4, M1, M2, and W1 Districts. No advertising sign shall be approved by the Buildings and Safety Engineering Department or the Board of Zoning Appeals on appeal, unless all of the findings are made pursuant to the standards in ARTICLE III, DIVISION 7, Subdivision C of this Chapter in addition to the following two (2) advertising sign standards:
    - (1) That, based on the recommendation of the Department of Public Works Traffic Engineering Division, the placement of the advertising sign on the zoning lot will not impair the traffic safety of motorists and pedestrians; and
    - (2) That, based on the recommendation of the Planning and Development Department, the placement of the advertising sign on the zoning lot will not be detrimental to environmental aesthetics by obstructing views of significant architectural or natural features.
- Advertising signs are prohibited close to schools and playgrounds:
  - **Sec. 61-6-57. Spacing from schools, playgrounds, parks, and historic districts.**
  - Advertising signs shall not be permitted:
    - (1) Within five hundred feet (500'), measured linearly, of any school site, public playground, or public park;
- Freeway advertising signs are limited to 60 feet where not too close to residential (Sec. 61-6-74); the proposed sign would be 70 feet in height.
- Freeway advertising signs are required to be at least 125 feet from the edge of the traveled roadway (Sec. 61-6-69); the proposed sign would be 66 feet.





CPC File #: \_\_\_\_\_

Date of Filing: \_\_\_\_\_

RE: \_\_\_\_\_

City Planning Commission  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
(313) 224-6225 (phone)  
(313) 224-4336 (fax)

**APPLICATION FOR DEVELOPMENT PROPOSAL APPROVAL IN THE  
PD (PLANNED DEVELOPMENT), PC (PUBLIC CENTER) AND  
PCA (RESTRICTED CENTRAL BUSINESS DISTRICT) ZONING DISTRICTS**

The City Council of the City of Detroit requires a report and recommendation from the City Planning Commission on development proposals proposed in PD, PC, and PCA zoning districts. Please provide the following necessary information regarding the proposal so that the Commission may proceed in its review and processing of this request.

Section 61-3-3 of the Detroit Zoning Ordinance states that application for rezoning may be initiated by petition from:

1. all owners of the property that is the subject of the application;
2. the owners' authorized agents;
3. any review or decision-making body; or
4. other persons with a legal interest in the subject property, such as a purchaser under contract.

Petitions of the City Council are to be made through the City Clerk, via separate written request prepared by the applicant or the completion of form available from the City Planning Commission.

The applicant will be notified at least seven (7) days prior to the meeting at which the proposal will appear on the Commission's agenda.

The applicant (or a representative of the applicant) is expected to be in attendance at the required public hearings to present the proposal and to answer any questions regarding the matter.

The City Planning Commission may request all necessary information pertaining to any development matters referred to it by the City Council in carrying out its duties as set forth in Section 4-302 and 6-204 of the 2012 City Charter.

Failure to answer all pertinent questions and to supply all of the requested information will delay processing of this proposal.

NOTE: Applicants proposing a rezoning to the PD (Planned Development District) zoning classification must complete this application.

Signature of Applicant: J.P. [Signature]

Date: 4/15/19

ZONING FEE:

Effective January 11, 1995, the applicant will be charged a fee for the processing of a request to rezone property. The fee schedule is as follows:

<u>Size of Property</u>	<u>Fee</u>
One acre or less	\$350.00
Over one acre	\$350.00 for the first acre plus \$25.00 for each additional acre to a maximum of \$1,000.00

Payment of the fee must be in the form of a check or money order payable to the "City of Detroit - Treasurer". When the City Planning Commission has accepted payment, the applicant should formally submit the petition to the office of the City Clerk.

ZONING CHANGE PROCEDURES:

A change in the zoning classification on property located within the City of Detroit requires action by the City Planning Commission (after the holding of a State-required public hearing) and approval by the City Council (after the holding of a Charter-required public hearing).

A change in zoning usually takes from three to four months to accomplish (from the date of submittal of the complete application to the effective date of the zoning change).

At each of the required public hearings, all owners of property, residents, businesses and known community organizations within 300 feet of the property in question are notified of the proposal and of the time, date and place of the hearing. The applicant will be responsible for posting public notice of the public hearing on the property in question in a manner acceptable to the Planning Commission. The persons so notified are invited to attend the hearing, hear presentations on what is being proposed, and express their opinions on the proposal if they so desire.

It is mandatory that the applicant, or the applicant's officially designated representative, attend both of the public hearings and justify to the satisfaction of the members of the City Planning Commission and the members of the City Council that the current zoning classification is inappropriate, and that the proposed change and resultant development can take place and be accomplished without adversely affecting the surrounding properties.



ITEMS 1 - 20 TO BE COMPLETED BY ALL APPLICANTS

(1) Name of Applicant: Outer Drive & Southfield, LLC  
Address of Applicant: 555 Friendly St.  
City, State, Zip Code: Pontiac, MI 48341  
Telephone Number: (248)-579-1963

(2) Name of Property Owner: Jerry Pattah / Timothy Pattah / Rodney Gappy (Property Manager)  
Address of Property Owner: 555 Friendly St.  
City, State, Zip Code: Pontiac, MI 48341  
Telephone Number: (248)-579-1963

(3) Name of Architect (if any): \_\_\_\_\_  
Address of Architect: \_\_\_\_\_  
City, State, Zip Code: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

(4) Proposed Manager (if any): Timothy Pattah / Rodney Gappy (Property MANAGER)  
Address of Manager: 555 Friendly St.  
City, State, Zip Code: Pontiac, MI 48341  
Telephone Number: (248)-579-1963

(5) Name of Developer: Outer Drive & Southfield, LLC  
Address of Developer: 555 Friendly St.  
City, State, Zip Code: Pontiac, MI 48341  
Telephone Number: (248) 579-1963

(6) Title of Proposal: Digital Billboard Addition To Development

(7) General Description of Proposal: To install a two(2) sided monopole  
Digital Advertising structure to be located in the southwest  
corner of the property to be viewed by Southfield Freeway Travelers.

(8) Address of Subject Parcel: 7910-7990 Outer Drive

Between M-39 and Lindsey  
(Street) (Street)

(9) Legal Description of Subject Parcel: (May be attached)

see attached

(10) General Location of Subject Property:

Northeast corner of M-39 and Outer Drive south of seven mile  
on the greenspace, total ground area is 116 sq. feet.

(11) Present Zoning of Subject Parcel:

PD - Planned Development

(12) Proposed Zoning of Subject Parcel (if change is being requested):

Same - no changes

(13) Size of Subject Parcel (Dimensions): 560' x 701'

(Acreage): 7.6

(14) If rezoning to PD is proposed, state reason why the present zoning classification is not appropriate and why the PD zoning classification is more appropriate.

N/A

(15) Zoning of Adjacent Properties:

To the North - R1-R2

To the South - R1

To the East - PD

To the West - R6

(16) Development of Adjacent Properties:

To the North - Single Family residential

To the South - Old Redford Academy (Formerly Benedictine Catholic High School)

To the East - Henry Ford Medical Center / Eastern University

To the West - WCCC Campus

Size of Proposed Structure(s)

(17) Ground Coverage Dimensions of Each Structure:

(A) 16 square feet

(B)

(C)

(D)

(E)

(18) Gross Square Footage of Each Total Structure and Each Floor of Each Structure(s):

(A) 16 square feet on the ground

(B) 672 square feet in the air | Two sides

(C) \_\_\_\_\_

(D) \_\_\_\_\_

(E) \_\_\_\_\_

(19) Height (in stories and feet) of Each Structure(s):

(A) 70' high Monopole sign

(B) \_\_\_\_\_

(C) \_\_\_\_\_

(D) \_\_\_\_\_

(E) \_\_\_\_\_

(20) Total Gross Square Footage of All Structures: 16 square feet on the ground

\_\_\_\_\_

**COMPLETE LINES 21 – 25 IF RESIDENTIAL DEVELOPMENT IS PROPOSED**

(21) The total number of each type of residential building proposed (townhouse, garden apartments, etc.)

\_\_\_\_\_  
\_\_\_\_\_

(22) Total Number of Dwelling Units: \_\_\_\_\_ of which

\_\_\_\_\_ are efficiency units of \_\_\_\_\_ sq. ft. each;

\_\_\_\_\_ are 1-bedroom units of \_\_\_\_\_ sq. ft. each;

\_\_\_\_\_ are 2-bedroom units of \_\_\_\_\_ sq. ft. each;

\_\_\_\_\_ are 3-bedroom units of \_\_\_\_\_ sq. ft. each; and

\_\_\_\_\_ are other (specify) \_\_\_\_\_ of \_\_\_\_\_ sq. ft. each.

(23) Anticipated Rent Structure: \_\_\_\_\_

(24) Number of Subsidized Units: \_\_\_\_\_

(25) Special Amenities Provided (swimming pool, community area, outdoor recreation, etc.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(26) IF NON-RESIDENTIAL DEVELOPMENT IS PROPOSED, STATE IN DETAIL THE INTENDED USE OF THE BUILDING(S):

Not a building but a Digital sign to be used for businesses in Shopping center, Advertise community events, and local Businesses

\_\_\_\_\_  
\_\_\_\_\_

**COMPLETE ITEMS 27 - 29 IF THE PROPOSED DEVELOPMENT IS WITHIN A CITIZENS' DISTRICT COUNCIL AREA**

(27) Name of Citizens' District Council: N/A

(28) Date of Citizens' District Council Approval: N/A

(29) Date of Detroit Housing Commission Approval: N/A

REMAINING ITEMS TO BE COMPLETED BY ALL APPLICANTS

(30) Total Number of Off-Street Parking Spaces Proposed: None of which None will be structure parking and None will be surface parking.

(31) Size of Surface Parking Area (square feet): N/A

(32) Size of Parking Structure Ground Coverage (square feet): N/A

(33) Number of Levels: N/A

(34) Number of off-street parking spaces required by Zoning Ordinance: 0

(35) Types of Financing/Subsidy Mechanisms: N/A

(36) (IF APPLICABLE) Number and type of structure(s) presently existing on site that are to be demolished as part of this development:

None

(37) (IF APPLICABLE) Legal description of streets and alleys (or portions thereof) to be vacated (a separate sheet must be attached justifying in substantial detail such vacations and stating impact such vacations would have on adjacent properties; in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these vacations, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application)

N/A

(38) (IF APPLICABLE) Legal Description of streets and alleys to be dedicated (may be attached); (in addition, because staff of the Commission will be contacting the Department of Transportation, the Department of Public Works, the Police Department and the Fire Department and requesting each Department's official written opinions on these dedications, time will be saved if the applicant has already made the necessary contacts and has attached the Department's official opinions in writing to this application):

Once approved, will go through the normal Permitting Processes

(39) (IF APPLICABLE) Nature of Necessary Modification to an Adopted Development Plan:

To be able to market the property tenants (businesses) to travelers, primarily on the Southfield Freeway. No Outer Drive exit, so we want to make people aware that they must exit at 6 or 7 mile.

