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

***REVISED***

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

***THE STANDING COMMITTEE WILL BE HELD IN ROOM 301 - THE***

***JUROR ASSEMBLY ROOM***

**PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE**

**COUNCIL MEMBER JAMES TATE, CHAIRPERSON**

COUNCIL MEMBER SCOTT BENSON, **VICE** **CHAIRPERSON**

COUNCIL MEMBER GABE LELAND, **MEMBER**

COUNCIL PRESIDENT BRENDA JONES, **(EX-OFFICIO)**

 **Ms. Christian D. Hicks**

 **Assistant City Council Committee Clerk**

**THURSDAY, MARCH 5, 2020 10:00 A.M.**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **10:05 A.M. PUBLIC HEARING** **– RE:** Request to establish a Neighborhood Enterprise Zone as requested by Belcrest Apartment Acquisition, LLC in the area of 5440 Cass, Detroit, MI in accordance with Public Act 147 of 1992. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**
5. **10:20 A.M. PUBLIC HEARING** **– RE:** Request to Establish a Neighborhood Enterprise Zone as requested by Life is a Dreamtroit, LLC in the area of 1331 Holden and 5924-6138 Lincoln, Detroit, MI in accordance with Public Act 147 of 1992. **(Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council’s Legislative Policy Division, Detroit Economic Growth Corporation)**
6. **10:35 A.M. PUBLIC HEARING** **– RE:** Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article III, Review and Approval of Procedures (Part 1), Division 5, Site Plan Review, Subdivision A, In General, Section 50-3-113, Subdivision B, Submission Requirements, Section 50-3-135, Proposed Site Plan, and Subdivision D, Approval Criteria, Section 50-3-180, Criteria; aesthetics; Division 6, Special District Review, Section 50-3-227, Report and recommendation; Division 10, Condominium Subdivisions, Section 50-3-482, Compliance with subdivision regulations required; Article IV, Review and Approval Procedures (part 2), Division 2, Temporary Use Permits, etc. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
7. **10:40 A.M. PUBLIC HEARING** **– RE:** Proposed Ordinance to amend Chapter 4 of the 2019 Detroit City Code, Advertising, by renaming the chapter to Advertising and Signs and amending the chapter to consist of Article I, Generally, consisting of Section 4-4-1, Definitions, Section 4-1-2, Misdemeanor violation; aiding and abetting violation; continuing violation; penalties for conviction thereof, Section 4-1-3, Enforcement, Section 4-1-4, Posting of advertising materials on public or private property, etc. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
8. **10:45 A.M. PUBLIC HEARING** **– RE:** Proposed Ordinance to amend Chapter 43, of the 2019 Detroit City Code, Sidewalks and Other Public Places, by repealing Article XII, Signs and Marquees on Woodward Avenue, to conform certain sign requirements on Woodward Avenue to the Proposed Chapter 4, Advertising and Signs. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**
9. **10:50 A.M. PUBLIC HEARING** **– RE:** Proposed Ordinance to amend Chapter 40, of the 2019 Detroit City Code, Sales, by Amending Article I, Auctions and Auctioneers, Division 1, Generally, Section 40-1-12, Use of musical instruments, flags, etc., noise to attract attention prohibited, to conform certain auctioneer sign requirements to the proposed Chapter 4, Advertising and signs. **(Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division)**

