

Lauren Hood, MCD
Chairperson
Donovan Smith
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

Brenda Goss Andrews
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

City Planning Commission Meeting

MINUTES
March 16, 2023
5:00 PM

I. Opening

A. Call to Order – Chairperson Hood called the meeting to order at 5:31 p.m.

B. Roll Call

Attendees: Brenda Goss Andrews, Kenneth Daniels, David Esparza, Ritchie Harrison, Lauren Hood, Gwen Lewis, and Frederick Russell

Excused: Melanie Markowicz, Donovan Smith

A quorum was present.

C. Amendments to and approval of agenda

Commissioner Harrison moved to approve the agenda, seconded by Commissioner Andrews. Motion approved.

II. Meeting minutes of February 2, 2023

Commissioner Daniels moved to approve the minutes, seconded by Commissioner Lewis. Motion approved.

III. Public Hearings, Discussions and Presentations

A. **5:15 PM PRESENTATION** – Detroit Recycling Program, Department of Public Works
(Madison Kraus, Manager) **45mins**

Present: Madison Kraus, Recycling Coordinator, Department of Public Works

Madison Kraus, Department of Public Works (DPW) Staff via PowerPoint discussed Detroit Recycles. Ms. Kraus explained the dynamics of waste diversion, and DPW's goals to divert waste from the landfill to reuse and recover materials. Ms. Kraus mentioned the forms of diversion as reduce, reuse, recycle and compost of organic materials (i.e., food scraps or yard waste). The City of Detroit has 47% of the materials that can be diverted, which means

a large amount of recycling potential for the State of Michigan originates in Detroit. It is critical that Detroit continues to increase waste diversion and recovery to help the State meet its recycling goals. Michigan Department of Environment, Great Lakes, and Energy (EGLE) has been invaluable to the City of Detroit helping it achieve its recycling goals of reaching 30% waste diversion by 2030 (30/30). Also, Ms. Kraus described to the Commission five actions that DPW will use to reach recycling goals. She provided a specific list of items that are acceptable for recycling. Ms. Kraus mentioned that DPW is producing a zero waste action in the future, which may include drop-off facilities. She shared Detroit Recycles statistics including, the City has 39% participation for curbside residential recycling, and there was a 134% increase in the amount of tonnage, recyclables picked up in 2022. This year DPW plans to pilot an opt-out curbside recycling program. All residents will receive a recycling cart, and they will have the opportunity to voluntarily withdraw their participation. DPW promotes access and equity providing recycling resources and opportunities to as many residents as possible.

Ms. Kraus explained that 85-90% of DPW's communications with the public are translated and printed in multiple languages (i.e., Spanish, Arabic and Bengali), in response to Commissioner Esparza's questions about communications to citizens whose first language is not English.

PUBLIC COMMENT

Cyndi Darrah commented on a known reuse it center for building materials. She mentioned water lines and advised to re-do the infrastructure in lieu water bottles and recycling.

JW (via telephone number ending in 124) commented on drop-off centers in the City, Spanish language, Civil Rights, Inclusion & Opportunity-CRIO and Diversity, Equity, and Inclusion-DEI with the secret planning of North End Landing.

Commissioner Hood mentioned and confirmed with Director Todd that there is a request submitted for an updated presentation on the progress in the North End neighborhood.

B. 6:45 PM PRESENTATION – Jefferson Chalmers water management issues (Jay Juergensen) 60 mins

Present: Rory Bolger, CPC Staff, Jay Juergensen on behalf of the Jefferson-Chalmers Water Project

This matter was heard by the Commission after Unfinished Business.

Dr. Rory Bolger, CPC Staff gave an overview of Mr. Juergensen and his past professional experience working with CPC. Currently, Mr. Juergensen has been actively advocating for the Jefferson/Chalmers area and the impact caused by the damaging floods in June-July 2021.

Mr. Jay Juergensen via PowerPoint discussed flood plains, storm water and sewerage in the Jefferson/Chalmers area. Jefferson/Chalmers community is bounded by Jefferson Avenue, Fox Creek or Alter Road on the east and Conner Street, Clairpointe, Conner Creek and the Detroit River on the west. Jefferson/Chalmers was the hardest hit area in the 2021 storm. He explained the residents of Jefferson-Chalmers live in a low lying region with a topographical swell that runs through the center of the community, and they receive waters

from two huge water sheds, Conner Creek water shed (reaches into Macomb) and the Fox Creek water shed (reaches to Grosse Pointe Farms). The tiger dams failed and the water blasted out of the Combined Sewer Overflow (CSO) at Jefferson and Ashland. Mr. Juergensen stated the catch basins do not work. He explained there is a berm around the park at Victoria Park, and it exacerbates the swell and makes it worse. Shortly after the storm, the entire neighborhood was put in a flood plain, and this disqualifies them from certain federal resources. Thereafter, the neighborhood organized, and community meetings were held, in which CPC staff participated. Mr. Juergensen discussed the Jefferson-Chalmers Water Project-Water Access Technology Education and Recreation, Flood Insurance Rate Map (FIRM), and CREW Exam (Community Residents that are Experts in Water). The community made public comments before City Council, and the organization's actions gained media attention with a news article in the November 17, 2022, Detroit Free Press. Mr. Juergensen reviewed proposed solutions from his consulting engineers that would provide water protection strategy for Jefferson-Chalmers, and \$40 million is needed to fund it. He invited the Commission to community meetings on third Wednesdays of every month via Zoom.