(40) Describe any energy saving features of this development:

The billboards will be using the latest and newest low energy consumption LED lights technology (see attached).

(41) Community Organizations and/or Block Clubs contacted by applicant:

Group Name/Address

Contact Person/Phone Number


(42) Adjacent Property Owners, Businesses or Residents contacted by Applicant:

<u>Name</u>	Indicate:		<u>Address</u>	<u>Address of Adjacent Property</u>	<u>Phone</u>
	<u>Owner</u>	<u>Business Resident</u>			
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

(43) Number of new employees anticipated as a result of this proposal:

Temporary: \_\_\_\_\_

Permanent: \_\_\_\_\_

(44) Anticipated Beginning Construction Date: within 30 days of permit issuance.

(45) Anticipated Construction Completion Date: Partial- August 2019

Total- August / September 2019

(46) Letters of Review and/or comment from Reviewing Agencies attached:

___ D-DOT	Dated: _____
___ Planning & Development	Dated: _____
___ Recreation	Dated: _____
___ Police	Dated: _____
___ Fire	Dated: _____
___ Public Lighting	Dated: _____
___ Aviation	Dated: _____
___ Air Quality Management	Dated: _____
___ DPW	Dated: _____
	Dated: _____
	Dated: _____



## PLANS AND MAPS:

Submit ten (10) copies of plans and maps of the proposed development at a scale of not less than 1" = 20' if the subject parcel is under 3 acres, and not less than 1" = 100' if the subject parcel is 3 acres or more. Such plans and maps are to be fully dimensional and must include the following details:

- A. Outline of subject parcel with all adjacent and abutting public right-of-way lines.
- B. Layout and configuration of all buildings presently existing on the subject parcel.
- C. Layout and configuration of all proposed buildings and existing buildings to remain on the subject parcel.
- D. Layout and configuration of proposed parking area(s), access road(s), and screening, as well as vehicular and pedestrian circulation patterns within and adjacent to the site.
- E. Sign location(s) and detail(s) (if applicable).
- F. Survey indicating existing on-site utility easement(s) and installation location(s).
- G. Landscaping plan indicating height (existing height or height at time of planting), species and location of such, and indicating which are existing and which are to-be-planted.
- H. All elevations of proposed building(s) with indication of the type of exterior materials to be used.
- I. Location and design of pedestrian and driveway/parking area lighting fixtures (if applicable).
- J. Location of alleys and/or streets to be vacated and/or dedicated (if applicable).
- K. Location of all outside trash or rubbish storage areas.

# COLLEGE PARK COMMONS SHOPPING PLAZA

7910 WEST OUTER DRIVE, DETROIT, MICHIGAN 48235

8-1-19

ATTACHED IN THIS PACKET IS A PETITION IN SUPPORT OF  
THE PROPOSED DIGITAL SIGN LOCATED IN THE  
SOUTHWEST CORNER OF THE PLAZA. THE SIGNATURES  
WERE COLLECTED AT TWO DIFFERENT TIME PERIODS,  
WHICH WERE COLLECTED PRIOR TO A NOTICE FROM THE  
CITY PLANNING COMMISSION BEING SENT TO  
SURROUNDING NEIGHBORS. THE FIRST GROUP OF  
SIGNATURES TOTALING 560 WAS COLLECTED STARTING ON  
4-6-18 THROUGH 4-26-18. THE SECOND GROUP OF  
SIGNATURES TOTALING 117 WAS COLLECTED  
ON 5-29-19 & 5-30-19. ALSO ENCLOSED IS A COPY OF THE  
PUBLIC HEARING LETTER THAT WAS SENT OUT TO THE  
NEIGHBORING COMMUNITY.

Legislative Policy

AUG 01 2019

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair Secretary

Marcell R. Todd, Jr.  
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)

Brenda Goss Andrews  
Lisa Whitmore Davis  
Damon Ellis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

## NOTICE OF A PUBLIC HEARING

The City Planning Commission will hold a public hearing in the Committee of the Whole Room, 13<sup>th</sup> floor of the Coleman A. Young Municipal Center, on

**THURSDAY, AUGUST 1, 2019 AT 6:30 PM**

to consider a request for a PD (Planned Development) Modification from Jerry Pattah, Timothy Pattah and Rodney Gappy by amending Ordinance No. 30-03 which amended Article XVII, District Map 65 of Chapter 61 of the 1984 Detroit City Code. Zoning, on land bounded on the north by Thatcher Avenue, on the east by Harlow Avenue (extended), on the south by W. Outer Drive and on the west by the Southfield Freeway north service drive. The subject property is indicated on the accompanying map.

The proposed PD modification would modify the previously approved site plans and allow for the establishment of a two-sided monopole digital advertising billboard, measuring 70 feet in height with a total of approximately 1,363 additional square feet of signage.

The zoning district is generally defined by the Zoning Ordinance as follows:

### **PD – PLANNED DEVELOPMENT DISTRICT**

This district will permit planned developments throughout the City and will be particularly useful in urban renewal areas. Such planned developments shall be substantially in accord with the goals and objectives of the Master Plan, by having a major land use that corresponds to the most general category of land use, which are Residential, Public Civic/Institutional, Retail Service Commercial, Manufacturing and Industrial, and Other, proposed in the Master Plan for the area involved. Such planned developments shall provide a desirable environment for the uses proposed and shall not be out of harmony with their general surroundings. The regulations of the district are designed to accomplish this by permitting flexibility in overall development while ensuring adequate safeguards and standards for public health, safety, convenience, and general welfare and, where applicable, encouraging historic preservation.

The proposed modification is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 4 of the Detroit Zoning Ordinance. A PD rezoning requires the approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission.

You may present your views on this proposal by attending this hearing, by authorizing others to represent you, or by writing to this office prior to the hearing: 2 Woodward Avenue, Room 208, Detroit, Michigan 48226 (FAX: 313-224-4336). Because it is possible that some who are affected by this proposal may not have been notified, it is suggested that you kindly inform your neighbors so that they too may express their positions if they so desire.

With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the *Civil Rights, Inclusion and Opportunity Department* at [313-224-4950](tel:313-224-4950), through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.

Petition in support of amending the College Park Commons Plaza Planned Development Agreement to install a larger digital display "Business Sign". The proposed sign will add more visibility to attract traffic from Southfield Freeway to the plaza and help improve the business viability in the area. The digital display will give greater exposure and opportunities not only to the tenants in the plaza but, other local businesses in the region too. These three variances are required and must be part of City Councils approval:

- A. Height variance - 35' allowed, 70' proposed
- B. Front Setback - 25' required, 5' proposed
- C. Distance from traveled edge of freeway - 125' required, 65' proposed
- D. Distance from school, park or playground - 500' required, 170' proposed

We the undersigned are in support of amending the Planned Development with the required variances for the installation of a large plaza digital display sign.

Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Elizabeth Dudley</i>	Elizabeth Dudley	17300 Southfield Fwy #306 #509	48235	4-6-18
<i>Karen Taylor</i>	Karen Taylor	17300 Southfield #509	48235	4-9-18
<i>Cindy Grant</i>	CINDY GRANT	11 #508	48	4/9/18
<i>Azundra Boyd</i>	Azundra Boyd	11	48235	4-9-18
<i>Helmin Williams</i>	Helmin Williams	17300 Southfield	48235	4-9-18
<i>Sylvia Jenkins</i>	Sylvia Jenkins	11	48235	4-9-18
<i>Tracey Johnson</i>	TRACEY JOHNSON	17300 Southfield Fwy	48235	4-9-18
<i>Ann's Saunders</i>	Ann's Saunders	17300 Southfield Fwy	48235	4-9-18
<i>Reta Armstrong</i>	RETA ARMSTRONG	17300 Southfield	48235	4-9-18
<i>Doris Register</i>	Doris Register	4	"	4-9-18
<i>Arvela Silver</i>	ARVELA SILVER	"	"	4-9-18
<i>Joyce Pickett</i>	Joyce Pickett	17300 Southfield	48235	4-9-18
<i>Marie Rowe</i>	MARIE ROWE	"	"	4-9-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>James Williams</i>	JAMES WILLIAMS	17300 Southfield Dr 501	Greenhouse	4-9-18
<i>Victoria Montgomery</i>	VIDA MONTGOMERY	11	11	4-9-18
<i>S. Fields</i>	S. Fields	11	118	4-09-18
<i>Lillian Mitchell</i>	Lillian Mitchell	"	316	4-09-18
<i>Harold HARRIS</i>	HAROLD HARRIS	11	302	4-10-18
<i>Cynthia Davis</i>	CYNTHIA DAVIS	11	716	4-10-18
<i>Tracee L. Miller</i>	Tracee L. Miller	20512 Warrington Dr.		4-16-18
<i>Leonard Miller</i>	Leonard Miller	20512 Warrington Dr.		4-16-18
<i>Mr. Ronald Kelly</i>	RONALD KELLEY	20154 MEYERS 48235		4/16/18
<i>Michael White</i>	MICHAEL WHITE	18626 Weyford 48234	Central Alarm	4/16/18
<i>Deborah Caldwell</i>	Deborah Caldwell	18620 Weyford 48234	Ask Dr Debbay LLC	4/16/18
<i>Crystal White</i>	Crystal White	18626 Weyford 48234		4/16/18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Albert Dick</i>	ALBERT DICKS	16212 STRATHMORE	ALL WORKS NO PLAY HOME REPAIR	4/9/18
<i>Wanda Stephens</i>	DANIEL STEPHENS	17300 Southfield		4/12-18
<i>Geety Gouen</i>	Jaymie Gouen	18728 GASTARBUCK	48219	4/12/18
<i>Ed P. McPeters</i>	EMANUEL McNELLY	17300 Southfield RD	48235	4/12/18
<i>Horace Sampson</i>	HORACE SAMPSON	17300 Southfield Rd	48235	4/12/18
<i>Gr. K. G.</i>	Jerome Flowers	17300 Southfield	48235	4/12/18
<i>Jim Munn</i>	Kristen Munn	18665 Bilwood	48221	4/12-18
<i>Glenn Clark</i>	DAVID CHESTER	17300 Southfield Hwy 411	48235	4/12/18
<i>Richard Sampson</i>	Richard Remson	78300 Southfield Hwy 811	11	4/12-18
<i>Carolyn Monroe</i>	Carolyn Monroe	17300 Southfield Hwy	48235	4/12/18
<i>Bertha Munn</i>	BERTHA GREENING	17300 Southfield	48235	4-12-18
<i>Jeanne Muffield</i>	Jeanne Muffield	17300 Southfield	48235	4-12-18
<i>Arthe Munn</i>	ARISTA MUNS	17300 Southfield	48235	4-12-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
	Janice Williams	Greenhouse # 618		4-12-18
	Connie Shorter	n # 122		4
	Charles Wooten	Greenhouse		4-12-18
	Joyce Perkins	17300 Southfield # 48235		4-12-2018
	Kimberly Galk Gordan	17300 Southfield # 717 48235		4-13-2018
	Arthur Tidwell	Greenhouse 903		4-13-18
	Virgil Smith	20166 Meyers Rd 48235		4-13-18
	Derrick Connolly	19255 WEXFORD		4-13-18
	BRIAN KELLEY	20166 MEYERS		4/13/18
	Odie Hall	18318 Oak Drive 48221		4/13/18
	Adam Smith	13290 Outer Br 48207		4-13-18
	Jailyn Kelly	20178 Meyers Rd 48235		4/13/18
	Ezer Williams	20156 Meyers Rd 48235		4/13/18

