

NOTE: These minutes do not represent a verbatim transcription of the meeting.

CITY PLANNING COMMISSION
REGULAR MEETING
May 16, 2013

APPROVED

I. Opening

Call to order

The meeting was called to order by Chairperson Carr in the Committee of the Whole Room, 13th Floor of the Coleman A Young Municipal Center at 5:29 PM.

Roll Call

Commissioners Andrews, Carr, Christensen, Gage, and Russell were present; Commissioners Allen, Davis, Simons and Williams were absent (excused).

Amendments to and Approval of Agenda

ACTION: Commissioner Andrews moved **APPROVAL** of the agenda.
Commissioner Russell seconded the motion.
Motion carried.

II. Minutes

ACTION: Commissioner Russell moved **APPROVAL** of the minutes for the Regular Meeting of April 18, 2013.
Commissioner Andrews seconded the motion.
Motion carried.

The minutes for the Regular Meeting of May 2, 2013 will be brought back at the next meeting.

III. Public Hearings and Presentations

- A** **4:45 PM PUBLIC HEARING** – Re: Consideration of the proposal of Midtown Project, LLC to modify the plans for the existing PD (Planned Development District) zoning classification on District Map No. 4, Article XVII of the 1984 Detroit City Code, Zoning, for the properties located at 3750, 3780 and 3800 Woodward Avenue presently shown on the southeast corner of Woodward and Alexandrine Avenue.

Present:

Angeline Lawrence, CPC staff
Scott R. Bonney, AIA, Project Designer
Mike Kirk, Project Architect
John Ferchill

CPC staff member Angeline Lawrence referred Commissioners to the report dated May 10, 2013, included with the meeting materials; she detailed the proposed development and reviewed and referenced site plans and renderings of the proposed new structure as well as changes proposed for the public walkway space that is included in the proposal.

Bruce Evans, Planning & Development Department (P&DD) staff, said P&DD had made no decision or recommendation as yet, presently the walkway proposal is under review. CPC staff member Lawrence pointed out that whether proposed changes to the walkway is a major or

minor change is a matter that must be determined before that portion of the proposed development can move forward.

Commissioners asked a number of questions for clarification on the proposal, expressing concerns about parking issues for not only proposed development, but also the area's adjacent residential and business occupants. These concerns were answered to the satisfaction of the Commission.

PUBLIC COMMENT:

Joyce Haralson Coleman, neighborhood resident, said she was unaware of the proposed development plan, but was in favor of the project; she asked that better efforts be made by the petitioner and CPC to inform residents of project proposed for their neighborhood.

Tom White, manager, Bicentennial Tower, said he appreciated the developer and architects keeping the community informed about the proposed development plans; he said he was in favor of the developer's proposed changes for the public walkway.

There were no other comments.

The public hearing was adjourned at 6:40 PM.

ACTION

CPC staff was asked to include the actual number of parking spaces presently located on the proposed site in its recommendation to the Commission.

- B** **5:30 PM PUBLIC HEARING** – Re: Consideration of the proposal of Robert Sestok to amend District Map No. 3 of the Detroit Zoning Ordinance to show a PD (Planned Development District) zoning classification where an R2 (Two-Family Residential District) zoning classification is presently shown at 937 W. Alexandrine, 945 W. Alexandrine, 953 W. Alexandrine and 955 W. Alexandrine, which is located at the southeast corner of W. Alexandrine Avenue and the John C. Lodge Freeway (M-10) service drive.

Present:

Christopher Gulock, CPC staff
Robert Sestok, Petitioner

CPC Interim Deputy Director Christopher Gulock referred Commissioners to the report May 13, 2013, included with the meeting materials; he described the proposed art installation and distributed photos of samples of the fabricated metal sculptures and plans for their placement on the site.

Robert Sestok, the petitioner, spoke to his motivation for this proposal; he said abutting and adjacent property owners support his proposal, and a letter of support has been forwarded by Sue Mosey, Director of the Midtown Detroit Inc.

Commissioners asked several questions for clarity on the proposal; these were answered to their satisfaction.

PUBLIC COMMENT:

Joyce Haralson Coleman, neighborhood resident speaking for herself and other residents in the area, said she was in favor of the sale of the lot and placement of the sculptures; she supported the proposed project as an asset to the area and the city.

There were no other comments.

The public hearing was adjourned at 7:00 PM.

ACTION

CPC staff was asked to include the specific lot size in its final recommendation along with specific language dealing with the “by right” uses permitted in Planned Development Districts.

IV. Unfinished Business–

- A** Consideration of Queen Lillian, II, LLC to amend Article XVII, District Map No. 3 of the Detroit Zoning Ordinance (Chapter 61 of the 1984 Detroit City Code) by rezoning one parcel commonly identified as 13 Stimson Avenue located on the south side of Stimson between Woodward Avenue and Cass Avenue, and the westernmost portion of a parcel commonly identified as 3439-3455 Woodward Avenue located on the south side of Stimson Avenue between Woodward Avenue and Cass Avenue from an R6 (High Density Residential District) zoning classification to a B4 (General Business District) zoning classification.

CPC Staff Member George Etheridge referred Commissioners to the report May 13, 2013, included with the meeting materials; he reviewed the proposal stating that the city has accepted an offer to purchase the subject property, granting the petitioner all rights to pursue the subject rezoning request. The Planning and Development Department (P&DD) and the Historic District Commission (HDC) will submit their review and comment in writing.

Mr. Etheridge referenced the CPC staff report that included the staff recommendation for **APPROVAL** of the Queen Lillian II, LLC request for rezoning.

Commissioner Gage said in the interest of full disclosure, it should be noted that she is employed with Midtown Detroit Inc., a neighborhood organization associated with the petitioner.

ACTION: Commissioner Russell moved **APPROVAL** of the staff recommendation, to amend Article XVII, District Map No. 3 of the Detroit Zoning Ordinance (Chapter 61 of the 1984 Detroit City Code) by rezoning one parcel commonly identified as 13 Stimson Avenue located on the south side of Stimson between Woodward Avenue and Cass Avenue, and the westernmost portion of a parcel commonly identified as 3439-3455 Woodward Avenue located on the south side of Stimson Avenue between Woodward Avenue and Cass Avenue from an R6 (High Density Residential District) zoning classification to a B4 (General Business District) zoning classification.

Commissioner Andrews seconded the motion.

Motion carried.

V. New Business – (none)

VI. Committee Reports – (none)

VII. Director’s Report – Mr. Todd gave a verbal Director’s Report; he noted City Council Planning & Economic Development Standing Committee had scheduled a public hearing today regarding the food truck ordinance, the hearing was adjourned until June 13, 2013 to allow more time for comment.

Mr. Todd briefly updated Commissioners about the fiscal crisis and ongoing budget review and draft City Council and its support staff reorganization; Commissioners will be kept informed.

VIII. Communications – (none)

IX. Public Comment – (none)

X. Adjournment – The meeting adjourned at 7:18 PM.

Respectfully submitted,

Ogreeta M. Braynon,
Recording Secretary