

Lauren Hood, MCD
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Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.
Rachel Udabe

City Planning Commission Meeting

MINUTES
June 15, 2023
5:00 P.M.

I. Opening

A. Call to Order – Chairperson Hood called the meeting to order at 5:22 p.m.

B. Roll Call

Attendees: Kenneth Daniels (remote), David Esparza, Ritchie Harrison, Lauren Hood, Melanie Markowicz (5:30 p.m. -7:41 p.m.), Frederick Russell, Donovan Smith, and Rachel Udabe

Excused: Gwen Lewis

A quorum was present.

C. Amendments to and approval of agenda

Commissioner Smith moved to approve the agenda with an amendment to refer to the New Amsterdam Project as its rebranded name Future of Health Detroit, seconded by Commissioner Esparza. Motion approved.

II. Meeting minutes of April 6, 2023

Commissioner Smith moved to approve the minutes, seconded by Commissioner Esparza. Motion approved.

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – To consider the request of Jacqueline Cuevas to amend Article XVII, Section 50-17-45, District Map No. 43 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R3 (Low Density Residential District) zoning classification is currently shown on the property commonly known as 3260, 3266, & 3274 Junction. **(KJ)**
45 mins

Present: Kimani Jeffrey, CPC Staff
Petitioners: Jacqueline Cuevas and Rose Cuevas

Kimani Jeffrey, CPC Staff via PowerPoint discussed the CPC zoning report of June 13, 2023. The Petitioners, Jacqueline Cuevas and Rose Cuevas, entered into a land contract sale with the former owner of the Junction Party Store at 3260 and 3266 Junction Avenue. The petitioners have an agreement with Detroit Land Bank to purchase vacant land at 3274 Junction (parking lot). The site is located in the central southwest area of the City, District 6, with Michigan Avenue on the north, Livernois Avenue on the west, West Grand Boulevard on the east, and the railroad on the south. Currently, the R3 zoning classification at 3260 and 3266 Junction provides special designated merchant (SDM) establishment use to sell wine and beer; however, the petitioners want to add SDD use which allows for the sale of liquor. CPC Staff proposes a change of zoning classification from R3 to SD1. The SD1 zoning classification allows for SDD use conditionally requiring a special land use hearing approval. Mr. Jeffrey stated that the Master Plan future land use shows the area shall remain low/medium density residential, and a Planning and Development Department (PDD) Master Plan interpretation is forthcoming. Mr. Jeffrey stated that CPC Staff gave a presentation at a community meeting held on May 15, 2023, and many people attended expressing their support. A slew of letters in support were received from residents including Saint Hedwig Parish, Congress of Communities, and Southwest Detroit Business Association, and a petition with 30 residents' signatures was submitted.

Ms. Jacqueline Cuevas described the background story on how she and her husband obtained the store in a sale from its former owner. She expressed her gratitude to the community for their support.

Public Testimony:

Amanda Holiday of Early Childhood Congress of Communities expressed support for the rezoning.

Kimani Jeffrey stated there is no opposition to the rezoning, and if the Commission is amenable it may decide to accept CPC Staff's recommendation to approve.

Commissioner Smith motioned to Waive Same Day Action for the 5:15 P.M. Public Hearing, seconded by Commission Markowicz. Motion Approved.

Commissioner Smith motioned to approve the request of Jacqueline Cuevas to amend Article XVII, Section 50-17-45, District Map No. 43 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R3 (Low Density Residential District) zoning classification is currently shown on the property commonly known as 3260, 3266, & 3274 Junction, seconded by Commissioner Markowicz. Motion Approved.

- B. 6:15 PM PUBLIC HEARING** – To consider the City Planning Commission's proposed rezoning of 11500, 11510, 11530, 11534, and 11542 Conner Avenue between Flanders and St. Patrick Avenues, found on District Map No. 26 of the 2019 Detroit City Code by amending Chapter 50, 'Zoning,' Article XVII, Section 50-17-28 to show an R2 Two-Family Residential zoning district classification where a PD Planned Development zoning district classification is currently shown **(RB)** *45 mins*

This matter was heard after Member Reports.

