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

**City Planning Commission Regular Meeting
April 4, 2019**

Minutes

I. Opening

- A. Call to Order - The meeting was called to order by Chairperson James at 5:36 pm.
- B. Roll Call – Marcell Todd, Executive Director, CPC

Attendees: Andrews, Esparza, Hood, James, Russell (@ 5:40 p.m.) and Webb
Excused: Whitmore and Pawlowski

- C. Amendments to and approval of agenda

Amendments: Removal of February 7th minutes for consideration; Item III, C. PDD is requesting that Commission not take action on that item; Motor City Casino asked that the issue be postponed and reconvened on April 25, 2019 at 7:15 pm. (noting correction of time for Item C. start time)

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

II. Minutes

- A. Minutes for the meeting of February 7, 2019 and March 7, 2019.

Commissioner Webb motioned to approve the minutes of March 7, 2019; seconded by Commissioner Andrews. Motion approved.

III. Public Hearings and Presentations

- A. **PUBLIC HEARING** – to consider a proposed text amendment to the 1984 Detroit City Code, Chapter 61, Zoning relative to the R5 (Medium Density Residential District) to amend provisions regarding bus rapid transit, streetcar / trolley, or light rail lines, B1 (Restricted Business District) zoning classification to allow for governmental service agency; B2 (Local Business and Residential District) zoning classification to allow for governmental service agency; PR (Parks and Recreation District) to allow

other governmental agencies or non-profit agencies with duly recognized authority over land zoned PR to engage in incidental retail sales; SD1 (Special Development District – Small-Scale, Mixed-Use) zoning classification to allow for assembly hall, banquet hall uses, and rental hall in addition to removing the maximum lot coverage requirement for mixed-use development; and SD2 (Special Development District, Mixed-Use) to allow for assembly hall, banquet hall, and rental hall uses.

George Etheridge, CPC staff, provided a summary of report submitted April 10, 2019 relative to the following Zoning Ordinance Text Amendment. The City Planning Commission (CPC) has been in receipt of several rezoning requests for city and privately held property, the proposal includes amendments to the use lists of various classifications and dimensional standards.

Scope of Amendments

- Ordinance No. 37-17, the Fifth General text amendment, Sec. 61-8-102 was inadvertently left unchanged in regards to the language specifying a conditional retail, service and commercial use; it was intended to amend this section by striking the language “...bus rapid transit, streetcar/trolley or light rail line...” And replacing it with “a high frequency transit corridor as defined in Sec. 61-16-102 of the Code,”
- Secs. 61-9-15 and 61-9-35 are proposed to be amended to include “Governmental service agency” as a by-right use in both the B1 (Restricted Business District) zoning classification and the B2 (Local Business and Residential District) zoning classification.
- Proposed text amendment to expand the by-right retail, service, and commercial use related to retail sales clearly incidental and accessory to uses permitted in the PR district to include other governmental agencies or non-profit agencies with duly recognized authority over land zoned PR (Parks and Recreation District).
- With the passage of Ordinance No. 18-18 the assembly hall, banquet hall and rental hall uses were expanded to the B2 and B4 zoning classification on a by-right basis, they were omitted from the SD1 and SD2 zoning classifications. The inclusion on these land uses on a by-right basis in the SD1 and SD2 appear to be favorable when taking into consideration that dance halls are presently permitted on a conditional basis in SD-2.
- In Ordinance No. 16-16 the maximum lot coverage for mixed-use developments in the SD1 should be unlimited rather than 35% as presently reflected. The proposed text amendment seeks to rectify this error.

Due to the proposal to expand the zoning classifications in which Governmental service agencies, assembly halls, banquet halls, and rental halls are permitted, Secs. 61-12-22 and 61-12-42 of the Use Table are being recommended for amendment to reflect that

change.

Commissioner Hood: Unlimited coverage where you can build all the way to the property line: concern continuous SD-1 with different developments, they cannot abut; original 35% there is no abutting; why was the 35% included; Lose open space in SD-1 and SD-2.

Staff to research the background of the original percentages and rezoning behind it.

