

Brenda Jones  
President

George Cushingberry, Jr.  
President Pro Tem

# City of Detroit

CITY COUNCIL



Janee Ayers  
Scott Benson  
Raquel Castaneda-Lopez  
Gabe Leland  
Mary Sheffield  
Andre L. Spivey  
James Tate

Janice M. Winfrey  
City Clerk

---

Committee of the Whole Room 1340 Coleman A. Young Municipal Center Detroit, Michigan 48226

---

## Planning and Economic Development Standing Committee

Thursday, February 25, 20

9:00 AM

Ms. Kim Newby  
Assistant City Council Committee Clerk

- A. **ROLL CALL**
- B. **CHAIR REMARKS**
- C. **APPROVAL OF MINUTES**
- D. **9:00 A.M. - PUBLIC HEARING - RE: Consideration of Resolution of Council President Brenda Jones requesting the secondary street naming to Puritan Avenue at Linwood Street as "Tynnetta Muhammad Avenue" (Public Works Department and DPW-City Engineering Division)**

### UNFINISHED BUSINESS

- 1. Status of City Council Legislative Policy Division submitting report relative to Draft Secondary Street Name Ordinance. (The Legislative Policy Division has prepared a draft ordinance to codify the policies and procedures adopted in 2001, which govern banners on light poles, as such an ordinance may satisfy the needs of many organizations which presently request secondary street signs.) (BROUGHT BACK AS DIRECTED ON 2-18-16)

[15-1527](#)

2. Status of **Planning and Development Department** submitting reso. autho. [15-1528](#)  
Real Property 210 E. Bethune. **(Offeror intends to clean and secure the property for use as an office headquarters, which is permitted as a matter of right in a B-4 (General Business District) Zone. (BROUGHT BACK AS DIRECTED ON 2-4-16)**
  
3. Status of **City Council Legislative Policy Division** submitting *draft* Proposed Community Benefits Ordinance. [15-1529](#)  
**(At the request of Council President Brenda Jones, Legislative Policy Division is recirculating the most recent draft of the proposed Community Ordinance, previously provided to Council on November 11, 2014.) (BROUGHT BACK AS DIRECTED ON 1-21-16)**

## **NEW BUSINESS**

### **CITY PLANNING COMMISSION**

4. Submitting report relative to Special District Review for changeable copy of two on-premises business signs at Joe Louis Arena in the Public Center (PC) district zoning classification. [15-1530](#)  
**(Olympia Entertainment, Inc. has submitted to the Buildings, Safety Engineering and Environmental Department a sign permit application dated January 19, 2016, seeking approval to replace changeable copy on two on-premises business signs located on the southeast and northwest facades of Joe Louis Arena and previously approved by the Honorable City Council in 2013.) (AWAITING RESOLUTION FROM THE CITY PLANNING COMMISSION) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)**
  
5. Submitting report relative to the Request of Scripps Park Assoc. LLC to amend Chapter 61, Article XVII, District Map 3 of the 1984 Detroit City Code, Zoning, to modify an existing PD (Planned Development District) zoning classification established by Ord. 7-02 and presently exist on vacant land at the northwest corner of the John C. Lodge Fwy. And Martin Luther King, Jr. Blvd. for the Woodbridge Estates Phase IX - Senior Apartment Building. [15-1531](#)  
**(RECOMMEND APPROVAL) (AWAITING PROPOSED ORDINANCE FROM THE CITY PLANNING COMMISSION) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)**

6. Submitting report relative to the Request of Brush Park Development Partners LLC to modify the provisions of an existing PD-H (Planned Development District - Historic) zoning district classification created by Ordinance No. 37-98 for 8.4 acres of land generally bounded by John R. Ave., Edmund Place, Brush St. and the alley first south of Alfred St. as well as the properties at the southwest corner of John R and Alfred and the southeast corner of Brush and Alfred, where the developer proposes to provide 350-400 units of housing with complementary ground floor retail, open green space, and supportive parking concurrently with the preservation and renovation of four existing historic structures. **(AWAITING PROPOSED ORDINANCE FROM THE CITY PLANNING COMMISSION) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)** [15-1532](#)
7. Submitting report relative to Zoning Ordinance Map Amendment (Article XVII, Map No. 65 of the 1984 Detroit City Code, Chapter 61, Zoning) - Request of MHT LDHA LLC for a rezoning to show an R3 (Low Density Residential) district classification where an (R1 Single-Family Residential) district classification currently exists at properties between West Outer Drive and Thatcher Street ranging in general from 17530 to 17607 Biltmore, 17530 to 17607 Gilchrist, 7690 to 7736 West Outer Drive, and 17530 to 17608 Lindsay. The City of Detroit City Planning Commission is co-petitioning to show an R3 (Low Density Residential) district classification where an R1 (Single-Family Residential) district classification currently exists on all properties within the aforementioned ranges that are not currently owned by the primary petitioner or the City of Detroit. **(RECOMMEND APPROVAL) (AWAITING PROPOSED ORDINANCE FROM THE CITY PLANNING COMMISSION) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)** [15-1533](#)

