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Chairperson

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Director

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Brenda Goss Andrews
Damion W. Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

City Planning Commission Regular Meeting December 5, 2019

Minutes

I. Opening

- A. Call to Order – The meeting was called to order by Chairperson James at 5:22 pm.
- B. Roll Call - Marcell Todd, Director called the roll. A quorum was present.

Introduction and welcome of Commissioner Henry Williams

Attendees: James, Andrews, Esparza, Pawlowski, Russell and Webb
Excused: Hood and Ellis and

- C. Amendments to and approval of agenda

Item IV. A., Henry Ford Health Systems – Removed per petitioners' request; to be presented at a later date.

Commissioner Russell motioned to approve agenda, with amendments; seconded by Commissioner Andrews. Motion approved.

II. Minutes

- A. Minutes of October 17, 2019 and November 7, 2019

Commissioner Webb motioned to bring the meeting minutes of October 17, 2019 and November 7, 2019 back for approval during the January 9, 2019 meeting; seconded by Commissioner Russell. Motion approved.

Public Hearings and Presentations

- B. **PRESENTATION** – Zone Detroit Project Review

Chris Gulock and Kimani Jeffries, CPC staff members provided an updated summary

of the status of the Zone Detroit Analytic.

- C. **PUBLIC HEARING** – to consider the request from Morton Manor Limited Dividend Housing Corp., LLC to rezone 20000 Dequindre from an R2 (Two-Family Residential) to an R3 (Low Density Residential) zoning classification to bring the existing use into compliance with the Zoning Ordinance

Morton Manor Apartments, located is an eight story, 150 unit building. The R2 zoning district allows multiple-family dwellings as a conditional use, with no more than eight (8) units. In 1981, the Board of Zoning Appeals granted a use variance to allow construction in the R2 zoning district.

Morton Manor LDHC, LLC is proposing to purchase, upon approval of the zoning amendment, and renovate the building utilizing low income housing tax credits and Michigan State Housing Development Authority (MSHDA) gap financing. In order to qualify for the financing, MSHDA is requiring that the current use comply with zoning.

Staff will present this item for approval in January 2020.

Public Comment

Shelia Gunn

- D. **PUBLIC HEARING** – to consider an amendment to Chapter 50 of 2019 Detroit City Code, Zoning, modifying the provisions for Traditional Main Street Overlay areas in order to:

- Establish the Van Dyke Street Traditional Main Street Overlay Area (TMSO) between E. 7 Mile and E. 8 Mile Roads
- Allow outdoor easting areas as a matter of right when in the front of the buildings in the B2, B3 and B4 zoning classification when located in a TMSO
- To establish the conditions under which parking waivers can be approved in the Van Dyke TMSO and
- To revise design standards in Traditional Main Street Overlay Areas to apply to the proposed Van Dyke TMSO

Rory Bolger, CPC staff and Greg Moots, PDD staff provided a summary of report and presentation relative to request of the Planning and Development Department to establish the Van Dyke Street Traditional Main Overlay Area (TMSO) between East Seven Mile and East Eight Mile roads.

The proposed Van Dyke/TMSO Ordinance would allow outdoor eating areas in a matter of right where located in front of a building in the B2, B3 and B4 zoning classification; establish conditions where parking waivers can be approved in the Van Dyke TMSO and specify which design standards in Traditional Main Street Overlay Areas apply to the proposed Van Dyke TMSO.

Rory Bolger made note of the the letters of support from Invest Detroit and SW Detroit Business Assocaition.

Commissioner Webb: Regarding the map, questioned whether areas are strategic planning areas.

Commissioner Hood: Clarification regarding changes allowed in B3. Is there anything that triggers going before the public in a multi-unit situation.

Greg Moots - Has to be a mixed use residential (be above two units/up to the height); tallest 70 feet. TMSO doesn't change that, building height didn't do anything with that.

Chair James – Expressed concerns regarding buildings in a TMSO not in compliance; wants staff to look into building in area that where windows were removed and building painted grey.

Greg Moots – No compliance requirements; if building is already in area.

Public Comments

Nina Hodge – Opposed; support letters did not come from the owners and residents in the area; industrial area with plant traffic; does not suit our community; who benefits from this and how do with benefit.

Chair James – Directed staff to hold a community meeting; residents need more information.

Pat Bosch – Executive Director of Van Dyke CDC – More time needs to be allocated for better understanding in the neighbor; more community meetings need to be held; eager to be a dynamic, commercial area; need more dialogue.

Bill McIntoch – Business Owner – Opposed; nowhere to park, not in the alley.
Greg Moots: The ordinance does not effect parking; would allows new business to have less parking.

Marcus Jones – Support

Commissioner Hood: What is the process for TMSO outreach?

Chair James expressed the issues of traffic and importance of traffic study.