*Commissioner Russell wanted to know if a graphic is part of this description.
Etheridge: no graphic, just a chart.*

STAFF RECOMMENDATION

Staff recommends the inclusion of the text in regards to the size threshold specifications for rental halls as a by-right versus conditional use in the SD1 zoning classification, in addition to the recommended approval of the accompanying text changes related to the R5, B1, B2, SD1, SD2 and PR zoning classifications.

Chairperson James requested that the suggested changes be included in the new zoning ordinance.

Public Comments – None

Staff did not request action at this time.

- B. PUBLIC HEARING** – to consider the request of Thomas Group Consulting and Parkstone Development Partners to amend Article XVII, District Map No. 63 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B1 (Restricted Business District) zoning classification and a B4 (General Business District) zoning classification where a R6 (High Density Residential District) zoning classification currently exists on one (1) parcel commonly identified as 18520 West Seven Mile Road, generally bounded by Vassar Avenue to the north, Glastonbury Avenue to the east, W. Seven Mile Road to the south and Greenview Avenue to the west.

George Etheridge, CPC staff member, provided a summary of report submitted April 2, 2019 relative to the above referenced zoning amendment. The property, formerly known as the Arnold House, is located at 18520 W. Seven Mile Road, in District 1.

The proposed text amendments would allow for the establishment of a “*Store of a generally recognized retail nature whose primary business is the sale of new merchandise*” and the establishment of a “*governmental service agency*”. The initial phase would consist of a strip retail development along the W. Seven Mile Road frontage and a Department of Health and Human Services office on the northern portion of the site. Both the general retail and governmental service agency uses would be permitted by-right in the B1 and B4 zoning classifications.

The subject property is located within the Cody area of Neighborhood Cluster 8 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows “*Institutional*” for the subject property. The Planning and Development Department (P&DD) has submitted a memorandum indicating that the proposed rezoning and future land use are consistent.

The petitioner provided a supplemental presentation; site plan is conceptual, will continue to work on it. Petitioner is proposing four (4) buildings, seeking to maintain commercial line along Seven Mile and tree line berm along Greenview with goals to complement the neighborhood.

Commissioner Russell expressed concerns relative to sustainable concepts; pedestrian walkways, mimicking surrounding pocket parks; referenced ‘Complete Streets’ concept, which engages streets with building structures. Commissioner Russell requested that developer meet with DWSD relative to natural storm water retention.

Commissioner Andrews expressed the necessity of community engagement relative to proposed retail.

Commissioner Esparza questioned the timeline; expressed concern with the pending approval of the text amendment; concerned with timeline of further development on site.

Chair James expressed concerns relative to landscaping and fence abutting property owners on Glastonbury; requested developer, as a good corporate citizen, pursue further discussion with the community and church in area.

Request to come back to Commission on April 11, 2019 for further consideration.

Public Comments

Johnnie Mae Wilford – Support

Tommie Obioha – Support

Susan Stellar - Support

- C. **PUBLIC DISCUSSION** – to consider the request of Detroit Entertainment, L.L.C. d/b/a MotorCity Casino for approval of a modification to the previously approved development proposal for a casino complex in the SD5 (Special Development District, Casinos) zoning classification in order to allow for the addition of 700 new parking spaces via the construction of an eight (8) story expansion at the east end of the existing parking deck erected on the property bounded by Elm, Brooklyn, Temple and Trumbull. (MT)

Chair James called the 7:15 pm discussion to order and adjourned until April 25th at 5:15 pm to the call of the Chair.