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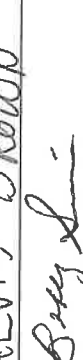








Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
	Brandon U. Morsan	7300 Southfield Freeway Apt 320	N/A	4/18/18
	Andre Miles	20161 Meyer	N/A	4/19/18
	Philip Graddy	18668 Wexford		4/16/18
	Ayre Evans	22915 Longfellow St		4/16/18
	Phillip D. Noone	20180 Meyers Rd	N/A	4/16/18
	Melissa Everette	5438 Hartford		4/16/18
	Thomas Hines	12039 Prest		4-19-18
	VINCE LONG	20519 ASHTON		4-19-18
	Vincent A. Merser	20144 Meyers Rd	N/A	4-19-18
	LANCE BARBRIAL	1058 E Keanwood Detroit MI 48234		4/19/18
	DRIFAN CHARLES	18640 Fenmore Detroit 48235		4/19/18
	Duane C. Simpson	1999a Meyers Ln		4/20/18
	Debra Stapleton	3535 3RD AVE		4 20 18



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<u>Signature</u>	<u>Name Printed</u>	<u>Resident or Building Address</u>	<u>Business Name</u>	<u>Date Signed</u>
	Benny Terrell	85830 Reimsaville, Ferndale, MI		4/20/18
	KAREN M. MILES	201101 MEYERS 48235		4-20-18
	RAYMOND CHUBB	Raymond Hall		4-20-18
	ALVIS BROWN	ALVIS BROWN		4/20/18
	Bobby Sims	11701 MEN DOLO		4/20/18
	TAMARA LINDZEY	20501 ROGGE		4/21/18
	Terin Kelley	112107 McKinney		4/21/18
	THOMAS MILLER	20200 MAYERS		4/21/18
	Michael Ford	20122 Manor		4/21/18
	JAMES FORD	19508 Cherrylawn		4/21/18
	ROBERTA FORD	19508 Cherrylawn		4-21-18
	VANESSA R. BELL	24526 Skewissee		4-21-18
	CHOKA JOHNSON	20038 Cooley St 48279		4-21-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
	Audrey E. Smith	18082 Parkside		4/21/18
	DANIEL AHMED	18600 Sorrento		4/21/18
	Masha Epps	17547 Parkside		4/21/18
	Barbara Epps	16609 Monica		04-21-18
	Angela Bullock	17547 Parkside St		04/21/18
	Dianne Kennedy	1152 Hickombard 103		4/21/18
	Tamar Smith	15850 Prest St		4-21-18
	Sander Gale	1934 Louise St		4-21-18
	BUNDY	1956 Winthrop St		4-21-18
	Bert W. Dearing III	5329 West Outer Drive		4/21/18
	Arthe A. Dearing	5336 West Outer Drive		4/21/18
	Jamien Nixon	20120 Lichfield Rd		4-21-18
	Cheryl Dixon	20178 Meyers Rd.		4-21-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>[Signature]</i>	JOHN F. MANCE	18405 PARKSIDE ST DETROIT MI 48221		4/21/18
<i>[Signature]</i>	AUL T EVANS	19920 MARYSVILLE DR DETROIT MI 48221		4/21/18
<i>[Signature]</i>	MARQUEE WARDEN	19203 MENDOTA		4/21/18
<i>[Signature]</i>	JERRY PATTON	11116 WARBURN		4/22/18
<i>[Signature]</i>	Beatrice Gump	19840 Telegraph Apt #4		4/22/18
<i>[Signature]</i>	Sherrine Kowalec	19198 Harlow st		4/22/18
<i>[Signature]</i>	Vernia Mitchell	17168 Warwick st		4-22-18
<i>[Signature]</i>	Quanta A Boyer	15858 Sussex		4-22-18
<i>[Signature]</i>	Eboni Boyer	15858 Sussex DETROIT MI 48223		4/22/18
<i>[Signature]</i>	A. Jones	14215 Greenville		4/22/18
<i>[Signature]</i>	D. D. HARRIS	18750 AVON		4/22/18
<i>[Signature]</i>	Tanisha Kelly	18476 Glastonbury		4-22-18
<i>[Signature]</i>	Courtney Miron	16127 E. New St		4-22-18

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<u>Signature</u>	<u>Name Printed</u>	<u>Resident or Building Address</u>	<u>Business Name</u>	<u>Date Signed</u>
	Wynne Payne	19133 Rotherford		4-22-18
	Robert Speaks	14048 Auburn		4-22-18
	Dawn Marshall	13366 Hawthell		4-22-18
	Queenie McDonald	17215 WARD		4-22-18
	Yolanda Puryear	2211 W. Grand St.		4-22-18
	FRANKS DADIAN	1855 Birkhoisk		4-22-18
	Jaace Bryan Holley	19961 Oakfield		4/22/18
	DOUGLAS HALL	17344 MURRAY HILL		4-22-18
	Stephen Bauer	17571 Katherineford		4-22-18
	Krystal Demos	1605 Curtis		4-22-18
	Krystal Demos	16735 Archdale		4/22/18
	Keila Gunn	8242 Birch		4/22/18
	Sharekia Green	19377 ST MARYS		4/22/18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>T. M. M. M.</i>	Terrence HAN	19751 STRATTON		4/22/18
<i>H. M. M. H.</i>	Karon Mullett	18701 Strasburg		4/22/18
<i>B. U. U.</i>	Brianna Dum	18940 Curtis		4/22/18
<i>M. U. U.</i>	Matth Schuster	17531 Ferguson		4/22/18
<i>F. U. U.</i>	Frank J. Sanders	4306 Alameda		4/22/18
<i>T. U. U.</i>	Tina Thomas	8801 Dawes		4/22/18
<i>L. U. U.</i>	Avin Malone	9354 Pierson		4/22/18
<i>T. U. U.</i>	A. WILKINSON	14434 S. BARKER BL		4/22/18
<i>M. U. U.</i>	Malissa Mitchell	16870 Ashton		4/22/18
<i>S. U. U.</i>	Sarah K. K. K.	16870 Ashton		4/22/18
<i>C. U. U.</i>	Cardella June	9663 Strickman		4-22-18
<i>M. U. U.</i>	Michael Brown	15740 Ardmore		4-22-18
<i>M. U. U.</i>	Meinda Dejesus	12725 Santa Clara		4-22-18

Petition in support of amending the College Park Commons Plaza Planned Development Agreement to install a larger digital display "Business Sign". The proposed sign will add more visibility to attract traffic from Southfield Freeway to the plaza and help improve the business viability in the area. The digital display will give greater exposure and opportunities not only to the tenants in the plaza but, other local businesses in the region too. These three variances are required and must be part of City Councils approval:

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- D. Distance from school, park or playground - 500' required, 170' proposed

We the undersigned are in support of amending the Planned Development with the required variances for the installation of a large plaza digital display sign.

Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
	Larry McLaughlin	7600 W Outer Rd		4/22/18
	David Moore	2512 Mark Twain Ln		4/22/18
	B. Maheshwari	20507 Manor A		4/22/18
	L. Cohen	16501 Mendota		4/22/18
	Chastity Rodgers	10035 Curtis St		4-22-18
	Harold Moore	19167 Asbury	PARK 48235	4/22/18
	Lisa Lubinski	1750 Murray Hill		4/22/18
	Lisa Johnson	8210 Solater		4/22/18
	Erin Alexander	18236 Harlow		4/22/18
	Lilita McLaughlin	19418 Ashton Ave		4/22/18
	Chrissy Rose	6161 Astor Ave		4/22/18
	Eddie Wilf	15855 Aubury	Partnership Investment	4/22/18
	Joyce Mueller	18057 Tracy		4/22/18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Deandra Jones</i>	Deandra Jones	19509 Greenview		4-22-18
<i>Darla Flynn</i>	Darla Flynn	13911 Sussex		4/22/18
<i>Sheilda</i>	Sheilda <del>Apkn</del> <del>Apkn</del> <del>Apkn</del>	<del>Apkn</del> <del>Apkn</del> <del>Apkn</del> 8418		4-22-18
<i>Shaka Gains</i>	SHAKA GAINS	3114 Calkman Blvd		4-22-18
<i>Edony Jones</i>	Edony Jones	1659 Sunderland		4-22-18
<i>Trishia Henderson</i>	Trishia Henderson	1830 Karkwell		4-22-18
<i>Nikki Craft</i>	Nikki Craft	16839 Murray Hill		4-22-18
<i>Kristie Coleman</i>	Kristie Coleman	16839 Murracraft		4-22-18
<i>Tommy Berdoo</i>	Tommy Berdoo	18475 Greenfield		4-22-18
<i>Lakisha Kincaid</i>	Lakisha Kincaid	19787 St. Marys		4/22/18
<i>Angela Settles</i>	ANGELA SETTLES	17300 STABELIN AVES		4/22/18
<i>Tom D. Ruff</i>	TOM D. RUFF	17203 Mansfield		4/22/18
<i>Danny Hudson</i>	DANNY HUDSON	15781 RUTHERFORD		4/22/18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
	Larry McGee	20309 Asbury PK		4-22-18
	Jim	18803 Peveah		4-22-18
	Patricia Davenport	18893 Asbury PK		4-22-18
	Brianna Taylor	19757 Elkwood		4-22-18
	Chaca Andrews	19175 Skidmore		4-22-18
	Sharmeha	14206 Manor		4-22-18
	Jennifer Mann	7181 Blair		4-22-18
	Amara Taylor	1206 Coronado		4-22-18
	Duletafort	7780 Tacoma		4-22-18
	DAKY Cwile	17562 Rutherford		4-22-18
	Rozynka Kelly	15818 Manor		4-22-18
	LATHA JOHNSON	15304 WILMERE	48258	4/22/18
	Dottie Fuller	19364 FOREST		4/23/18