## **HISTORIC DESIGNATION ADVISORY BOARD**

8. Submitting report and Proposed Ordinance to amend Chapter 25, Article II of the 1984 Detroit City Code by adding Section 25-2-198, to establish the Baker's Keyboard Lounge Historic District, and to define the elements of design for the district. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)** [15-1534](#)

9. Submitting reso. autho. Request for withdrawal of designation of the James McMillan School Local Historic District located at 615 South West End Avenue. **(The City Council hereby directs the Historic Designation Advisory Board study committee to determine whether the James McMillan School Local Historic District meets the criteria for the withdrawal of designation and to issue appropriate reports in accordance with the Michigan Local Historic District Act and Chapter 25, Article II of the 1985 City of Detroit Code.) (Petition #956) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)** [15-1535](#)
10. Submitting reso. autho. Appointment Mr. Robert Carmack and Mr. Blake Almstead as *ad hoc* members of the Historic Designation Advisory Board to represent the interest of property owners and those having a demonstrated interest in this historic district. **(Petition #956) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)** [15-1536](#)

## LAW DEPARTMENT

11. Submitting report relative to an opinion in response to question regarding radial measurement of spacing restrictions from Medical Marijuana Caregiver Centers. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)** [15-1537](#)

## PLANNING AND DEVELOPMENT DEPARTMENT

12. Submitting reso. autho. Correction of Offeror Name 1194 Meldrum. **(By resolution adopted November 17, 2015, your Honorable Body authorized the transfer of the referenced property to St. Joseph of the Capuchin Order, Inc. The legal name of the entity is The Province of St. Joseph the Capuchin Order, Inc. The Planning and Development Department request that your Honorable Body approve amending the November 17, 2015 to correct the name of the Offeror.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)** [15-1538](#)

13. Submitting reso. autho. Real Property at 10400 Schoolcraft, Detroit, MI 48238. [15-1539](#)  
**(Offeror intends to rehabilitate the property, after which property will be re-opened as a retail store. The proposed use is legal, permitted non-conforming use within the designated R1 / Single - Family Residential District per building permit number 26153 issued on July 03, 1985.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)**
14. Submitting reso. autho. Real Property at 8873, 8877 and 8941 W. Grand River. [15-1540](#)  
**(Offeror plans to expand parking and vehicle display space for operable motor vehicles for his auto resale business, which is permitted as a conditional use in a B - 4 (General Business District) Zone. (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)**
15. Submitting reso. autho. Real Property at 10619 Whittier, Detroit, MI 48224. [15-1541](#)  
**(Offeror owns one portion of a vacant commercial building situated on two separate lots, and intends to purchase the remaining interest in the building held by the Planning and Development Department in order to proceed with the rehabilitation of the structure into a day care center for children. The proposed use is a by-right use within the designated B4 / General Business District Zoning, as per Section 61-9-74 of the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)**
16. Submitting reso. autho. Real Property at 4701-4727 & 4700-4732 St. Aubin; 4701-4871 Dubois; 2141-2156 E. Warren; 1945-2129 E. Forest; 2125-2151 & 2138 E. Hancock; 1990 Warsaw. [15-1542](#)  
**(Offeror intends to use the property to expand their current lubricant distribution operations, which is permitted as a matter of right in an M-3 (General Industrial District) Zone, section 61-10-58.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 2-24-16)**

E. **PUBLIC COMMENT**

a. **Members Reports**

b. **Visiting Member Reports**

**c. General Public**