Sam Ellis – Own property in area; used car lot; problem with safety in area for potential businesses; very hard to invest money.

Commissioner Pawlowsk – Concerned with some of the by-right uses in the TMSO; will industrial hemp be allowed in the TMSO; are businesses in that current area grandfathered in.

George Etheridge – All medical marijuana facilities are not allowed in TMSOs.

Commissioner Pawlowski – Are TMSOs being used to discriminate against industrial hemp/medical marijuans.

George Etheridge – The determination has not been made yet.

Public Comments

Marcus Jones – Support

Gregg Mangan – Support

Allen Oleszko – Opposed

Nina Hodge - Opposed

Staff to contact BSEED relative to the status of 19831 Van Dyke; with PDD looking to hold additional meeting in the community.

- E. **PUBLIC HEARING** – to consider the request of the Detroit City Planning Commission to amend Article XVII, District Map No. 20 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B3 (Shopping District) zoning classification where a M4 (Intensive Industrial District) zoning classification currently exists on ten parcels, commonly identified as 8230, 8400, 8500, 8600, 1000 and 10100 E. Eight Mile Road, 20200, 20210, 20222 and 20280 Conner Avenue, generally bounded by E. Eight Mile Road to the north, Hoover Road/Grosebeck Hwy. to the east, E. State Fair Avenue to the south and Veach Street to the west.

George Etheridge, CPC staff, provided summary of report submitted November 27, 2019 regarding City Planning Commission’s request to amend Chapter 50 (Zoning), by showing a B3 (Shopping District) zoning classification where a M4 (Intensive Industrial District) zoning classification currently exists on ten (10) ten parcels commonly known as 8230, 8400, 8500, 8600 10000 and 10100 E. Mile Road; 20200,

20210, 20222 and 20280 Conner Avenue.

This request, initially from the Office of Council Member Scott Benson, will allow for the continued use of the Bel Air Shopping Center for general retail purposes and bring the existing and future land uses into conformance with the Master Plan of Policies, which calls for the subject area to be zoned as a Shopping Center.

The B3 zoning classification provides for a range of convenience and comparison shopping goods stores; generally grouped in neighborhoods and community shopping centers. The M4 zoning classification permits uses which are usually objectionable and are rarely located adjacent to residential districts. New residences are prohibited, with the exception of loft conversions of existing buildings and residential uses combined in structures with permitted commercial uses. These requirements protect residences from an undesirable environment and ensure reservation of adequate areas for industrial development.

The subject site is located within the Grant area of Neighborhood Cluster 1 of the Detroit Master Plan of Polices. The Future Land Use map for this area shows “Retail Center” for the subject properties. The ten (10) parcels total approximately 48.7 acres; and are under varied ownership. CPC staff has submitted a letter to the Planning and Development Department (P&DD) requesting comments regarding this proposal.

Michael Samhat, President and Dennis Schrebeis, Director, representatives of Crown Enterprises, indicated that they were not aware of a community meeting; just received the notice on Tuesday, December 3, 2019. Crown Enterprises have large holdings in Detroit; their goal, as a major owner of forty-two (42) acres, is to ask for a continuum regarding this request. Crown Enterprises has no plans for future use; seeking time to work with the community and show them the long term views. Crown Enterprises sent a letter to the director of the City Planning Commission expressing their commitment not to do anything to the property until after February 6, 2020.

Commissioner Webb: Commented on the owner of Crown Enterprises, Mr. Matty Morourn and a possible consideration to convert the forty-two (42) acres into a supply manufacturing plant, due to the needs of FCA.

Mr. Samhat indicated there has been no dialogue with FCA regarding this property; no long term plans for site. The Bel Air Theater is part of the site.

Commissioner Russell requested a copy of the current list showing the correlation between land use designation and the Master Plan relative to to the current zoning and the proposed zoning.

Public Comments

Vanessa Peake – Supported B3

Shirley Burch – Supported B3
Pastor Alan R. Evans, Sr. – Support B3
Pat Bosch – Opposed
Russ Ballant – Support B3
Sheila Gunn – Support B3
Romeo Bazinet – Support B3
Peter Joelson, Attorney for tenant – Support B3
John Thomas – Support B3
Jemal Tolbert

III. Unfinished Business

- A. Consideration of the request of Henry Ford Health Systems to amend Article XVII, District Map 7, of the 2019 Detroit City Code Chapter 50, ‘Zoning’ by showing a PD (Planned Development) zoning classification where an R3 (Low Density Residential) zoning classification currently exists on 26 parcels generally bounded by Pallister Street, John C. Lodge Freeway, Seward Street and Poe Street.
Removed per petitioners’ request; to be presented at a later date.

V. New Business - None

VI. Committee Reports - None

VII. Staff Report - None

VIII. Communications - None

IX. Public Comment - None

X. Adjournment - Meeting adjourned a 10:15 pm.m-