Present: Dr. Rory Bolger, CPC Staff

Dr. Rory Bolger, CPC Staff via PowerPoint discussed the CPC zoning report of June 15, 2023, explaining that this block of Conner Avenue property falls into the category of planned developments (PD) proposed for rezoning due to being lapsed, abandoned, or for which there is no plan. This PD is located on the block between Flanders and St. Patrick consisting of five lots with the addresses of 11500, 11510, 11530, 11534, and 11542 Conner Avenue (formerly De La Salle Collegiate High School). It is located opposite of the City airport, and there are vacant lots to the south end of the block. Currently, there is almost no active commercial development on the Conner frontage. Dr. Bolger provided the history of RMAs or multiple residential approvals that were changed to PDs. CPC Staff proposes a zoning classification from PD to R2. CPC reached out to the taxpayers of record. There are four different parties that own the properties, and they were in full support of the rezoning. CPC Staff emailed the owner of the Adult Foster Care Home at 11542 Conner Avenue, and they were informed this rezoning will not affect the status of their property or operations. The property owner based in Fort Lauderdale, Florida, did not respond. PDD advised that the proposed rezoning is consistent with the Master Plan. Dr. Bolger stated that this matter is anticipated to return with a final recommendation at the July 20, 2023, CPC Meeting.

C. **7:00 PM PRESENTATION** – New Amsterdam Project Proposal, Henry Ford Health, Detroit Pistons and Michigan State University **90 mins**

This matter was heard early and after general Public Comment.

Present: Future of Health Detroit Development Team

Henry Ford Health	Michigan State University	Detroit Pistons
Barry Blackwell Marc Corriveau Jerry Darby	Arlynn Dailey Norman Hubbard Richard Temple	Richard Haddad Stefen Welch

The eight-member team of developers presented via PowerPoint an overview of the project proposal. They stated that they have participated in community engagement with over 60 conversations with a variety of community members. The proposed site was described as one integrated campus, ecosystem and walkable campus. The legacy campus is a new hospital, major green space, a green fashion hybrid electric campus, and research facility. The east campus is a mixed-use residential building of 500 units for mixed income, multi-family residents, and it will have mixed-use residential retail opportunities. The academic medical center will include a large research building providing a research enterprise. The plan is to start construction in 2024 and open early 2027. The developers acknowledged their potential planning needs from the City necessary for this project are street improvements, rezoning, and variances. They concluded by mentioning that this development will have a huge impact on the City, attract and retain top talent, and provide world class healthcare with new technology and advanced research all on an integrated campus. They expect to return before the Commission around the third quarter to present more detailed planning information.

The developers mentioned that they engage with the existing businesses on West Grand Boulevard, and they are looking to possibly realign Lincoln Street as part of the project. A parking study is in process. This development will be the most electrified academic medical center in the Country, creating sustainability activities in the hospitals and use of geothermal energy in response to Commissioner Russell's

questions.

The developers stated it provides mixed income housing that will serve all of the employees that this project will create. There are traffic impact studies being conducted in response to Commissioner Udabe's questions regarding housing and mobility.

Commissioner Hood requested that a summary of the needs assessment be sent to Director Todd for distribution to the Commissioners.

D. 8:30 PM PRESENTATION – Adult Use Marijuana Update

30 mins

Present: Eric Fazzini and Timarie Szwed, CPC Staff

Director Todd explained this presentation is a status update informing the Commission of City Council's viewpoint on this matter including requests for locations in Eastern Market or downtown Detroit. The spacing scheme is to reduce the spacing from Controlled Uses from 1000 feet to 750 feet. The matter went to City Council in March 2023, and a public hearing is on June 29, 2023. CPC Staff will convey any comments or suggestions from the Commission to City Council.

Eric Fazzini, CPC Staff via PowerPoint discussed President Pro Tempore, James Tate's request to analyze reducing spacing requirements in order to free up additional property for marijuana use applicants. This matter was introduced to CPC July 21, 2022, and a CPC public hearing was held on August 4, 2022. There was community engagement via a citywide DONcast presentation on August 29, 2022, with over 100 attendees. Also, a CPC forum discussion was held on August 31, 2022. A continued public hearing was in September 2022, and CPC recommended the ordinance for approval to City Council.

Mr. Fazzini described the focus is on four retail and consumption-related uses with the marijuana provisions.

1. Medical marijuana provisioning centers
2. Marijuana retailer establishments
3. Marijuana microbusinesses (primary caregiver)
4. Designated marijuana consumption establishments

A proposed change by the amendment is a 25% reduction to controlled use spacing from 1000 feet to 750 feet. No changes were recommended to the zoning district level of permissibility. Mr. Fazzini reviewed the minimum spacing requirements table and all 13 uses on the full list of other use types. CPC Staff's findings are focused on controlled use spacing as a means of avoiding impacting the drug free zones or religious institutions. For instance, if an applicant meets the proposed 750 feet reduction, but they do not meet the drug free zones spacing any one of the specified seven uses may work between consumption establishments and retailers. He mentioned that Buildings, Safety Engineering, and Environmental Department (BSEED) advised that the amendment to reduce spacing to 750 feet will slightly increase the available sites. The goal of new spacing requirements between consumption establishments and microbusinesses is to encourage these business types.