\* Dottie Fuller



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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Emerald Cox</i>	Emerald Cox	573 Villa Dr		4/28/18
<i>Camille Cox</i>	Camille Cox	2016 Ardendale		4/22/18
<i>Kenneth King</i>	Kenneth King	18469 Cardway		4/22/18
<i>Jessica Wademan</i>	Jessica Wademan	18258 Harlow		4/22/18
<i>Brenne Long</i>	Brenne Long	18027 Glastonbury		4/22/18
<i>N. Harwood</i>	N. Harwood	16419 Shrewsbury		4/22/18
<i>Stephen G. Phelps</i>	Stephen G. Phelps	15449 Prevost		4/22/18
<i>Selma G. King</i>	Selma G. King	18254 Stencin		4/23/18
<i>Sheryl Saddler</i>	Sheryl Saddler	7619 Ashburn		4/23/18
<i>Alberto</i>	Alberto	Waterford		4/23/18
<i>Todd Jones</i>	Todd Jones	14452 Rosemary		4/23/18
<i>J. Ann Lundy</i>	J. Ann Lundy	20315 Prevost		4/23-18
<i>Cora Allwood</i>	Cora Allwood	1776 Persim		4/22/18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Jenia Wheeler</i>	Jenia Wheeler	14410 ROSEMONT		04/23/18
<i>Indira Yonbar</i>	Indira Yonbar	14813 Rosemont		04/23/18
<i>Rochelle Burks</i>	Rochelle Burks	15828 Mansfield		04/23/18
<i>Christian Stegert</i>	Christian Stegert	18056 Francis St		4/23/18
<i>Veronique Sharp</i>	Veronique Sharp	19300 Mansfield		4/23/18
<i>Queenidaba Noku</i>	Queenidaba Noku	19300 Southfield 1024		4/23/18
<i>Wilma Gary</i>	Wilma Gary	18037 Ferguson		4-23-18
<i>Bettie Winston</i>	Bettie Winston	6720W Outer Dr #313		4-23-18
<i>Brandon Muzina</i>	Brandon Muzina	21644 Thatcher		4-23-18
<i>Manuel Ramirez</i>	Manuel Ramirez	18440 Whitfeapub St		4/23/18
<i>Deleone Hall</i>	Deleone Hall	17682		4/23/18
<i>Sambhath</i>	Sambhath	9831 Robson		4/23/18
<i>Doreen Kennedy</i>	Doreen Kennedy	16212 Assling PK		4/23/18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
	Jeanine Taylor	12890 Dolson St		4-23-18
	Jacquelyn Taylor	12890 Dolson St		4-23-18
	Ruyewantaudin	15435 Grandville		4/23/18
	SALISA PENNIX	18221 KATHERFORD		4/23/18
	TONYA DAWN	17545 Sorrento		4-23-18
	Alesia Giovan	18710 Gilchrist		4-23-18
	ANGELA COPPELAND	1900 Ingellew Michelle Soyne		4/23/18
	18700 MANSFIELD	CHARMICE COPPELAND		4-23-18
	17305 Good	WESLEY GOOD		4-23-18
	BP 14	194736 LAFFIN BOX		4-23-18
	14 BILLY HILL			4/
	DAMIEN SMITH	16256 LAMPHORE		4/23/18
	CHERYL BOLLO	16567 CATHAN		4/23/18

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	Lisa Johnson	19850 Dorset		4/23/18
	Belinda Scam	2466 Dorset		4/23/18
	Mike Smith	14016 Grandville		4/23/18
	Barbara Beta	17355 Salem St. Det.		4/23/18
	Madi Howard	14586 Winthrop		4/23/18
	Brian Scott	17284 Warwick		4/23/18
	Otha Anderson	17300 Southfield		4/23/18
	Deborah A. Ruer	16949 Fenmore		4/23/18
	Dawnelle Bumpas	18629 Lindsa K		4/23/18
	George McCollum	18829 Lindsa K		4-23-18
	Jason Smith	17300 Southfield		4-23-18
	Daniel Demote	520 Egan		4-23-18
	Shagun Banger	7260 Pierson		4-23-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>[Signature]</i>	Sosmine Moore	2130 Ewald Circle Apt. 11		4/23/18
<i>[Signature]</i>	Jessica Bell	1515 Snafford Rd		4/23/18
<i>[Signature]</i>	Freda Walker	2130 Ewald Circle Apt 11		4/23/18
<i>[Signature]</i>	Beth Latimer	1111 Wayburn		4/23/18
<i>[Signature]</i>	Cathleen Cherry	14806 Crose		4/23/18
<i>[Signature]</i>	Justin Waters	18227 Ashton		4-23-18
<i>[Signature]</i>	Bonnie Baker	17300 Southfield		4-23-18
<i>[Signature]</i>	Juanita Williams	14281 Crescent Dr <sup>1905</sup> ASHTON	RIGHT AWAY PAINTING	4-23-18
<i>[Signature]</i>	Juan White	18310 Aron Det Mt 4825		4-23-18
<i>[Signature]</i>	Lauretta Ginnott	17300 Southfield Mt 4825		4-23-18
<i>[Signature]</i>	Natasha Adams	18110 Fielding Det Mt 4825		4-23-18
<i>[Signature]</i>	Flora Adams	18227 Archdale Det Mt 4825		4/23/18
<i>[Signature]</i>	Tara Johnson	18466 Aron Av Det Mt 4825		4/23/18

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<i>Brett Ray</i>	Brett Ray	16867 Harlow 48225		4/23/18
<i>Wendy King</i>	Wendy King	17150 Fenmore		4/23/18
<i>Donna Miller</i>	Donna Miller	19786 Ferguson		4/23/18
<i>Donna King</i>	Donna King	18429 Ferguson		4-23-18
<i>Edna Rutledge</i>	Edna Rutledge	19945 Prest		4/23/18
<i>Deanne Bell</i>	Deanne Bell	16757 Harlow St.		4/23/18
<i>McMurry</i>	Keturra Spivey	17128 Ashton Ave 48219		4/23/18
<i>Janelle Ford</i>	Janelle Ford	14361 Asbury Pk		4/23/18
<i>Jessie Hubbard</i>	Jessie Hubbard	3225 Ethel Dr 48217		4/23/18
<i>P. Cobens</i>	P. Cobens	17385 Finchcrest		4-23-18
<i>Lee Morris</i>	Lee Morris	10303 Morley 48228		4/23/18
<i>Alena Singleton</i>	Alena Singleton	18256 Winthrop 48235		4-23-18
<i>Edward Jones</i>	Edward Jones	18523 Forest		4-23-18

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<i>Sandra Greer</i>	Sandra Greer	16757 Ferguson		4/23/18
<i>John Hodges</i>	John Hodges	16557 Heyden		4-23-18
<i>Angela Powers</i>	Angela Powers	7801 Heyden		4-23-18
<i>Stacy Jones</i>	Stacy Jones	12001 Monica		4-23-18
<i>Rachelle Lightfoot</i>	Rachelle Lightfoot	12001 Monica		4-23-18
<i>Renee Williams</i>	Renee Williams	11130 Patton		4-23-18
<i>Akua Hughes</i>	Akua Hughes	4269 Pepper Rd		4-23-18
<i>Christian Hill</i>	Christian Hill	8431 Coyle St		4-23-18
<i>Reginald Calhoun</i>	REGINALD CALHOUN	8319 W. OUTER DR		4-23-18
<i>Shantiqua Turner</i>	Shantiqua Turner	18951 Rutherford		4-23-18
<i>LeVonne Taylor</i>	LeVonne Taylor	16589 Gilchrist		4-23-18
<i>Tyrone Taylor</i>	TYRONE TAYLOR	16582 Gilchrist		4-23-18
<i>Tanya Butler</i>	Tanya Butler	17531 Ferguson		4/23/18

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<i>[Signature]</i>	KIMBERLY GARD	16888 Huntingtn		4-23-18
<i>[Signature]</i>	MICHAEL EDWARDS	19757 GRANDUICCE		4/23/18
<i>[Signature]</i>	Kourtney Rudolph	16746 Lindsay		4/23/18
<i>[Signature]</i>	Byg. PONTON	24261 MORRIS		4/23/18
<i>[Signature]</i>	Sheeta Dealan	19124 Ardmore		4/23/18
<i>[Signature]</i>	Robert Williams	8506 Rosemont	C	4/23/18
<i>[Signature]</i>	STEVE STUBBS	19847 ARLON		4/23/18
<i>[Signature]</i>	THEA STANLEY	18024 HILLIUS		4/23/18
<i>[Signature]</i>	Marlene Ford	7584 W. Outer dr		4/23/18
<i>[Signature]</i>	LORNA BETHGA	18001 PENNST ST		4/23/18
<i>[Signature]</i>	ALAN BETHGA	19816 BILTMORE		4/23/18
<i>[Signature]</i>	ANNA WILLIAMS	810 OXFORDMORE		4/23/18
<i>[Signature]</i>	Bri-Hang Smith	18502 Cayle		4/23/18



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<i>Mitch Williams</i>	Mitch Williams	17229 Foust		4-23-18
<i>Debra Jones Sisco</i>	Debra Jones Sisco	17302 ORFIELD		4-23-18
<i>Valencia Sanchez</i>	Valencia Sanchez	2000 Schaefer		4-23-18
<i>Valencia Montoya</i>	Valencia Montoya	15441 - 115th ST		4-23-18
<i>Anthony Watson</i>	A. Watson	18690 TABLOW		4/23/18
<i>Deborah Dye</i>	SOHELIA DYESS	17133 Haffwell		4/23/18
<i>Tanya Requeena</i>	TANYA Requeena	19703 AsburyPk. 48235		4/23/18
<i>Cyreneh Austin</i>	Ayannah Austin	16702 Sussex 48235		4/23/18
<i>Marc Summers</i>	Marc Summers	18299 Glasenbury Rd 48219		4/23/18
<i>Joseph Jemena</i>	Joseph Jemena	48225 Woodcrest Woodlands		4/23/18
<i>Terrey Brooks</i>	TERREY Brooks	18437 Wisconsin st		4/23/18
<i>Nicole Ferris</i>	NICOLE FERRIS	18003 Perry VESN		4-23-18
<i>DeAndre Cobb</i>	DeAndre Cobb	19901 Prevost		4/23/18

