

City of Detroit

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

REVISED

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#

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

PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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

Mr. Yosef Moore
Assistant City Council Committee Clerk

THURSDAY, OCTOBER 8, 2020

11:00 A.M.

- A. ROLL CALL**
- B. APPROVAL OF MINUTES**
- C. PUBLIC COMMENT**
- D. 11:05 A.M. DISCUSSION – RE: Request to Establish a Plant Rehabilitation District on behalf of MTE Holdings, LLC in the general area of 6600 Mt Elliott St, Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition #1328) (Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**

- E. 11:20 A.M. DISCUSSION – RE:** Request to Approve a Commercial Rehabilitation Certificate on behalf of CASS PARKING GARAGE LLC in the area of 1009 Cass Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005 **(Petition #1032)** **(Petitioner, Law Department, Legislative Policy Division, Planning and Development Department, Housing and Revitalization Department, Assessors Office, and City Planning Commission)**
- F. 11:35 A.M. DISCUSSION – RE:** Amendment to the Detroit Master Plan of Policies and Proposed Sale of 20110 Woodward formerly known as the Michigan State Fairgrounds. **(Mayor’s Office, Planning and Development Department, Housing and Revitalization Department, Law Department, Legislative Policy Division, Detroit Building Authority, Office of the Contracts and Procurement-OCFO, DDOT and City Planning Commission)**

UNFINISHED BUSINESS

1. Status of **Legislative Policy Division** submitting reso. autho. Proposed Sale by the City of Detroit of the State Fairgrounds Property. The Legislative Policy Division (LPD) has undertaken a review of the proposed State Fairgrounds Property Project. This report to City Council provides a summary of the proposed transaction and highlights pertinent provisions of the proposed Purchase Agreement. **(BROUGHT BACK AS DIRECTED ON 10-1-20)**
2. Status of **Council Member Scott Benson** submitting memorandum relative to Community Requests for Amazon Development. **(BROUGHT BACK AS DIRECTED ON 10-1-20)**
3. Status of **Council Member Raquel Castañeda-López** submitting memorandum relative to Amazon Development Follow-Up Questions. **(BROUGHT BACK AS DIRECTED ON 10-1-20)**
4. Status of **Council President Pro-Tem Mary Sheffield** submitting memorandum relative to Report on Historical Significance of the Name Indian Village. **(BROUGHT BACK AS DIRECTED ON 9-24-20)**
5. Status of **Council Member Scott Benson** submitting memorandum relative to Zoning District Text Modification. **(BROUGHT BACK AS DIRECTED ON 7-9-20)**
6. Status of **Council Member Scott Benson** submitting memorandum relative to Zoning District Modification. **(BROUGHT BACK AS DIRECTED ON 7-9-20)**

NEW BUSINESS

CITY PLANNING COMMISSION

7. Submitting report relative to Request of the Planning and Development Department to amend the Detroit Master Plan of Policies for a portion of the area containing the former State Fairgrounds, generally bounded by West Eight Mile Road, the Grand Trunk Railroad right-of-way, West State Fair Street, Woodward Avenue, vacated Winchester Street, and Ralston Street to accommodate the sale and reuse of the site. **(RECOMMEND APPROVAL, WITH COMPLEMENTARY/ CONCURRENT RECOMMENDATIONS) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-8-20)**

8. Submitting Proposed Ordinance regarding Request of Brush Park Properties, LLC to modify the provisions of an existing PD-H (Planned Development-Historic) zoning classification to amend Chapter 50 of the 2019 Detroit City Code, Zoning by amending Article XVII, Zoning District Maps, Section 50-17-5, District Map No. 4 to allow for a five-story mixed-use building to include a restaurant-bar, office space and residential building with an adjacent four-story mixed-use parking structure which will include townhomes. This property is commonly known as 2827 John R. Street, 79 and 105 Alfred Street. **(RECOMMEND APPROVAL) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-8-20)**

9. Submitting Proposed Ordinance Request of Brian Hurttienne, to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, Zoning District Maps, Section 50-17-4, District Map No. 3, of the Detroit Zoning Ordinance to show an R3 (Low Density Residential District) zoning classification where an R1 (Single-Family Residential District) zoning classification is currently shown for the properties commonly known as 1552, 1558, 1564, 1570 Perry Street. The petitioner is proposing to develop a multiple-family dwelling. Additionally, the City Planning Commission is requesting to amend Section 50-17-4 District Map No. 3 of the Detroit Zoning Ordinance to show an R3 (Low Density Residential District) zoning classification where an R1 (Single-Family Residential District) zoning classification is currently shown for the properties commonly known as 1578 Perry Street and 1520 Perry Street. This request is being proposed in order to maintain the zoning consistency of the subject parcels **(RECOMMEND APPROVAL). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-8-20)**

PLANNING AND DEVELOPMENT DEPARTMENT

10. Submitting reso. autho. Property Sale – 5716 W Warren. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Zion Church of God, a Michigan Non-Profit Corporation (the “Purchaser), to purchase certain City-owned real property at 5716 W Warren (the “Property”) for the purchase price of Four Thousand Three Hundred and 00/100 Dollars (\$4,300.00). (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-8-20)**

11. Submitting reso. autho. A request to amend the Detroit Master Plan of Policies for a portion of the area containing the former State Fairgrounds, generally bounded by West Eight Mile Road, the Grand Trunk Railroad right-of-way, West State Fair Street, Woodward Avenue, vacated Winchester Street, and Ralston Street to accommodate the sale and reuse of the site **(Master Plan Change #27). (Pursuant to the City of Detroit’s City Charter (Section 8-102), the Planning and Development Department has submitted for your consideration and action a proposed amendment to the Detroit Master Plan of Policies to change the Future General Land Use designation for the above-described area from PR (Regional Park) to IL (Light Industrial). Adoption of this resolution would permit the sale of this property and allow for the potential of a rezoning of the site for future commercial and/or industrial uses.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-8-20)**

12. Submitting reso. autho. Property Sale of 20110 Woodward, Detroit MI – Request for Authorization to Amend 2020-21 Budget. **(The City of Detroit (“City”), through its Planning and Development Department (“P&DD”), has received an offer from State Fair Partners, LLC (“Purchaser”), a Delaware limited liability company, to purchase certain City-owned real property at 20110 Woodward (the “Property”), formerly known as the Michigan State Fairgrounds, for the purchase price of Sixteen Million and 00/100 Dollars (\$16,000,000.00) (“Purchase Price”).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-8-20)**
13. Submitting reso. autho. Property Sale – 1817, 1823, 1829 and 1835 E. McNichols. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Fressher Start LLC, a Michigan Limited Liability Company (the “Purchaser), to purchase certain City-owned real property at 1817, 1823, 1829 and 1835 E McNichols (the “Property”) for the purchase price of Four Thousand Five Hundred and 00/100 Dollars (\$4,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-8-20)**

MISCELLANEOUS

14. **Council President Brenda Jones** submitting memorandum relative to Amazon – State Fairgrounds Questions and Concerns. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-8-20)**
15. **Council Member James E. Tate, Jr.** submitting memorandum relative to Appraisal of the Sale of the Michigan State Fairgrounds to Hillwood Investment Properties, L.P. and The Sterling Group. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-8-20)**