During CPC's August 4, 2022 public hearing, many expressed their favor of adding a 10% administrative adjustment process for marijuana spacing requirements. The proposed adjustment was discussed with the Law Department, and it is recommended that a 2% administrative adjustment would be feasible. CPC Staff added specific use standards for designated consumption establishments that outdoor activities would be prohibited as a

specific use standard. Also, CPC Staff and the Law Department corrected the conflicting language with licensing and zoning ordinances granting City Council powers to approve temporary marijuana use events.

Timarie Szwed described marijuana spacing maps are only a snapshot used for temporary exploration purposes. She noted that BSEED Zoning Division has the final authority on determining whether or not a parcel is available for an adult-use marijuana retail or microbusiness. The spacing maps take into consideration drug-free zones, religious institutions, public housing and overlay areas. Controlled uses i.e., party stores or liquor stores are the only ones that see any change in the proposed ordinance. Ms. Szwed displayed a map that showed areas of opportunity and parcels within, that meet zoning requirements. One map Ms. Szwed presented showed the space gained and parcels that could potentially be available with the amendments of reducing buffers to 750 feet. She noted that it is crucial to marijuana businesses to be close enough in order to sell. The opening of new businesses, daycares, or charter schools will quickly diminish the available parcels.

Commissioner Harrison asked about how much land becomes available with the amendment for spacing reduction of 750 feet?

Ms. Szwed responded there are approximately 175 parcels gained for retail and 225 gained for consumption; however, after further future research, map updating and consideration of uses of Detroit border cities the available parcels will change.

Ms. Szwed stated that CPC Staff can research and later share limitations of City of Highland Park and City of Hamtramck with Commissioners in response to Commissioner Udabe's request.

Director Todd commented the City is able to meet the demand and number of licenses with more uses to accommodate and ways to make more land available. There is potential to increase the City's licensing of more marijuana facilities, and a total of 130 are allowed under the licensing regulations.

IV. Public Comment – There was no public comment.

V. Unfinished Business – There was no unfinished business.

VI. New Business – There was no new business.

VII. Committee Reports –

This matter was heard before the 6:00 p.m. Public Hearing.

Commissioner Donovan Smith summarized that at the May 3, 2023, subcommittee meeting it was voted to recommend Committees as follows:

1. Bylaws Committee appointed by the Chair to meet semiannually reviewing the bylaws and making recommendations.
2. Goals and Objective Committee establishes the goals and objectives for CPC on an annual basis.
3. Nominating Committee meets annually to ensure that CPC officers are nominated and elected timely in accordance with bylaws.
4. Citizens Review Committee (CRC) meets to review and discuss Community Development Block Grant (CDBG) funds and make recommendations to City Council.

Commissioner Hood suggested a new committee, Zoning Innovation Committee.

The next committee meeting is scheduled for June 28, 2023.

VIII. Staff Report –

This matter was heard after the Presentation of Adult Use Marijuana Update.

Director Todd announced the following:

1. Perfecting Church will possibly appear on July 20, 2023, for a modified PD.
2. CPC Staff is considering modifying PD language in order to better reflect actual practices.
3. It is anticipated that CPC will hold elections at the next meeting. Commissioners interested in seeking office should contact Staff for information.
4. CPC Staff will draft and verify with the Law Dept the bylaws modification for Commissioner compensation. CPC may want to plan to adopt modified bylaws at the next meeting, so it is completed before Commissioners receive a stipend.
5. August 3rd meeting is tentatively scheduled, and CPC Staff will evaluate project timelines.

Commissioner Hood confirmed on record the next CPC meeting dates are June 29, 2023; July 20, 2023 and August 3, 2023 (tentative).

IX. Member Report –

This matter was heard after Committee Reports.

Commissioner Markowicz updated the Commission on the I-375 Reconnecting Communities Project, Local Advisory Committee's last meeting discussion on inaccessible Mack Avenue exit. It is challenging since Mack Avenue is a direct route to Midtown (i.e., Whole Foods) and hospitals for emergency services. The local businesses and residents expressed their concerns about the obstacle. Michigan Department of Transportation (MDOT) will be publishing different potential routes in a new configuration. Commissioner Markowicz announced the next meeting dates of July 12, 2023, at 3:00-4:30 p.m. (stakeholders) and 5:30-7:00 p.m. (public and residents); and September 13, 2023, at 3:00-4:30 p.m. (stakeholders) and 5:30-7:00 p.m. (public and residents).

- X. Communications** – Director Todd revealed that the City of Harper Woods and the City of Southfield sent notifications that each are updating their Master Plan of Policies. Also, Detroit City Council is expecting to receive the Master Plan updated contract from the City's Administration and copies will be provided to the Commission.

XI. Adjournment

The meeting adjourned at 8:32 p.m.