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<i>Emmanuel Houston</i>	Emmanuel Houston	17218 Stark Ln		4/23/18
<i>William Rogers</i>	William Rogers	15341 Fielding		4-23-18
<i>Stephonia Gray</i>	Stephonia Gray	16889 Baltimore		4-23-18
<i>[Signature]</i>	Cheronda N. Woodard	1755 S Waywick		4-23-18
<i>Veronica Wright</i>	Veronica Wright	18683 Freeland		4-23-18
<i>Sianna Williams</i>	Sianna Williams	17232 Bentice		4-23-18
<i>[Signature]</i>	Eric Hoskins	10885 Fenmore		4-23-18
<i>[Signature]</i>	Vaughn Arrington	19770 Pelkey		4/23/18
<i>[Signature]</i>	Donnie Mearns	17300 Southfield Hwy apt 712		4-23-18
<i>[Signature]</i>	Sean Pilon	15515 H Apollo		4-24-18
<i>[Signature]</i>	Erin S. Lacey	3408 Lawton		4/24/18
<i>[Signature]</i>	Sherry Taylor	12686 Mendota		4/24/18
<i>Carla Sullivan</i>	Carla Sullivan	15810 Prairie St		4/29/18

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	Greg J Gordon	26823 Carnegie Park		4/24/18
	Mylicah Finley	20280 Avon St.		4/24/18
	Terrie Rodgers	19348 Harlow Det #P 48235		4-24-18
	Nichole Miller	8170 Kentfield		4-24-18
	Patricia Clark	17411 Grandville		4-24-18
	Vern Tarver	20112 Winston		4/24/18
	Alvin Young	18400 Lesure		4/24/18
	Tsink King	3708 Chrysler Dr.		4/24/18
	Elliott Brown	19481 GARNS		4/24/18
	Kelvin Jackson	18100 Prevost		4-24-18
	Toney Peterson	17180 Tereason		4-24-18
	Cora Stohnee	18055 Schaefer		4/24/18
	Nyasha Henderson	18305 Harlow		4/24/18

Petition in support of amending the College Park Commons Plaza Planned Development Agreement to install a larger digital display "Business Sign". The proposed sign will add more visibility to attract traffic from Southfield Freeway to the plaza and help improve the business viability in the area. The digital display will give greater exposure and opportunities not only to the tenants in the plaza but, other local businesses in the region too. These three variances are required and must be part of City Councils approval:

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- D. Distance from school, park or playground - 500' required, 170' proposed

We the undersigned are in support of amending the Planned Development with the required variances for the installation of a large plaza digital display sign.

Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
	ISAAC PUFFA	3516 CRANE		4-24-18
	Terrence Steen	15846 Griggs		4-24-18
	Rachelle Givens	18467 Astor Derby 48219		4-24-18
	Linda Frankl	16829 Ashdale 48235		4-24-18
	Linda Carter	17550 Apple 48035		4-24-18
	M Attieley	18040 Maple 48235		4-24-18
	THOMAS CONNORS	18509 ASBURY PARK 48235		4-24-18
	Tracy Vaughn	17240 Fielding		4-24-18
	Revella Sandusky	11600 Yellowstones		4-24-18
	Carla D. Rice	19785 Murray Hill	Per 48235	4-24-18
	Dwayne Bean	2435 Brts Ford		4/24/18
	LeToya Dover	17554 Tracey	Per 48235	4-24-18
	Dawn Spencer	12634 Waltham		4-24-18

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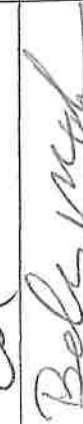







We the undersigned are in support of amending the Planned Development with the required variances for the installation of a large plaza digital display sign.

Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>[Signature]</i>	Samantha	11359 Marlowe		04-24-2018
<i>[Signature]</i>	Loren Establin	14585 Rutland		04/24/2018
<i>[Signature]</i>	Rozalyn Ross	17126 Manchester		4/24-2018
<i>[Signature]</i>	Meghan Daniels	17184 Curlew		4/24/2018
<i>[Signature]</i>	Rashad Shope	8473 W. Waterloo		4/24/2018
<i>[Signature]</i>	Annie Hayward	17570 Ferguson		4-24-18
<i>[Signature]</i>	ANTHONY BATHO	17510 Ferguson		4-24-18
<i>[Signature]</i>	Tedra Wilson	17615 Greenview		4-24-18
<i>[Signature]</i>	Vigal Jackson	1310 Helen		4-24-18
<i>[Signature]</i>	Anthony Moore	17645 Shaftsbury		4-22-18
<i>[Signature]</i>	Lorena Lewis	25465 Blair Dr		4-24-18
<i>[Signature]</i>	Squara Wilson	16706 Lindsay		4-24-18
<i>[Signature]</i>	Rubia Mla	16706 Lindsay		4-24-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
	Richard Goyal	10450 Fenmore		04/24/18
	Brittany Daniels	4702 Trumbull		04/24/18
	Joshua Williams	18453 Lindsay		04/24/18
	Amber Anderson	2017 Hackett St. Ann Arbor, MI 48106		4/24/18
	William Schwab	11550 Fern		4/24/18
	Em Ali	1800 Oakfield		5/25/18
	Balam Mahone	18054 Mark Twain		4/24/18
	Duke L. Brown	19930 Lauder		4/24/18
	J. Jones	17144 Starlien		4/24/18
	C. Evans	1821 Ferguson		4-24-18
	James Brown	1101 E		4/24/18
	Lori Probst	1953 Flene		4/24/18
	Tiffany Nelson	11672 Fenmore		4-24-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Beatrice Carter</i>	Beatrice Carter	18900 Southfield	Flavors de la Nueva	04/24/18
<i>Dionna Flowers</i>	Dionna Flowers		TIME ENTERTAINMENT	4/24/18
<i>Demorris waters</i>	Demorris waters	18100 oakfield		4/24/18
<i>Kendra Walker</i>	Kendra Walker	16835 greenview		4-24-18
<i>Ashley Wilson</i>	Ashley Wilson	19939 beechdale		4-24-18
<i>Sydney Smith</i>	Sydney Smith	12937 Faust Ave.		4-24-18
<i>Elizabeth Waly</i>	Elizabeth Waly	18611 Ferguson		4-24-18
<i>Tiffany Joubert</i>	Tiffany Joubert	15366 Dexter Ave		4-24-18
<i>Ruby Ducksworth</i>	Ruby Ducksworth	16857 Vaughan St		4-24-18
<i>Korina Adams</i>	Korina Adams	8501 Sanderfer		4-24-18
<i>Ladonna Murray</i>	Ladonna Murray	15780 starsbury st		4-24-18
<i>Nicole Bowers</i>	Nicole Bowers	13845 Evergreen		4/24/18
<i>Diamond Evans</i>	Diamond Evans	14423 Forrester		4-24-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
	Chiquita McQueen	17617 Starnes Ln		4/24/2018
	Terrika Jackson	15809 Asbury Park		4/24/2018
	Viorica Jones	186 GAC cycle		4-24-2018
	JAMES HOWARD	17201 BARLOW St.		4-24-18
	Miracle Morant	10058 Hevden		4-24-18
	Doretha Jones	17536 Ardmore		4/24/18
	Tanya Love	14290 Crescent Dr		4/24/18
	Sonya Love	16554 Edinborough Det. 218219		4/24/18
	Janelle Heath	17633 Warwick		4/24/18
	April Weems	18241 Asnton		4/24/18
	Anthony Shena	8000 Westwater Dr	Tommy's #1229	4/24/18
	Shanika Clark	18095 st mary 1st ni 40255		4/24/18



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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Jasmine D.</i>	Jasmine D.	13000 Acordale St		4-24-18
<i>Therese Green</i>	Therese L. Green	18945 OAKFIELD		4-24-18
<i>Ernest Socha</i>	ERNEST SOCHA	18650 GLENHURST		4-24-18
<i>Yonita Bay</i>	Yonita Bay	18810 Glenhurst		4-24-18
<i>Judy Lynn</i>	Judy Lynn	0052 Monroe St	Barban	4-24-18
<i>Josephine</i>	Josephine	17535 Stahelin		4-24-18
<i>Rubie Gabriel</i>	Rubie Gabriel	16858 Shaffenburg		4-24-18
<i>Ryan Whiteside</i>	Ryan Whiteside	18097 Whitecourt		4-24-18



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Linda M Knight	Linda M Knight	14284 Cresentdale	Linda M Knight	4/25/2018
Nejon Speey	Nejon Speey	17198 Cameron		4/25/2018
Keisha Williams	Keisha Williams	9336 Monica		4/25/2018
Angela Woodson	Angela Woodson	18251 Poncheffier Pkwy		4/25/2018
Joseph Hatcher	Joseph Hatcher	16600 Avaldale		4/25/2018
Anton Brown	Anton Brown	20541 Southfield Hwy	DET - MI	4-25-18
Wendy Davis	Wendy Davis	17251 Bank A Detroit	MI 48208	4/25/18
Vernonia Quist	Vernonia Quist	18080 Freebald	MI 48235	4/25/18
Elizabeth W.	Elizabeth W.	11610 Serenito	MI 48235	4/25/18
Raymond Lee	Raymond Lee	17530 Rutherford	Detroit MI 48235	4/25/18
Deborah Zulu	Deborah Zulu	10247 Dalkaid	Detroit MI 48235	4/25/18
Christina B.	Christina B.	17151 Ashbury Park	48235	4/25/18
C. Anderson	Carla Anderson	17321 St. Marys	48235	4/25/18

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<i>[Signature]</i>	Charmaine Morgan	15330 Coyle St		4/25/18
<i>[Signature]</i>	John Hill	18678 Grandview		4-25-18
<i>[Signature]</i>	FAYE ROBER	18934 Heyden		4-25-18
<i>[Signature]</i>	Romesh Ector	18262 Fenmore		4-25-18
<i>[Signature]</i>	Michael Allen	19436 Schaefer		4.25.18
<i>[Signature]</i>	Desiree Grate	12801 Terry st		4-25-18
<i>[Signature]</i>	RENÉE TILM	17192 Hubbel		4/25/18
<i>[Signature]</i>	Renae Jones	14500 Schrac		4/25/18
<i>[Signature]</i>	Markus Bryant	16221 Appoline St		4/25/18
<i>[Signature]</i>	Darita Green	16221 Appoline		4/25/18
<i>[Signature]</i>	Leon Ferguson	19431 Gilchrist		4/25/18
<i>[Signature]</i>	Kenyetta Jones	16199 Archduk		4/25/18
<i>[Signature]</i>	FRANK DUNBAR	1585E Northlawn		4/25/18