Public Comments

James Sobolewski – Against proposal

Tess Parker – Against proposal

Francis Grunow – Against proposal

IV. Unfinished Business

- A.** Consideration of the request of the Detroit Planning & Development Department to amend Article XVII, District Maps 28 & 30 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing M2 (Restricted Industrial) zoning classification where R2 (Two-Family Residential), R4 (Thoroughfare Residential) and B4 (General Business) zoning classifications currently exist on approximately two hundred sixty-six (266) parcels generally bounded by East Warren Avenue to the north, St. Jean Street to the east, Kercheval Street to the south and Lillibridge and Beniteau Streets to the west. (JM, RB, GE, MT, Planning and Development Department)

Marcell Todd, Executive Director, CPC; George Etheridge, CPC Staff; Rory Bolger, CPC Staff; Arthur Jemison, Chief of Services and Infrastructure, Mayor's Office; Greg Moots, PDD; Ron Stallworth, Internal Affairs, FCA; Ben Monsley, Building and Construction, FCA; Mark Brazo, Logistics, FCA

This matter came before the Commission for a public hearing on March 21, 2019, during that hearing Commissioners expressed several concerns and submitted questions; based on those actions, the timeline has been altered to allow FCA to respond and provide an update relative to the proposed expansion.

The proposed rezoning is to facilitate the expansion of Mack Avenue Engine Plant of Fiat Chrysler Automotive (FCA) by closing St. Jean between Warren and Mack; and St. Jean between Mack and Kercheval. The proposed rezoning to M2 which will facilitate the movement of trucks and accommodate the approximate 2,400 additional parking spaces needed for plant employees and storage of vehicles coming off the assembly line. The original expansion of the Chrysler Jefferson Avenue assembly plant involved the repurposing of the area generally bounded by Mack Avenue on the north, Conner Avenue on the east, East Jefferson Avenue on the south, and St. Jean Avenue on the west for industrial purposes.

Members of FCA presented a presentation regarding the internal upgrades within new plant facilities. Arthur Jemison, Chief of Services and Infrastructure, Mayor's Office assured the Commission that a complete presentation regarding the Community Engagement Agreement will be provided during the April 25th, City Planning Commission meeting, addressing the concerns expressed by the Commission and the community.

Commissioner Esparza requested detailed plans for Connor Creek, specifically what to expect after the project is completed.

Commissioner Russell expressed interest in plans FCA has relative to suppliers and the proximity to the plant; is there a plan to assure that Detroit and it's residents benefit. Are there provisions to develop opportunities for citizens surrounding the facility? How does Detroit capitalize on this?

Commissioner Hood requested a presentation of the impact and changes relative to I-94 and also were there restrictions on Hantz Farms when they purchased City property that will now go to FCA.

Marcell Todd will provide the copy of the purchasing agreement.

Chair James requested information regarding alternate traffic routes for citizens impacted by the street closure.

V. New Business

- A.** Consideration of the request of Method Erskine, LLC to approve site plans and elevations for the redevelopment of residential property commonly referred to as 304 Erskine within an existing Planned Development (PD) zoning classification shown in Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning.

Kimani Jeffrey, CPC staff, provided summary of report submitted on April 2, 2019 relative to request to approve site plans and elevations for an existing Planned Development (PD) zoning classification. The developer proposes to renovate an existing structure at 304 Erskine into an eight (8) unit residential building, with an eight (8) stall surface parking lot to the rear of the building.

The subject property is located within the Lower Woodward area of Neighborhood Cluster 4 of the Detroit Master Plan of Polices. The Future Land Use map for this area shows Mixed-Residential/Commerical. A formal determination by the Planning and Development Department is forthcoming.

Staff Recommendation

CPC staff recommends approval of the proposal of Method Erskine, LLC with the following conditions:

That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise;

That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits; and

That CPC staff may review and approve an appropriate opaque fence for rear yard and also an appropriate parking configuration prior to final approval to submit for

applicable permits.

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

VI. Committee Reports - None

VII. Staff Report

Marcell Todd requested motion to hold a special meeting for April 25, 2019; and per Chairperson James' request, staff will continue to pursue a venue for the Commission's annual appreciation dinner. Mr. Todd suggested Thursday, May 30th.

Commissioner Russell motioned to add a special meeting, April 25th, 2019 for the postponed discussion relative to Motor City Casino and further discussions relative to pending items, including FCA; seconded by Commissioner Hood.

VIII. Communications - None

IX. Public Comments

Louise Nafso - Concerns regarding FCA
Orila E. Brown – Concerns regarding FCA
Marcus Inman – Concerns regarding FCA

X. Adjournment - Meeting adjourned at 9:48 pm