Mr. Juergensen explained the flooding in the neighborhood is a result of the infrastructure's inability to move water due to climate and the intensity of storms in response to Commissioner Russell's question regarding sea level.

Director Todd explained that there are City owned properties in Jefferson/Chalmers and CPC has purview in development matters including storm water management and the Master Plan in response to Commissioner Harrison's inquiries.

Commissioner Russell referred his questions to Mr. Juergensen regarding the dollar amount requested in slide 113 (flood mitigation Study: Floodplain Management and Flood Insurance Rate Map-FIRM).

Mr. Juergensen stated the organization's website, jeffersonchalmerswaterproject.org. He mentioned that with the help of engineers they have identified plans that provide a solid line of defense in flood protection and would essentially get Jefferson/Chalmers out of the floodplain. \$40 million capital expenditure that collectively across the neighborhood would create a single line of flood protection that would get the area out of the floodplain.

Ultimately, the Commission agreed to draft a letter to City Council urging that Mr. Jay Juergensen give a presentation before City Council, City Council review slide 113, and conduct a study to help get available funds.

IV. Unfinished Business –

- A.** Consideration of the request of the Detroit Land Bank Authority and the City Planning Commission as a co-petitioner to rezone 18 parcels on the west side of Ward between Compass and Intervale Streets from an R1 (Single-Family Residential district) zoning classification and to a M2 (Restricted Industrial) zoning classification and to rezone 14044 Schaefer Hwy from M4 (Intensive Industrial District) zoning classification to a M2 zoning classification. **(RA)**
(30 mins)

This matter was heard by the Commission after the 5:15 p.m. Presentation.

Present: Roland Amarteifio, CPC Staff and Dan Buckley, Detroit Land Bank Authority

Mr. Roland Amarteifio via PowerPoint provided CPC Staff recommendation for rezoning of 19 parcels from M4 and R1 to M2. This site is located in District 7 and close to the edge of District 2. It is north of Schoolcraft, and south of Lyndon between Schaefer Highway and Meyers Road. Detroit Department of Transportation (DDOT) Coolidge Terminal and the 18 parcels are proposed to be rezoned from R1 to M2 are along Ward from Intervale to Compass. The 19th parcel (M4) is the larger section of the site. Detroit Land Bank Authority (DLBA) requests to rezone 18 parcels on the west side of Ward between Compass and Intervale. CPC Staff has joined the request as a co-petitioner.

The proposed rezoning was requested to permit the replacing of the existing terminal with a modern terminal to allow DDOT to continue to provide public services. The Coolidge Terminal at 14044 Schaefer Highway operated as a transit facility service from 1928-2011. In 2011 there was a fire that destroyed a portion of the facility and halted operations until the present day. Mr. Amarteifio shared the proposed site plan explaining the 18 parcels requested to be rezoned will be used for storm water management with bio retention and detention basins. Planning and Development Department (PDD) provided a Master Plan interpretation, all parcels are designated as light industrial, and the proposed rezoning would be consistent with the Master Plan. PDD noted that the downzoning of the M4 parcels to light industrial classification would reduce potential for future high impact uses. He explained the upzoning of the residential parcels does bring industrial closer to residential; however, those concerns will be mitigated by appropriate buffering.

The Detroit Building Authority (DBA) and DDOT held multiple community meetings in 2022 and 2023. March 2, 2023, a public hearing was held, and an individual commented on retaining the wall and concerns with occupancy at 13500 Compass Street. Mr. Amarteifio stated DLBA advised CPC that the site has been owned by the DLBA since the individual who inquired about the home at 13500 Compass is illegally occupying the home on the site since 2018, and they have been working to remove that individual from the property. DDOT is proposing a substantial amount of screening and buffering on the site. Therefore, CPC Staff is recommending approval of the rezoning.

Commissioner Russell motioned to accept the CPC Staff recommendation regarding this agenda item; seconded by Commissioner Daniels. Motion Approved.

V. New Business – There is no new business.

VI. Committee Reports – Commissioner Lewis gave a brief overview of the sub-committee meeting that was attended by Commissioner Lewis, Commissioner Smith, Commissioner Harrison, and Director Todd. Commissioner Lewis mentioned the categories assigned as follows:

- Bylaws (Commissioner Lewis)
- Citizens Review Committee (Commissioner Andrews)
- Goals and objectives annual work plan (Commissioner Harrison)

Commissioner Lewis provided a copy of the annotated bylaws and discussed that the Commission may want to amend the compensation section of its bylaws.

Commissioner Andrews described the Citizens Review Committee as a diverse group of people that came together to review the CDBG Neighborhood Opportunity Fund and proposals.

Commissioner Harrison discussed the goals and objectives committee and its focus on priorities and

vision on where the City is going, the City's challenges, concerns, and opportunities.

Commissioner Lewis announced that it will be necessary to appoint Commissioners to the official sub-committee.

Commissioner Lewis motioned to schedule the dates for upcoming sub-committee meetings for March 23, 2023 and April 5, 2023; seconded by Commissioner Andrews. Motion Approved.

VII. Staff Report –

Director Todd stated the Commission will be emailed a copy of City Council's budget hearing schedule.

VIII. Member Report – There is no member report.

IX. Communications – Mr. Eric Fazzini, CPC Staff commented that the applicant for the rezoning of Crane and Forest requested a letter of support from CPC as part of the application for Michigan Department of Environment, Great Lakes, and Energy (EGLE), Environmental Protection Agency (EPA) assessment grant program. The letter of support was provided to the applicant.

X. Public Comment – There was no public comment.

XI. Adjournment

The meeting adjourned at 8:58 p.m.