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<i>[Signature]</i>	Dawn Day	1 Edell Freeland		4-25-2018
<i>[Signature]</i>	ASIA Johnson	15767 Lifford		4-25-2018
<i>[Signature]</i>	Tony Starks	16643 Pinchurst		4-25-2018
<i>[Signature]</i>	Roderick Johnson	19186 Sunder Land		4-25-2018
<i>[Signature]</i>	Patrice Prince	19186 Sunder Land		4-25-2018
<i>[Signature]</i>	Harshel L. Smith	18307 Ohio St		4-25-2018
<i>[Signature]</i>	Alice Tyson-Graves	18307 Ohio St.		4-25-2018
<i>[Signature]</i>	RICHARD BROWN	7434 W. OUTER DRIVE		4-25-2018
<i>[Signature]</i>	martha Humphrey	16609 Sedmore		4-25-18
<i>[Signature]</i>	Lundy Juncella	19190 Butherford		4-25-18
<i>[Signature]</i>	DERRICK GARC	19634 BILTMORE		4-25-18
<i>[Signature]</i>	Jaycyl Misson	30413 Scotsville Ct		4-25-18
<i>[Signature]</i>	RESTON JACKSON	18659 HAWAII		4-25-18

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<i>Lillian Webster</i>	Lillian Webster	12117 Curtis		4-25-18
<i>Celia Wolfe</i>	Celia Wolfe	18301 STEEL		4-25-18
<i>Miriam Pickens</i>	Miriam Pickens	17601 Geo Washington		4-25-18
<i>Cheryl Ingram</i>	Cheryl Ingram	16583 Caste		4-25-18
<i>Lisa Moore</i>	Lisa Moore	17226 Mansfield		4-25-18
<i>Tiffany Hardy</i>	Tiffany Hardy	16175 Mirland		4-25-18
<i>Brittany Kelly</i>	Brittany Kennedy	17585 Shaftsbury		4-25-18
<i>Caroline Kennedy</i>	Caroline Kennedy	17583 Shaftsbury		4-25-18
<i>Jenny Jovi</i>	Jenny Jovi	17370 PONTCHAMPAIN		4-25-18
<i>Anna Fardina</i>	Anna Fardina	17564 GREENVIEW		4-25-18
<i>Tiffany Brooks</i>	Tiffany Brooks	17636 GREENVIEW		4-25-18
<i>Wanda Allen</i>	Wanda Allen	10496 W. Outer Drive		4-25-18
<i>Janika Hester</i>	Janika Hester	18400 KUTHERHEAD		4-25-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Caitlin Pena</i>	Caitlin Pena	18037 Prevost Detroit MI 48235		4/25/18
<i>Shana Jackson</i>	Shana Jackson	16834 Fenmore Del Mi 48235		4-25-18
<i>Julie McInish</i>	Julia McInish	18484 Lindeby Del Mi 48235		4.25.18
<i>Rachael Sines</i>	Rachael Sines	5457 Prevost Perkiome		4-25-18
<i>Brian Houston</i>	Brian Houston	2020 Canterbury		4-25-18
<i>Dari S Jace</i>	DARI S JACE	19325 FENMORE		48235
<i>Adam Bradley</i>	Bradley, Adam	17575 Jant		4-25-18
<i>Jeanine Marfeld</i>	Jeanine Marfeld	17300 Southfield Apt		4-25-18
<i>Kristy Law</i>	Kristy Law	18461 Fenmore Detroit,		4-25-18
<i>Solon Williams</i>	Solon Williams Jr	19355 Biltmore St Detroit, MI 48235		4-25-18
<i>Shana Wilson</i>	Shana Wilson	66472 Van Buren 48235		4-25-18
<i>Philip J. Mitchell</i>	PHILIP J. MITCHELL	17574 END INDEPENDENT RD		4/25/2018
<i>Kristie Cole</i>	Kristie Coleman	16839 MURRAY		2/25/2018

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	THOMAS ROWE	17155 GREENFIELD		4-25-18
	KENNETH HENDERSON	16591 HARLOW		4-25-18
	Marilita Craft	18276 Colchaist		4-25-18
	Tiffani White	17303 FOURFIELD		4-25-18
	Nya Terry	22604 W. McVickers		4-25-18
	Javier Davis	18508 Munrohall		4-25-18
	Tunde Thomas	3661 PINECREST DR		4-25-18
	Larry Williams	16903 STANBURY		4-25-18
	Otis L. Brown	16377 FORSYTH		4-25-18
	MENIQUE JAIETTE	18026 MURRAY HILL		4-25-18
	Keane Thomas	15875 RUTHERFORD		4/25/18
	James Turner	17206 GARFIELD		4-25-18
	Aliyah Bennett	17677 AVALON		4/25/18



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<i>Samuel S. Cook</i>	Samuel S. Cook	19144 St. Marys		04/25/18
<i>Christian Howard</i>	Christian Howard	18603 Stratman		04/25/18
<i>Olga Higgins</i>	Olga Higgins	17185 Stahelin		4/25/18
<i>Tiffany Smith</i>	Tiffany Smith	19746 Aston	Wiffy Place	4/25/18
<i>Amy Johnson</i>	Amy Johnson	3775 Tyler St.		4-25-18
<i>Lois Jackson</i>	Lois Jackson	18981 SANYA BARBARA		4/25/18
<i>Stellina Davis</i>	Stellina Davis	18450 WINGFIELD		4-25-18
<i>K. Wilks</i>	K. Wilks	17319 Edinborough		4-25-18
<i>Rashia Roberts</i>	Rashia Roberts	17365 Grandville		4-25-18
<i>Tamika Powell</i>	Tamika Powell	14845 Kentfield		4-25-18
<i>Tanisha P. Ford</i>	Tanisha P. Ford	15721 Burgess		4-25-18
<i>Zanya Howard</i>	Zanya Howard	19970 Southfield	Mcot Mem	4-25-18
<i>Angela Buss</i>	Angela Buss	2040N Stratman	Virtuous LLC	4-25-18





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	Paulette Pennington	1664 Hazelwood		04/26/18
	VINCENT THOMAS	19844 manowke		04/26/18
	Cassandra Bausley	15724 Ardmore		4/26/18
	DORIS WATERS	16574 Anchorage		4/26/18
	Constantine Ferguson	16574 Anchorage		4-26-18
	Lisa Sanford	20215 Greenview		4-26-18
	Galandria Brown	13290 Michigan Ave		4-26-18
	Tyronda Young	16950 pembroke		4-26-18
	Daph Robinson	17572 Sheldahlway		4-26-18
	FRED JONES	13974 ROSSON ST		4-26-18
	Seoyon Potts	17126 Kinloch		4-26-18
	DWIGHT SCRUGGS	8945 MARJOR		4-26-18
	Kellie Docker	16844 Shaftsbury Ave		4-26-18

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We the undersigned are in support of amending the Planned Development with the required variances for the installation of a large plaza digital display sign.

<u>Signature</u>	<u>Name Printed</u>	<u>Resident or Building Address</u>	<u>Business Name</u>	<u>Date Signed</u>
<i>[Signature]</i>	Walter Hawkins	19190 Harlow St		4/26/18
<i>[Signature]</i>	Traqueline Johnson	15265 St Marks #3		4/26/18
<i>[Signature]</i>	Tony Heat	16549 Harlow		4/26/18
<i>[Signature]</i>	Monique Simmons	16300 west 9 mile		4/26/18
<i>[Signature]</i>	Calvin Lavender	16870 Ashton		4/26/18
<i>[Signature]</i>	Eboni Williams	16142 Bilton Ave		4-26-18
<i>[Signature]</i>	Mary Faye	16901 Curtis		4-26-18
<i>[Signature]</i>	Barbara Stewart	18315 Leasay		4-26-18
<i>[Signature]</i>	PATRICIA ANN WHITE	4407 SLD St		4-26-18
<i>[Signature]</i>	De'Andre Sam	29618 Parkwoods		4-26-18
<i>[Signature]</i>	Albert Right	18971 St Marks		4-26-18
<i>[Signature]</i>	Eliza Perry	18202 Lindsay		4-26-18
<i>[Signature]</i>	Larry Brown	8801 Auburn		4-26-18

Petition in support of amending the College Park Commons Plaza Planned Development Agreement to install a larger digital display "Business Sign". The proposed sign will add more visibility to attract traffic from Southfield Freeway to the plaza and help improve the business viability in the area. The digital display will give greater exposure and opportunities not only to the tenants in the plaza but, other local businesses in the region too. These three variances are required and must be part of City Councils approval:

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	Brandy Hill	9451 Ashbury Park Det Mc 48221		4/26/18
	Steve Kebab	23080 Rock Hill St		4/26/18
	Alvinia	17161 Starline		4-26-18
	Danae R.	880 Tebin Drive		4-26-18
	Lorraine	16906 Prairie St.		4-26-18
	Desiree Evans	17622 Huntington		4-26-18
	Tina Robinson	17622 Huntington		4-26-18
	Dawn Andrews	18599 Gilchrist		4-26-18
	Lament Sandoz	1563 Brailly st	Property Management	4-26-18
	Diello Bowman	16654 Steep		4-26-18
	Aiysha Wraat	15942 Petoskey		4-26-18
	Rulick Haeckel	18241 Rosemont		4-26-18
	Donald Grant	6720 Waterloo		4-26-18

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<u>Signature</u>	<u>Name Printed</u>	<u>Resident or Building Address</u>	<u>Business Name</u>	<u>Date Signed</u>
<i>[Signature]</i>	Traniqua Johnson	3801 Paganama		4-26-18
<i>[Signature]</i>	Shonina Simmons	16300 W 9th Rd		4-26-18
<i>[Signature]</i>	Sharon Simmons	16300 W 9th Rd		4-26-18
<i>[Signature]</i>	Barbara J. Exley	15749 Archdale		4-26-18
<i>[Signature]</i>	Barri Williams	16140 Biltmore		4-26-18
<i>[Signature]</i>	Mark One	18041 Sussex		4-26-18
<i>[Signature]</i>	Shante Bawn	20835 Bedford St		4-26-18
<i>[Signature]</i>	Nyra Dixon	15915 Lindsay St		4-26-18
<i>[Signature]</i>	Tiffany Donahue	2800 Lawrence		4-26-18
<i>[Signature]</i>	Robert Scoble	15371 Start		4-26-18
<i>[Signature]</i>	Donnita Mathis	13911 Northlawn Detroit		4/26/18
<i>[Signature]</i>	Brienne Williams	5521 Trumbull Dpt MI 48166		4/26/18
<i>[Signature]</i>	Garlin Busin	19145 Ralckstone	non	4/26/18

Petition in support of amending the College Park Commons Plaza Planned Development Agreement to install a larger digital display "Business Sign". The proposed sign will add more visibility to attract traffic from Southfield Freeway to the plaza and help improve the business viability in the area. The digital display will give greater exposure and opportunities not only to the tenants in the plaza but, other local businesses in the region too. These three variances are required and must be part of City Councils approval:

