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

***THIS MEETING WILL BE A VIRTUAL COMMITTEE MEETING***

***To attend by phone only, call one of these numbers:  +1 929 436 2866, +1 312 626 6799, +1 669 900 6833, +1 253 215 8782, +1 301 715 8592, +1 346 248 7799 - Enter Meeting ID: 330332554#***

**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. Stephanie Parker**

**Assistant City Council Committee Clerk**

**THURSDAY, JULY 2, 2020 11:00 A.M.**

1. **ROLL CALL**
2. **APPROVAL OF MINUTES**
3. **PUBLIC COMMENT**
4. **11:05 A.M. PUBLIC HEARING – RE:** Proposed 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.) **(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)**
5. **11:20 A.M. PUBLIC HEARING – RE:** Proposed Text Amendment to Chapter 50 of the 2019 Detroit City Code, *Zoning*, Traditional Main Street Overlay Ordinance **(RECOMMEND APPROVAL) (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)**
6. **11:35 A.M. PUBLIC HEARING – RE:** Request to approve an Obsolete Property Rehabilitation Certificate on behalf of Riopelle Market Development, LP in the area of 3500 Riopelle, Detroit, Michigan, in accordance with Public Act 146 of 2000 **(Petition #1109) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**
7. **11:50 A.M. PUBLIC HEARING – RE:** Request to approve a Commercial Rehabilitation Certificate on behalf of 3820 West End LLC in the area of 3820 Grand River Detroit, Michigan, in accordance with Public Act 210 of 2005 **(Petition #1052) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Assessors Office, and City Planning Commission)**

**UNFINISHED BUSINESS**

* + - 1. Status of **Council President Pro Tem Mary Sheffield** submitting memorandum relative to Team Wellness Center Issues. **(BROUGHT BACK AS DIRECTED ON 3-5-20)**
      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 3-5-20)**
      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 3-5-20)**
      4. Status of **Housing and Revitalization Department** submitting reso. autho. Establishment of a Neighborhood Enterprise Zone as requested by Queen Lillian II LLC in the area of 3439-3455 Woodward and 13 Stimson, Detroit, MI in accordance with Public Act 147 of 1992. **(BROUGHT BACK AS DIRECTED ON 5-14-20)**
      5. Status of **Legislative Policy Division** submitting report relative to Regulations for Commercial Donation Containers. **(LPD was asked by Council Member Tate to write a report exploring any existing regulations in the Detroit City Code that could possibly address the unkempt condition of donation drop boxes and explore if the City has any authority to restrict or prohibit their placement throughout the city.) (BROUGHT BACK AS DIRECTED ON 6-11-20)**
      6. Status of **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to CDBG Section 3 Demolition Compliance. **(BROUGHT BACK AS DIRECTED ON 6-25-20)**
      7. Status of **Housing and Revitalization Department** submitting reso. autho. Request to Transfer Commercial Rehabilitation Certificate C2015-025 on behalf of Method MJ LLC in the area of 6540 St. Antoine Detroit, Michigan, in accordance with Public Act 210 of 2005. **(Related to Petition #972). (The Housing and Revitalization Department and Finance Departments have reviewed the application of Method MJ LLC and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.) (BROUGHT BACK AS DIRECTED ON 6-18-20)**
      8. Status of **Planning and Development Department** submitting reso. autho. Property Sale – 3311 Bourke, Detroit, MI. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from BASF Corporation (the “Purchaser”), a Delaware corporation, to purchase certain City-owned real property at 3311 Bourke, Detroit, MI (the “Property”) for the purchase price of Eight Hundred and 00/100 Dollars ($800.00).** **The Property is adjacent to and in the middle of Purchaser’s existing facilities located at 3301 Bourke at the corner of Bourke and Wildemere. The Property consists of vacant land measuring approximately 1800 square feet that is zoned M4 (Intensive Industrial District). Purchaser wishes to continue to maintain the Property as part of their existing adjacent complex. Purchaser’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.) (BROUGHT BACK AS DIRECTED ON 6-18-20)**
      9. Status of **Council President Brenda Jones** submitting memorandum relative to Follow Up Questions to CRIO Presentation. **(BROUGHT BACK AS DIRECTED ON 6-18-20)**

**NEW BUSINESS**

**CITY PLANNING COMMISSION**

* + - 1. Submitting report relative to Request of SDG Associates, LLC on behalf of the Detroit Regional Convention Facility Authority for PC/PCA (Public Center/Public Center Adjacent) Special District Review of proposed signs and trash compactor enclosure at the TCF Center at 1 Washington Boulevard (formerly Cobo Center). **(RECOMMEND APPROVAL) (The City Planning Commission (CPC) has received a request from SDG Associates, LLC on behalf of the Detroit Regional Convention Facility Authority for PC/PCA (Public Center/Public Center Adjacent) Special District Review of proposed signs and trash compactor enclosure at the TCF Center at 1 Washington Boulevard (formerly Cobo Center). This request is being made consistent with the provisions of Section 50-3-222 of the Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-2-20)**
      2. Submitting report relative to Proposed Text Amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, Traditional Main Street Overlay Ordinance (Grand River, expanded/Lahser; East Warren; Van Dyke; West Warren) **(RECOMMEND APPROVAL) (On Thursday, July 2, 2020, Your Honorable Body will hold an 11:20 AM public hearing on a text amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, relative to Traditional Main Street Overlay Area (TMSO) provisions. This public hearing combines what had been two proposed TMSO ordinance amendments taken up by the City Planning Commission (CPC)). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 7-2-20)**