**UNFINISHED BUSINESS**

* + - 1. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Team Wellness Center Issues. **(BROUGHT BACK AS DIRECTED ON 1-9-20)**
			2. Status of **City Planning Commission** Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, ‘*Zoning*,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 13 to show a PD (Planning Development District) zoning classification where R3 (Low Density Residential District) and B6 (General Services District) zoning classifications are currently shown on one parcel commonly identified as 3769 East Canfield Street, generally bounded by Garfield Street to the north, Mt. Elliott Street to the east, Canfield Street to the south, and Ellery Street to the west. **(BROUGHT BACK AS DIRECTED ON 1-9-20)**
			3. Status of **Planning and Development Department** submitting reso. autho. Property Sale – Development: 3769 E. Canfield; generally bound by Garfield St., Mt. Elliot St., Canfield St. and Ellery St. **(We are in receipt of an offer from Pope Francis Center, a Michigan Nonprofit Corporation to purchase the above-captioned property for the amount of $180,000.00 and to develop such property. This property consists of vacant land measuring approximately 257, 000 square feet (5.9 acres). (BROUGHT BACK AS DIRECTED ON 1-9-20)**
			4. Status of **Council Member Scott Benson** submitting memorandum relative to Sign Ordinance Opinion. **(BROUGHT BACK AS DIRECTED ON 2-13-20)**
			5. Status of **Planning and Development Department** submittingreso. autho. Second Amended and Restated Memorandum of Understanding City of Detroit and Detroit Land Bank Authority. **(The City of Detroit (“City”) has engaged the Detroit Land Bank Authority (“DLBA”) to perform certain services for the City, which the DLBA is well suited to address by its structure and powers granted under Public Act 258 of 2003, to meet the evolving needs of the City and its residents in stabilizing Detroit neighborhoods, addressing challenging market failures, fighting blight and promoting economic growth. To define the scope and manner of the services, the City and DLBA entered into that certain Memorandum of Understanding dated March 14, 2014 that was amended and restated by a First Amended and Restated Memorandum of Understanding approved by Detroit City Council on May 5, 2015 (the “MOU”).) (BROUGHT BACK AS DIRECTED ON 2-13-20)**
			6. Status of **Council Member James Tate** submitting memorandum relative to Regulations for Commercial Donation Containers. **(BROUGHT BACK AS DIRECTED ON 2-20-20)**
			7. Status of **Council Member James Tate** submitting memorandum relative to Residential Rental Occupancy Rates. **(BROUGHT BACK AS DIRECTED ON 2-20-20)**
			8. Status of **City Planning Commission** submitting report relative to 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 21st draft of the proposed Chapter 4 sign ordinance amendment. This report is primarily intended to note the distinctions between the current, February 7th , version of the proposed Chapter 4 ordinance and the earlier, January 21st, version which is the subject of the CPC’s February 7th report recommendation.) (BROUGHT BACK AS DIRECTED ON 2-20-20)**
			9. Status of **Council Member Roy McCalister, Jr.**  submitting memorandum relative to Motor City Match Grant Program – Recipients 2018 to Date. **(BROUGHT BACK AS DIRECTED ON 2-20-20)**
			10. Status of **Council Member Raquel Castañeda-López** submitting memorandum relative to Sign Ordinance Amendment. **(BROUGHT BACK AS DIRECTED ON 2-20-20)**
			11. Status of **City Planning Commission** submitting report relative to PCA (Public Center Adjacent) Special District Review of exterior changes and demolition of 561 E. Jefferson Avenue, the former Department of Administrative Hearing Building. **(RECOMMEND APPROVAL) (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.) (BROUGHT BACK AS DIRECTED ON 2-27-20)**

**NEW BUSINESS**

**OFFICE OF CONTRACTING AND PROCUREMENT**

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

* + - 1. **Submitted as:**

**Contract No. 6002422** - 73% Federal Funding - 20% Other (Detroit Public Schools) – To Provide a Vacant School Disposition Study for the Planning and Development Department. – Contractor: Interboro Partners – Location: 33 Flatbush Avenue 6th Floor, Brooklyn, NY 11217 – Contract Period: Upon City Council Approval through November 11, 2020 – Total Contract Amount: $828,175.00. **HOUSING AND REVITALIZATION**

**Should read as:**

**Contract No. 6002422** - 73% Federal Funding - 20% Other (Detroit Public Schools) – To Provide a Vacant School Disposition Study for the Planning and Development Department. – Contractor: Interboro Partners – Location: 33 Flatbush Avenue 6th Floor, Brooklyn, NY 11217 – **Contract Period: Upon City Council Approval through November 26, 2020** – Total Contract Amount: $828,175.00. **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**

