

**City Planning Commission Regular Meeting
March 15, 2018
Committee of the Whole Room**

13th Floor – Coleman A. Young Municipal Center

I. Opening

A. Call to Order

The meeting was called to order by Chairperson James at 5:19 pm.

B. Roll Call

Present: James, Andrews, Davis, Esparza, Fairrow, Hood, Pawlowski, Webb and Russell.

C. Amendments to and Approval of Agenda

Commissioner Hood motioned to approve agenda with amendments; seconded by Commissioner Esparza. Motion approved.

II. Minutes

A. Review and approval of the minutes for February 1, 2018.

Commissioner Hood motioned to approve agenda with amendments; seconded by Commissioner Esparza. Motion approved.

III. Public Hearings and Presentations

A. INTRODUCTORY PRESENTATION – Lawrence Garcia, newly appointed Corporation Counsel for the City of Detroit.

Mr. Garcia has over 23 years of experience in litigation. He is aware of the interface between City Planning Commission and the Law Department and will do what he can to support the Commission's work.

- B. Public Hearing** - Request of Brush Park Properties, LLC in partnership with 112 Edmund LLC on behalf of Terranovus Development to modify the provisions of an existing PD-H (Planned Development-Historic) zoning district on Article XVII, District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning on property commonly known as 2827 John R. Street, 112 Edmund Place and 105 Alfred Street in order to allow for two mixed-use buildings which will include office, retail, commercial and residential space and to construct a parking structure with retail and commercial space. Kimani Jeffrey, CPC staff member, provided a summary report, relative to request from Brush Park Properties, LLC and 112 Edmund LLC, on behalf of Terranovus Development, dated March 10, 2018 . The proposed modification allows for a multi-building mixed use development, which includes office, retail, commercial and residential space; and a parking structure with retail and bounded by Edmund Place, John R, Alfred Street and Woodward Avenue, consisting of properties commonly known as 2817 John R, 112 commercial space. The existing PD-H (Planned Development Historic) is Edmund Place and 105 Alfred Street.

Property located at 112 Edmund is proposed as a seven (7) story mixed use building consisting of thirty-two (32) dwelling units; twelve (12) one bedroom units at 900 sq. ft. and twenty (20) two bedroom units at 1,200 sq. ft.; for-sale residential units (4th-7th floors), ground floor retail space, for lease commercial spaces (2nd -3rd floors) and one (1) level of below grade parking.

Properties located at 105 Alfred and 2827 John R. are proposed as a four (4) story mixed use building to include for sale residential units (2nd, 3rd and 4th floors) and a ground floor bar; five (5) units are planned; three (3) one bedroom units at 1000 sq. ft. and two (2) bedroom units at 2,500 sq. ft. The parcel lots are to be combined to accommodate a five (5) story, 157 stall mix-use parking structure with underground retail.

Public Comments

Jack Cowin: Shared neighborhood prospective; Brush Park CDC voted 9-1 opposing project after receiving information regarding the parking structure; major concerns with mass, scale and setback; additional emails will be forwarded to K. Jeffries.

Mark Eric: Expressed similar concerns regarding mass, scale and setbacks; feels development can go forward with further discussions.

Sue Mosely: Development is appropriate for area; spoke to the creative use of existing buildings along John R; agreed there should be further discussion regarding scale, setbacks etc.

CPC staff to facilitate a meeting between developers, Brush Park CDC Board, and the residents to discuss the concerns and come to a consensus regarding the development. Commissioner Fairrow would like a view of the overhead setbacks and street views. Chairman Andrews requested that the commissioners be invited to the upcoming meeting.

ITEM TO BE BROUGHT BACK; REPORT FORTHCOMING

- C. **PUBLIC DISCUSSION** – Request of Tellevation II LLC for a minor modification of plans in a PD (Planned Development) zoning district at 110 E. Ferry Street in order to redevelop the vacant building into office space.

Chris Gulock, CPC staff member provided a summary of report dated March 12, 2018 regarding the above referenced request. Tellevation II, LLC proposal converts the building, located at 110 E. Ferry Street into office use, which would include office space for multiple small tenants and shared working space, conference rooms, etc. The proposed project would not alter the exterior of the building, reduce parking or alter the site. A community meeting did not result in any opposition. CPC staff preliminarily recommends that the proposed revision represents a minor change to the PD plans.

Commissioner Russell motioned to accept staff’s recommendation that the proposed revision represents a minor change to the PD plans; seconded by Commissioner Fairrow. Motion approved.

IV. Unfinished Business –None

V. New Business

Receipt of notification from the City of Warren is beginning the process of writing a Master Plan pursuant to Public Act 33 of 2008, the Michigan Planning Enabling Act.

- VI. Staff Report – Marcell Todd submit a written staff report containing the following:**
CPC Committees – Rules Subcommittee (*Lesley Carr Fairrow; Gregory Pawlowski; Frederick Russell*), Goals and Objectives Subcommittee (*Lauren Hood; Gregory Pawlowski; Angy Webb*), Livable Communities Committee (*Brenda Goss Andrews; Lisa Whitmore Davis; David Esparza*)

Mr. Todd will forward the current rules of the commission. Mr. Todd will determine through the Law Department has to whether Ad Hoc committees are subject to the *Open Meeting Act*.

Commissioner Andrews motioned to authorize staff to draft letter expressing concern relative to tickets and consideration involving attendance to Mayor's Address, seconded by Commissioner Pawlowski. Motion approved.

Plan of action regarding space (timeline).

Medical Marijuana Discussion Group.

VII. Communications -None

VIII. Public Comment - None

IX. Adjournment - The meeting adjourned at 7:52 pm.

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