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Diane Steves</i>	Diane Steves	18742 Stout		4/26/18
<i>Jordan Richardson</i>	Jordan Richardson	16830 St. Marys		4/26/18
<i>DeShene Payne</i>	DeShene Payne	15573 Montevista		4/26/18
<i>W'Kayla Ivory</i>	W'Kayla Ivory	19142 Westbrook		4/26/18
<i>Burtie McClain</i>	Dante McClain	173w southfield		4/26/18
<i>Lenia Stiles</i>	Lenia Stiles	1724 Edison		4/26/18
<i>Monique Elkins</i>	Monique Elkins	16586 San Juan Dr.		4/26/18
<i>Catherine Naper</i>	Catherine Naper	14930 Bentler		4-26-18
<i>Debbie Estabrook</i>	Debbie Estabrook	11375 Hubbell		4-26-18
<i>Thelma Dixon</i>	Thelma Dixon	16760 Archdale		4-26-18
<i>Chantee Edwors</i>	Chantee Edwors	20343 Beavercreek		4-26-18
<i>William Shawes</i>	William Shawes	16555 Espere		4-26-18
<i>Daniel Khan</i>	Daniel Khan	1234 Southfield		4/26/18



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<u>Signature</u>	<u>Name Printed</u>	<u>Resident or Building Address</u>	<u>Business Name</u>	<u>Date Signed</u>
	Sheree Dunn	14164 Longacre		4/26/18
	Brandi Smith	1849 Warwick		4/26/18
	Fredrick Jackson	4823 SwinThroat		4-26-2018
	Yvonne Carlska	20027 Wint+HROP		4-26-2018
	Patricia Wilkes	1401 Lawrence		4-26-2018
	Coral Vincent	180902 Courts		4-26-18
	VANITA MacBury	18542 Spansbury		4-26-18
	DEBORAH JOHNSON	18001 ARCHDALE ST		4/26/18
	Natesha M'burne	19975 Joann		4/26/18
	Colandrea Sporn	16160 Indiana		4/26/18
	Robert Huddleston	23920 Margaret		4/26/18
	C. Manuel	16539		4/26/18
	User S. Julien	2308 Clark St		4/26/18

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<i>Lebin Murphy</i>	Lebin Murphy	13547 Cloverleaf		4-26-18
<i>Leveta Baskin</i>	Leveta Baskin	14573 Birchwood		4-26-18
<i>Debra J. Smith</i>	Debra J. Smith	19377 Haddon		4-26-18
<i>Jeffrey Turner</i>	Jeffrey Turner	16569 Archdale		4-26-18
<i>Janet Green</i>	Nicole Green	16829 Rosemont		4-26-18
<i>Maive Kyles</i>	Maive Kyles	16645 Free land		4/26/18
<i>Harper Smith</i>	Harper Smith	12043 Tree St.		4-26-18
<i>Belton Turner</i>	ARION TURNER	19474 Appoline		4-26-18
<i>Robert Thomas</i>	Robert Thomas	10123 Coburn		4/26/18
<i>Matthew Katz</i>	Matthew Matthews	15714 Sorrento		4/26/18
<i>Micayela Perry</i>	Micayela Perry	18830 Piedmont		4/26/18
<i>L.A.S.H. owners</i>	L.A.S.H. owners	16816 Abington		4/26/18
<i>Stephan Davis</i>	Melinda Davis	18210 Steel		4-26-18

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Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>Rob Smith</i>	Rob Smith	1801 BARDMORE	48235	8-29-19
<i>Mia Hobson</i>	Mia Hobson	14814 Myranda Hill	48235	5-29-19
<i>Janet R Smith</i>	Janet R Smith	17800 Southfield Fwy	48235	5-29-19
<i>Doreen M G</i>	Doreen McDaugh	17300 Southfield Fwy	48235	5-29-19
<i>Ms. Dinitia</i>	Dinitia Ford	17210 Preston St.	48235	05-29-19
<i>Daniel Stephens</i>	Daniel Stephens	17300 Southfield	48235	5-29-19
<i>Hazel Gunter</i>	Hazel Gunter	21455 W. Seven Hills	48219	8-29-19
<i>Robert Cook</i>	<del>Robert Cook</del>	16888 Huntington	48219	5-29-19
<i>Ed</i>	Eron Air	18900 Oakdale	48235	5-29-19
<i>Christina</i>	Christina Smith	15775 Ward	48235	5-29-19
<i>Cleveland Freeman</i>	Cleveland Freeman	18717 Coyle	48235	5/29/19
<i>Doreen</i>	Doreen Pickett	17300 Southfield Fwy Apt 906	48235	5/29/19
<i>John Bonds</i>	John Bonds	18786 Biltmore	48235	5/29/19

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<i>Harris Sanders</i>	HARRIS SANDERS	1846 Ferguson	48235	5-29-19
<i>Rochelle Green</i>	Rochelle Green	16767 Warwick	48219	5/29/19
<i>James Dalton</i>	James Dalton	18255 Lindsey	48235	5-29-19
<i>Mary C. Whitcomb</i>	MARY C. Whitcomb	1754 Whitcomb	48235	5/29/19
<i>Sonia Wilson</i>	Sonia Wilson	19774 Asbury pk	48235	5/29/19
<i>Kayla Presley</i>	Kayla Presley	8521 Water Dr	48219	5-29-19
<i>Charles H. Turman</i>	Charles H. Turman	17333 Whitcomb	48235	5-29-19
<i>Lenus Parker</i>	Lenus Parker	Curtis 252	48219	5-29-19
<i>Kimberly C. Turman</i>	Kimberly C. Turman	1705 Murray Hill	48235	5-29-19
<i>Ajara Weathers</i>	Ajara Weathers	4003 Cortland	48204	5-29-19
<i>Jaquana Hillfield</i>	Jaquana Hillfield	18115 Hardwood Ave	48235	5-29-19
<i>Naomi Clark</i>	Naomi Clark	18115 Hollow Ave	48235	5-29-19
<i>April Williams</i>	April Williams	12581 Corcoran	48205	5-29/19

*Williams*

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<i>[Signature]</i>	Krystle Dun	18614 Harlow St	78235 S/291A	5/29/19
<i>[Signature]</i>	Ralph Johnson	17300 S. FAIRVIEW AV.	48219 S-29-19	5-29-19
<i>[Signature]</i>	Damar Barrett	18420 Oakfield	48235 S-29-9	5-29-19
<i>[Signature]</i>	John Ward	18055 Fernmore	48238	5-29-19
<i>[Signature]</i>	Darlene Son	17219 S. Ross	48221	5-29-19
<i>[Signature]</i>	Myra L. Everett	19225 Woodbine	48219	5-29-19
<i>[Signature]</i>	SAMUEL AX	16615 Fernmore	48239	5-29-19
<i>[Signature]</i>	Rose Ray	11	48235	5-29-19
<i>[Signature]</i>	Yvonne Rogers	Macomb, MI	48044	5-29-19
<i>[Signature]</i>	Dana Thompson	18926 Sussex	48235	5-29-19
<i>[Signature]</i>	Chanda Keyes	2003 Bernal Circle	48258	5-29-19
<i>[Signature]</i>	Abdul Gashah	800 Outer Drive	<del>48235</del> 48235	5-29-19
<i>[Signature]</i>	Khalid Stephenson	18420 Stachelin	48219	5-29-19

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<i>Demetrius Gaine</i>	Demetrius Gaine	Detroit, MI		5-29-19
<i>John Wilson</i>	John Wilson Sr	Det, MI		5-29-19
<i>Edison</i>	Edison	19307 LINDSAY	48235	5-29-19
<i>Elifire Foster</i>	Elifire Foster	18020 Lindsay	48235	5-29-19
<i>Frank Wiggins</i>	Frank Wiggins	18456 SUNOBERLAND	48235	5/29/19
<i>Zedick Coates</i>	Zedick Coates	15443 Gilchrist	48235	5/29/19
<i>David Guckler</i>	David Guckler	16861 Avon	48235	5/29/19
<i>Branson K Matthews</i>	Branson K Matthews	18244 Faust	48235	5/29/19
<i>Etha Anderson</i>	Etha Anderson	17300 Southfield	48235	5/29/19
<i>Dwayne Hayes</i>	Dwayne Hayes	14340 McAndrews	48235	5/29/19
<i>Erion Wake</i>	Erion Wake	18412 Lindsay St	48235	5/29/19
<i>Teaira Lindsey</i>	Teaira Lindsey	11218 Archdale	48235	5-29-19
<i>Gray Little</i>	Gray Little	20146 Mendota	48221	5-29-19

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Signature	Name Printed	Address Resident or Building Address	Business Name <del>CIP Case</del>	Date Signed
<i>Racquel Williams</i>	Racquel William	1934 Buffalo	48212	05/29/19
<i>Carla Gardner</i>	Carla Gardner	18411 Oakfield	48235	5/29/19
<i>Henry Calhoun</i>	Henry Calhoun	1985 Leggett	48219	5-29-19
<i>Jada Griffin</i>	Jada Griffin	19420 Greenview	48219	5-29-19
<i>Marlo Hodgins</i>	MARLO HODGINS	19742 Prevost	48235	5-29-19
<i>Cynthia Royal</i>	Cynthia Royal	4875 Copps	48215	5-29-19
<i>Raymond Robinson</i>	Raymond Robinson	17301 Puerwort	48228	5-29-18
<i>Kenneth Henderson</i>	KENNETH HENDERSON	16591 HARLOW	48235	5-29-19
<i>Damon McLaughlin</i>	DAMON MCLAUGHLIN	18994 SWIDERHALL	48219	5-29-19
<i>Detunia Lee-Johnson</i>	Detunia Lee-Johnson	18967 Archdale St	48235	5-29-19
<i>Pia Hands</i>	Pia Hands	17547 muskafwell	48235	5-29-19
<i>Tia Washington</i>	Tia Washington	20307 Westphalia	48205	5-29-19

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Chel Fontaine	Chel Fontaine	18200 Avon	48219	5-30-19
Cassandra Jones	Cassandra Jones	19498 Jumbo Road	48219	5-30-19
Bettie Parker	Bettie Parker	5763 Snowden St	48227	5-30-2019
Heaven Mack	Keara Mack	17370 Hubbel	48235	5-30-2019
Denise Mack	Denise Mack	19761 Murray Hill	48235	5-30-2019
Dal Johnson	Dal Johnson	1827 Grynolds Road	48235	5-30-2019
Ellis Johnson	Ellis Johnson	19140 Harlow	48235	5-30-19
Maria Mygoc	Wan-Maria Mygoc	Rosemont St	48219	5-30-19
Martha Ranson	Martha Ranson	17135 Stgholm	48219	5/30/19
Janie Sanders	Janie Sanders	18085 Brewster	48235	5/30/19
Kelvin Johnson	Kelvin Johnson	18085 Brewster	48235	5/30/19
Aelma Smith	Aelma Smith	16866 telegraph	48219	5/30/19
Ficca Abbott	Ficca Abbott	19965 Ashton	48219	5/30/19