* + - 1. Submitting reso. autho. **Contract No. 6002637** - 100% Federal Funding – To Provide Services to Assess Homelessness Needs, Referrals to Homeless Programs and Collect Data on Processes. – Contractor: Southwest Counseling Solutions – Location: 1600 Porter Street, Detroit, MI 48216 – Contract Period: Upon City Council Approval through December 31, 2020 – Total Contract Amount: $222,963.00 **HOUSING AND REVITALIZATION (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**

**CITY PLANNING COMMISSION**

* + - 1. Submitting reso. autho. Further extension of review period Zoning Ordinance Map Amendment – Pope Francis Center, 3769 E. Canfield St. **(The City Planning Commission’s report and recommendation to approve the Zoning Ordinance map amendment relative to the rezoning of 3769 E. Canfield was taken up by your Honorable Body on July 16, 2019. The original 120-day review period was scheduled to expire on November 13, 2019. Your Honorable Body passed a resolution to extend the review period an additional 120 days until March 10, 2020.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**
			2. Submitting report relative to Special District Review of the request of the Buildings, for proposed alterations to the former site of Ford Auditorium. **(RECOMMENDING CONDITIONAL APPROVAL)** **(The City Planning Commission has received an application and Your Honorable Body has been petitioned for Special District Review and approval of proposed alteration to the site of the demolished Ford Auditorium on East Jefferson Ave. Imagination Detroit, on behalf of Ford Motor Company, is requesting authorization to make improvements to enable the site to be used for the staging events and exhibitions, essentially expanding activities at Hart Plaza. Currently, the site is used for surface parking and event related storage without benefit of improvement since the former venue was demolished. The site is also sits above the two level Ford Underground Garage.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**
			3. Submitting report and proposed ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Section 50-17-41 District Map No. 39 to establish a PD (Planned Development District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on property commonly identified as 4444 and 4470 Radnor Avenue to allow for a restaurant including the sale of beer or alcoholic liquor for consumption on the premises. **(RECOMMEND APPROVAL)** **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**

**HOUSING AND REVITALIZATION DEPARTMENT**

* + - 1. Submitting reso. autho. Request to Transfer Obsolete Property Rehabilitation Certificate 3-11-0034 on behalf of SB 487 Prentis, LLC in the area of 487 Prentis Street, Detroit, Michigan, in accordance with Public Act 146 of 2000. **(Related to Petition #1095) (The Housing and Revitalization Department and Finance Departments have reviewed the application of SB 487 Prentis, LLC and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**

**PLANNING AND DEVELOPMENT DEPARTMENT**

* + - 1. Submitting reso. autho. Property Sale 13026 Mack. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Nancy Watha (The “Purchaser”), to purchase certain City-owned real property at 13026 Mack (the “Property”) for the purchase price of Five Thousand Five Hundred and 00/100 Dollars ($5,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**
			2. Submitting reso. autho. Property Sale 8041, 8073 and 8079 Military. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Military Building LLC, a Michigan Limited Company (The “Purchaser”), to purchase certain City-owned real property at 8041, 8073 and 8079 Military (the “Property”) for the purchase price of Five Thousand Five Hundred and 00/100 Dollars ($5,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**
			3. Submitting reso. autho. Property Sale 9621 Harper. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Gerald Lowe (The “Purchaser”), to purchase certain City-owned real property at 9621 Harper (the “Property”) for the purchase price of Three Thousand Three Hundred Forty and 00/100 Dollars ($3,340.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**
			4. Submitting reso. autho. Property Sale 708 Pallister. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from IDG Homes Detroit LLC, a Michigan Limited Liability Company (The “Purchaser”), to purchase certain City-owned real property at 708 Pallister (the “Property”) for the purchase price of Two Hundred One Thousand and 00/100 Dollars ($201,000.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**

**MISCELLANEOUS**

* + - 1. **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to CDBG Section 3 Demolition Compliance. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**
			2. **Council Member Raquel Castañeda-López** submitting memorandum relative to Follow-up Sign/Advertising Ordinance Amendment. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-5-20)**