

**City Planning Commission Regular Meeting  
May 3, 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 5:10 pm.

**B. Roll Call**

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

**C. Amendments to and Approval of Agenda**

**Commissioner Fairrow motioned to approve agenda; seconded by Commissioner Hood. Motion approved.**

**D. Minutes**

Draft minutes for March 1, 2018 were provided; will be brought back on May 17, 2018.

**II. Public Hearings and Presentations**

**A. PRESENTATION – Update on draft signage ordinance.**

Dr. Rory Bolger, CPC staff, Greg Moots, P&DD, and Amanda Elias, Mayor's Office presented a PowerPoint presentation regarding updates to the signage ordinance.

**III. Unfinished Business**

Consider the request of Mr. Mike Semma on behalf of his client Mr. Talal Dickow to amend Article XVII, District Map 53 of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing a B4 (General Business District) zoning classification where an R2 (Two-Family Residential District) zoning classification currently exists on three (3) parcels commonly identified as 2205, 2211 and 2215 Green Avenue, generally bounded by the one way east-west alley first south of W. Vernor Highway to the north, Green Avenue to the east, Whittaker Avenue to the south and the north-south alley first west of Green Avenue to the west.

George Etheridge, CPC staff member, provided summary of report dated April 30, 2018 relative to petitioner's request; the petitioner proposes to construct a one-story commercial retail structure, to accommodate up to three (3) "*Stores of a generally recognized retail nature whose primary business is the sale of new merchandise, etc.*" The proposed rezoning to B4 would allow on a by-right basis. The City Planning Commission held a public hearing on April 19, 2018 where citizens were able to express their support and concerns.

The Planning and Development Department requested that the development be sited on W. Vernor Highway and Green Avenue, already zoned B-4; rather than south of the one-way east-west alley immediately south of W. Vernor Highway. CPC staff recommended same due to the fact that W. Vernor Highway at Green Avenue is part of the Vernor/Springwells Traditional Main Street Overlay Area. Despite recommendations from CPC and Planning and Development, the petitioner presented the request for proposed rezoning of the three (3) parcels.

The Detroit Zoning Ordinance, Section 61-3-80 lists eight (8) criteria that are considered in making recommendations and decisions on rezoning requests:

1. Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.

***This request does not meet the challenge of some changing condition, trend or fact.***

2. Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

***The Master Plan of Policies calls for low density residential; proposed rezoning is not consistent with the Master Plan of Policies.***

3. Whether the proposed amendment will protect the health, safety, and general welfare of the public;

***CPC staff is concerned about the intensification of zoning adjacent to residential properties, south of the alleyway; and concerns over traffic, noise and the adjacency to residential properties.***

4. Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing developments;

***Physical characteristics of property would change as a result of proposed zoning; there would likely be a need to upgrade city services, such as lights, water, sewer, etc.***

5. Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding storm water management;

*No plans have been submitted showing perimeter landscaping or drainage for proposed development.*

6. Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

*Adjacent property owners have cited concerns over parking, traffic and refuse.*

7. The suitability of the subject property for the existing zoning classification and proposed zoning classification;

*The siting of the building is inconsistent with the W. Vernor/Springwells Traditional Main Street Overlay area.*

8. Whether the proposed rezoning will create an illegal “spot zone.”

*The proposed rezoning would not constitute an illegal “spot zone.”*

CPC staff opined that the request to extend the B4 (General Business District) zoning classification south of the east-west alley is not consistent with general zoning practices and cannot offer support for the request.

**Commissioner Russell motioned to table further discussion of request and bring item back at a later date; seconded by Commissioner Pawlowski. Motion approved.**

**IV. New Business – None**

**V. Committee Reports –None**

**VI. Staff Report**

Marcell Todd provided updates relative to CPC activities which included: Zoning Update RFP Status; Spirit Plaza; concerns at the Crowne Plaza Hotel; and Short term rentals of Airbnb.

Chairman James wants City Departments to prioritize the responses to Commission’s request regarding issues relating to items presented to them.

**VII. Communications**

Commissioner Webb announced an event being held at Faith Redemption Church, May 8, 2018 at 6 pm regarding the City's new rental requirement ordinance.

Commissioner Pawlowski extended an invitation to the Medical Marijuana Expo on May 20, 2018, from 10am – 6pm. in Bay City.

**VII. Public Comment: Erica Briggs, Shelia Cockrel**

**VIII. Adjournment** - The meeting adjourned at 8:32 pm.