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<i>K. Howard</i>	<i>K. Howard</i>	<i>13514 Pearlrock</i>	<i>48228</i>	<i>5-30-19</i>
<i>Tim Ferrall</i>	<i>Tim Ferrall</i>	<i>373 Kings Hwy</i>	<i>48146</i>	<i>5-30-19</i>
<i>Kenneth Ray</i>	<i>Kenneth Ray</i>	<i>18976 St Marys</i>	<i>48235</i>	<i>5-30-19</i>
<i>Carmelita Clark</i>	<i>Carmelita Clark</i>	<i>19328 Bultmore</i>	<i>48235</i>	<i>5-30-19</i>
<i>Teanne Cup</i>	<i>Teanne Cox</i>	<i>18464 Asbury Pl</i>	<i>48235</i>	<i>5-30-19</i>
<i>Curtis Parker</i>	<i>Curtis Tarkan</i>	<i>7256 Bramell</i>	<i>48239</i>	<i>5-30-19</i>
<i>Veronica Sims</i>	<i>Veronica Sims</i>	<i>18520 Asbury Park</i>	<i>48235</i>	<i>5-30-19</i>
<i>Grace Carter</i>	<i>Grace Carter</i>	<i>17649 Parkway</i>	<i>48219</i>	<i>5-30-19</i>
<i>Diane Offord</i>	<i>Grace Carter</i>	<i>15791 Rutherford</i>	<i>48227</i>	<i>5-30-19</i>
<i>Cheryl Hockenbury</i>	<i>Diane Offord</i>	<i>7234 Fielding</i>	<i>48228</i>	<i>5-30-19</i>
<i>T. Carter</i>	<i>Cheryl Hockenbury</i>	<i>19382 Avalon Ave.</i>	<i>48219</i>	<i>5-30-19</i>
<i>Joe Jones</i>	<i>Joe Jones</i>	<i>10539 St. Marys St</i>	<i>218235</i>	<i>5-30-19</i>
<i>Joe Jones</i>	<i>Joe Jones</i>	<i>17184 Ashton</i>	<i>48219</i>	<i>5-30-19</i>

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We the undersigned are in support of amending the Planned Development with the required variances for the installation of a large plaza digital display sign.

Signature	Name Printed	<del>Resident or Building</del> Address	Business Name	Date Signed
<i>Sacchetti Di Sagelinedis</i>	Sacchetti Di Sagelinedis	1665 Braille	48219	5-30-19
<i>Thayne Smith</i>	Thayne Smith	1845 Lincoln	48235	5/30/19
<i>Shmuel G. Jankel</i>	AMERIK DANIEL	17300 Southfield Fwy	48235	05/30/19
<i>R. P. Pearson</i>	Richard Pearson	12300 Southfield Fwy	48235	5-30-19
<i>Kim W. Decker</i>	Kim W. Decker	9127 Delmon	48211	5-30-19
<i>Esther M. Coleman</i>	ESTHER M. COLEMAN	7121 W. OSTER DR.	48235	5/30/19
<i>Tiffany Watson</i>	Tiffany Watson	19127 Avon Ave. Detroit	48219	5/30/19
<i>Caroleen Jordan</i>	Caroleen Jordan	18963 6 1/2 Ave. St	48235	5/30/19
<i>Jamara Knowell</i>	Jamara Knowell	17190 Greenview Ave	48219	5/30/19
<i>Francine Smith</i>	Francine Smith	19300 WINTHROP	48235	5/30/19
<i>Chance Orkain</i>	Chance Orkain	14470 GAINSBOROUGH	48233	5/30/19
<i>Louis Hall</i>	LOUIS HALL	12535 Avon	48219	5/30/19
<i>Robert Fitzgerald</i>	Robert Fitzgerald	19212	48235	5/30/19

Petition in support of amending the College Park Commons Plaza Planned Development Agreement to install a larger digital display "Business Sign". The proposed sign will add more visibility to attract traffic from Southfield Freeway to the plaza and help improve the business viability in the area. The digital display will give greater exposure and opportunities not only to the tenants in the plaza but, other local businesses in the region too. These three variances are required and must be part of City Councils approval:

- A. Height variance - 35' allowed, 70' proposed
- B. Front Setback - 25' required, 5' proposed
- C. Distance from traveled edge of freeway - 125' required, 65' proposed
- D. Distance from school, park or playground - 500' required, 170' proposed

We the undersigned are in support of amending the Planned Development with the required variances for the installation of a large plaza digital display sign.

Signature	Name Printed	Resident or Building Address	Business Name	Date Signed
<i>B. Hunt</i>	BIANCA HUNT	5542 Michael St	48127	5/30/19
<i>Kevin Johnson</i>	Kevin Johnson	18327 Forrer	48219	5/30/19
<i>Michael Williams</i>	MICHAEL WILLIAMS	18273 LENORE	48219	5/30/19
<i>Carmen King</i>	Carmen King	15612 Cordis	48235	5/30/19
<i>Louise Jones</i>	<i>Louise Jones</i>	16812 Stratford	46078	5/30/19
<i>Clarice Hayes</i>	Clarice Hayes	17300 Southfield #519 Det 48235	48235	5/30/19
<i>Sylvia Finley</i>	Sylvia Finley	17300 Southfield #817	48235	5/30/19
<i>Josie Golden</i>	Josie Golden	27455 Greenfield #17	48076	5/30/19
<i>John Purdy</i>	John Purdy	14450 SHAWNS ST	48227	5/30/19
<i>Eleonore Henry</i>	Eleonore Henry	16240 Forrer	48235	5/30/19
<i>Tammy Richardson</i>	Tammy Richardson	19909 Fenmore	48235	5-30-19
<i>Ronald Howard</i>	Ronald Howard	17300 Southfield	48235	5-30-19
<i>Shae Henry</i>	Shae Henry	16875 St Mary St	48285	5/30/19



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Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 08, 2020

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Reprogramming Amendment to the Community Development Block Grant (CDBG) Annual Action Plan for Fiscal Year 2019-2020**

Honorable City Council:

The Housing and Revitalization Department (HRD) hereby requests to amend the U.S. Department of Housing and Urban Development (HUD) Annual Action Plans for fiscal year 2015-16 and 2016-17 to be used in FY 2019-20. The funds targeted for reprogramming consist of unused funds, balances from programs that no longer exist, or are funds unlikely to be used in a timely manner. Funds will be allocated for activities that will allow for timely expenditures. A summary of the proposed changes are as follows:

**Line Items to be reprogrammed (decrease):**

Freedom House	(FY 2015-16)	\$ 2,865.35
Neighborhood Service Organization (NSO)	(FY 2015-16)	\$ 19,416.60
Southwest Counseling Solutions	(FY 2015-16)	\$ 1,614.57
Black Family Development	(FY 2016-17)	\$ 13,121.37
Community Home and Support	(FY 2016-17)	\$ 5,641.46
YWCA Metropolitan Detroit	(FY 2016-17)	\$ 7,340.65
		<b>Total \$ 50,000.00</b>

**Line Items for Funding Additions (increase):**

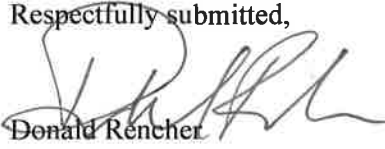
United Community Housing Coalition (UCHC)	(FY 2019-20)	<b>Total \$ 50,000.00</b>
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We respectfully request that your Honorable Body approve the attached resolution authorizing the reprogramming amendment for the stated purpose. This proposed reprogramming amendment was posted on the City's website and advertised in the Detroit News/Free Press. Upon City Council's approval, it will be transmitted to HUD.

We ask that the Council approve this with a Waiver of Reconsideration.

CITY CLERK 2020 FEB 19 PM 4:25

Respectfully submitted,

  
Donald Rencher  
Director

APPROVED  
  
BUDGET DIRECTOR  
Date 1/17/20

cc: S. Washington, Mayor's Office  
Val Miller, HRD

**BY COUNCIL MEMBER:** \_\_\_\_\_

**WHEREAS**, the Detroit City Council hereby approves amending the 2015-2016 and 2016-2017 Annual Action Plans to be used in the 2019-20 Action Plan fiscal year in accordance with the foregoing communication; and

**WHEREAS**, the Mayor of the City of Detroit, Michael E. Duggan, is hereby authorized to amend the 2015-2016 and 2016-2017 Annual Action Plans to be used in the 2019-20 Action Plan fiscal year, including all understandings and assurances contained therein to the U.S. Department of Housing and Urban Development (HUD), in accordance with the foregoing communication; and

**RESOLVED**, that the Budget Director be and is hereby authorized to Increase Appropriation #11806 – United Community Housing Coalition by \$50,000.00; and

**RESOLVED**, that the Budget Director be and is hereby authorized to Decrease Appropriation #11791 – Freedom House by \$2,865.35; and

**RESOLVED**, that the Budget Director be and is hereby authorized to Decrease Appropriation #11801- Neighborhood Service Organization (NSO) by \$19,416.60; and

**RESOLVED**, that the Budget Director be and is hereby authorized to Decrease Appropriation #10626- Southwest Counseling Solutions by \$1,614.57; and

**RESOLVED**, that the Budget Director be and is hereby authorized to Decrease Appropriation #06642- Black Family Development by \$13,121.37; and

**RESOLVED**, that the Budget Director be and is hereby authorized to Decrease Appropriation #20340- Community and Home Support by \$5,641.46; and

**RESOLVED**, that the Budget Director be and is hereby authorized to Decrease Appropriation #11809– YWCA Metropolitan Detroit by \$7,340.65; and

**BE IT FINALLY RESOLVED**, that the Finance Director be and is hereby authorized to accept and process all documents reflecting these changes.

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City of Detroit  
CITY COUNCIL  
COUNCIL PRESIDENT BRENDA JONES

## MEMORANDUM

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**TO:** Arthur Jemison, Group Executive  
Housing, Planning and Development

**CC:** Honorable Colleagues  
Janice Winfrey, City Clerk  
Stephanie Washington, Legislative Liaison

**FROM:** Council President Brenda Jones *BG*

**DATE:** February 13, 2020

**RE:** Low Income Rehabilitation Cost Assistance

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Please provide a detailed report on the administration's plan to assist low income residents that purchase properties from the Detroit Land Bank Authority but are not able to bear the cost of rehabilitation.

Within the report, please outline how development deals can be leveraged for investment into income based resident rehabilitation assistance for homes purchased from the Detroit Land Bank Authority.