

[Approved](#)

**City Planning Commission Regular Meeting
June 7, 2018
Erma L. Henderson Auditorium
13th Floor – Coleman A. Young Municipal Center**

I. Opening

A. Call to Order

The meeting was called to order by Chairperson James at 5:14 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 with amendments; seconded by Commissioner Hood. Motion approved.

II. Minutes

A. Minutes for March 15, 2018 and April 5, 2018.

Commissioner Hood motioned to approve minutes of March 15, 2018 with amendments; seconded by Commissioner Esparza. Motion approved.

Minutes of April 5, 2018 to be brought back on June 21, 2018.

III. Public Hearings and Presentations

- A. PUBLIC HEARING** –Request of the Planning & Development Department to amend Article XVII, District Map 56, of the 1984 Detroit City Code, Chapter 61, ‘Zoning’ by showing an R5 (Medium Density Residential) zoning classification where R3 (Low Density Residential) and R2 (Two Family Residential) zoning classifications currently exist on five (5) parcels commonly identified as 7501 Webb, 7600 Burlingame, 10530 Bryden, 10461 American and 10455 American Street.

Jamie Murphy, CPC staff and Matt Walters, Mayor’s Office, provided a summary of report submitted May 31, 2018. The Planning and Development Department proposes to sell the subject parcels to the Council of Carpenters to build a training and education facility. The proposal meets eight (8) approval criteria listed in Section 61-3-80 of the zoning ordinance, specifically:

The amendment will not have adverse impacts on property in the vicinity.

The amendment will encourage redevelopment.

The suitability of the subject property for the existing and proposed zoning classifications.

The site is adjacent to the freeway and will function as a buffer between noise and traffic.

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

The rezoning expands the R5 zone an additional block.

The proposed site is located in the Winterhalter area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies.

Same day action was requested.

Commissioner Esparza motioned to waive same day action requirements; seconded by Commissioner Russell. Motion approved.

Commissioner Esparza motioned to approve with staff recommendations; seconded by Commissioner Hood. Motion approved.

- B. PUBLIC HEARING** – An ordinance to amend the text of 1984 Detroit City Code Chapter 61, ‘Zoning’ Ordinance to allow Business Colleges and Commercial Trade Schools by-right in R5 (Medium Density Residential) Zoning Districts

Commissioner Esparza motioned to waive same day action requirements; seconded by Commissioner Russell. Motion approved.

Commissioner Esparza motioned to approve with staff recommendations; seconded by Commissioner Hood. Motion approved.

- C. PUBLIC PRESENTATION** – PC (Public Center) Special District Review for proposed modification to the ground level of the Coleman A. Young Municipal Center. *(Commissioner Pawlowski left the meeting at 9:15 p.m.)*

On behalf of their client, the Detroit Wayne Joint Building Authority; represented by Michael Kennedy of Hines; a PowerPoint Presentation was given by architect, Tiffany Brown, from the Smith Group and Cassandra Little from Centric Design.

- D. PUBLIC HEARING** – An ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ to add medical marihuana provisioning centers as a conditional use in B2, B4, B5, B6, M1, M2, M3, M4 and SD2 zoning districts outside of Gateway Radial Thoroughfare and Traditional Main Street overlay area; to prohibit medical marihuana provisioning centers, processors and growers within drug free zones; to eliminate new applications for medical marihuana caregiver centers as of the effective date; to add medical marihuana growers as a conditional use in M1, M2, M3, M4 and M5; to add medical marihuana processors as a conditional use in B6, M1 and M2 and a by-right use in M3, M4 and M5; to add medical marihuana safety compliance facilities as a conditional use in B4, B5 and B6, and a by-right use in M1, M2, M3, M4 and M5; to add medical marihuana secure transporters as a by-right use in B6, M1, M2, M3, M4 and M5; to add definitions related to medical marihuana; and to provide certain nonsubstantive corrections.

TO BE BROUGHT BACK ON JUNE 21, 2018

Kim James, Law Department, presented overview of the ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ to include zoning provisions for medical marihuana provisioning centers, growers, processors, safety compliance facilities and secure transporters; to prohibit medical marihuana provisioning centers, processors and growers within drug free zones; and to eliminate new applications for medical marihuana caregiver centers as of the effective date.

Public Comment

Dr. Bernard Johnson
Thomas Wilson, Jr.
Pam Weinstein
Nancy Bitzarakis
Theresa Landrum
Craig Aronoff
Lemiel Wolfe
Otis Mathis
Ronald Jones
Amru Meah
Richard Clement
Tonja Stapleton

Loretta Yancey
Deborah Omokehinde
Juanita Bryant
Thomas Lavigne
Raymond Crowley
Carolyn Akpe
Michelle George
Pastor Jacquelyn Rhodes
Mitzi Ruddock
Dalton Brown
J. Tatum
Mark Schmier

IV. Unfinished Business

- A. Request of Brush Park Properties, LLC in partnership with 112 Edmund, LLC on behalf of Terranus Development to modify the provisions of an existing PD-H (Planned Development-Historic) zoning district Article XVII, District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning, to allow for two mixed-use buildings which will include office, retail, commercial and residential space; additionally, to construct a parking structure with retail and commercial space on property commonly known as 2827 John R. Street, 112 Edmund Place and 105 Alfred Street.

Staff Recommendation

1. That the developer work with the immediately surrounding property owners to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. That staff will not forward this matter to City Council before the week of June 18, 2018 in order to allow the Brush Park Community Development Corporation and Historic District Commission to take their respective actions regarding the subject proposals; and
3. That the developer work to mitigate any possible unforeseen concerns and work with the CPC staff to further refine any aspect of the project design if necessary; and
4. That the developer work with the neighbor immediately adjacent to the west to add a possible brick masonry wall and/or vegetative buffer as appropriate between subject lots working with the subject neighbor and to be done to CPC staff's satisfaction; and
5. That the developer would address setback concerns of the adjacent property known as the Lucien Moore, to mitigate outstanding issues to CPC staff's satisfaction; and
6. That the developer submit final site plans and elevations, landscaping, lighting, and signage plans to the CPC staff.

Commissioner Andrews motioned to approve with staff recommendation and conditions; seconded by Commissioner Davis. Motion approved 7 -1 (James, Fairrow, Andrews, Davis, Esparza, Hood and Russell – Yes; Webb – No; Pawlowski – Absent)

V. New Business

- A. PCA (Public Center Adjacent) Special District Review for proposed addition and exterior changes to 2 Washington Boulevard, the Crowne Plaza Pontchartrain Hotel.

Commissioner Fairrow motioned to reaffirm approval with staff recommendations; seconded by Commissioner Davis. Motion approved.

Commissioner Esparza recused himself during the discussion and vote.

- B. Request of Commission staff to revisit previous Commission action relative to proposed text amendment to the Detroit Zoning Ordinance, Chapter 61 of the 1984 Detroit City Code, to revise provisions for bars, brewpubs and certain trade schools on land zoned SD4; modify off-street parking requirements for certain land uses near bus rapid transit, street car/trolley or light rail lines; clarifies provisions for the interior landscaping of parking lots; clarifies the procedure whereby City Council may disapprove a rezoning request; and corrects cross-referencing errors.

Commissioner Russell motioned to approve with staff recommendations; seconded by Commissioner Webb. Motion approved.

VI. Committee Report –None

VII. Communications –None

VIII. Public Comment – Otis Mathis

The Chair took the privilege of acknowledging that this was the last meeting of Commissioner and Vice-Chair/Secretary Lesley Carr Fairrow.

IX. Adjournment - The meeting adjourned at 10:45 pm.