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City of Detroit
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Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

City Planning Commission Regular Meeting
13th Floor, Committee of the Whole Room
February 7, 2019

I. Opening

A. Call to Order - The meeting was called to order by Chairperson James at 5:19 pm

B. Roll Call – Marcell Todd, Director called the roll; quorum present.

Attendees: Andrews, Esparza, Pawlowski, Russell, Webb, James and Hood (7:00 pm)
Excused: Davis

C. Amendments to and approval of agenda

To discuss Item IV. A. after Item III. B.; approve January 31, 2019 minutes at next meeting.

Commissioner Russell moved to approve the agenda, with amendments; seconded by Commissioner Andrews. Motioned approved.

II. Minutes

A. Minutes of the January 17, 2019 and January 31, 2019 meetings.

Commissioner Pawlowski moved to approve the minutes for the January 10 and 17, 2019 meetings; seconded by Commissioner Esparza. Motion approved.

III. Public Hearings and Presentations

A. PRESENTATION – City of Detroit Board Ethics

Alicia Skillman, Director, City of Detroit Board of Ethics presented the Annual Board of Ethics Training to the City Planning Commission.

The Detroit Board of Ethics is an independent entity created in 1997 by Detroit City Charter mandate; enacted by the Detroit City Council in 2000 and amended in 2006, 2010 and 2012. The Charter and the Ethics Ordinance establishes disclosure requirements and standards of conduct. It is composed of a seven-member board of Detroit residents, appointed by the Mayor and the City Council.

- B. PRESENTATION** – Request of Plum Market for PCA (Public Center Adjacent) Special District Review of a proposed alteration to 500 Woodward Avenue – Ally Building.

Jamie Murphy, CPC staff member, provided a summary of report submitted January 29, 2019. The petitioner proposes to install an upscale grocery store, including prepared foods, coffee, bar, wine bar and indoor and outdoor seating, located on the south side of the Ally Building, facing Larned Street.

Commissioners Webb, Esparza, Russell, James and Andrews expressed concerns regarding outside signage proposed indicating the sale of “Beer, Wine and Liquor”.

Staff Recommendation

CPC staff recommends approval with standard conditions: *that final site plans, elevations, landscape, lighting, and signage plans be submitted for City Planning Commission staff approval prior to making application for applicable permits.* The request complies with the Master Plan and meets PCA District Review criteria. The Planning and Development Department reviewed proposed changes; recommends approval.

Commissioner Webb moved to accept staff recommendation, with conditions that final site plans, elevations, landscape, lighting, and signage plans be submitted for City Planning Commission staff approval prior to making application for applicable permits, noting recommendation that the petitioner volunteers to not include signage for “Beer, Wine and Liquor”; seconded by Commissioner Esparza. Motion approved.

- C. PUBLIC DISCUSSION** – The request of RHEAL Capital Management for minor modification of an existing PD (Planned Development) zoning classification approval of site plan and building elevations for approximately 3.4 acres of land generally bounded by the east/west alley first south of Alfred Street to the north, Brush Street to the east, Winder Street to the south, and John R. to the west to allow for a mix of residential housing types and retail/commercial space; Originally approved in 2017

Item removed from agenda.

- D. DISCUSSION** – The 2019-20 CPC Budget - Marcell Todd, Director, provided an

update on the pending 2019-20 CPC Budget:

- New furniture purchase – Two new cubicles and correspond furniture and equip have been purchased and installed for staff. Additional workspace is still needed for new staff.
- New Staff – we are still working to identify and hire two new staff with the availability of new space to house them. Unfortunately, the individuals we were hoping might be available and/or interested may not be due to timing conflicts and obligations.
- Different space options; Jamie Murphy is working on conceptual plan to expand into the space occupied by the BZA. BZA Director Ribbron has been very cooperative indicating that the BZA has more space than needed and that our offices can benefit from a shared arrangement. We hope to proceed in the spring.
- Conferring with the Law Department, regarding stipend for Commissioners.
- Extending invitation to City Council – Staff will again extend an invitation to City Council members to address the Commission with their individual needs, desires and expectations. We can also inquire of Council as to when the Commission may come forward and attend a Council session.
- Retreat/Conference schedules - MSU Center on Woodward and Erskine has tentatively made space available to the CPC for a retreat or training session should the Commission desire.

IV. Unfinished Business

- A.** Consideration of the request of Mr. JaJuan Thomas to amend Article XVII, District Map No. 77 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B4 (General Business District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 11620 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and Ohio Railway to the east, Plymouth Avenue to the south and Westwood Avenue to the west.

George Etheridge, CPC staff member, provided an updated report and review dated February 6, 2019. The proposed map amendment would allow the establishment of a *“Store of a generally recognized retail nature whose primary business is the sale of new merchandise”* at 11620, 11610 and 11600 Westwood Avenue. City Planning Commission held a public hearing January 31, 2019, requesting staff reach out to neighborhood association, informing them of requested rezoning and pending development to solicit feedback.

Staff Recommendation

CPC staff recommends approval of the request to amend Article XVII, District Map No. 77 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B4 (General Business District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on one (1) parcel commonly identified as 11620 Westwood Avenue, generally bounded by Wadsworth Avenue to the north, Chesapeake and Ohio Railway to the east, Plymouth Avenue to the south and Westwood Avenue to the west.

Commissioner Pawlowski moved to approve with staff recommendations, with conditions; seconded by Commissioner Andrews. Motion approved.

V. New Business - None

VI. Committee Reports - The Goals and Objectives Committee to have list of items for review next meeting.

VII. Staff Report - Sign Ordinance Draft; Short term rental draft

VIII. Communications - *Commissioner Webb requested a resolution regarding the establishment of policy to reduce the number of sex trafficking crimes in the City of Detroit; noting the Detroit has one of the highest rates.*

Public Comment - Wendy Caldwell

IX. Adjournment - Meeting adjourned at 8:01 pm.