

Brenda Jones  
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# City of Detroit

CITY COUNCIL



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

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## Planning and Economic Development Standing Committee

Thursday, March 24, 2016

10:00 AM

Ms. Stephanie Parker  
Assistant City Council Committee Clerk

- A. ROLL CALL
- B. CHAIR REMARKS
- C. APPROVAL OF MINUTES
- D. **10:00 A.M. - PUBLIC HEARING – RE: Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 3 and approved plans for an existing PD (Planned Development District) zoning classification established by Ordinance No 7-02 on land at the northwest corner of the Lodge Freeway and Martin Luther King Jr. Blvd. (Buildings, Safety Engineering and Environmental, Planning and Development and Law Departments; City Council Legislative Policy Division and City Planning Commission)**

- E. 10:30 A.M. – PUBLIC HEARING – RE: Proposed Ordinance amends Chapter 61 of the 1984 Detroit City Code ‘Zoning’, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 65 to show an R3 (Low Density Residential) district classification where an R1 (Single-Family Residential) district classification currently exists at properties bounded by Thatcher Avenue, the real line of 17430 to 17606 Biltmore Street, the east/west alley north of and parallel to West Outer Drive, Gilchrist Street, West Outer Drive and Lindsay Street. (Buildings, Safety Engineering and Environmental, Planning and Development and Law Departments; City Council Legislative Policy Division and City Planning Commission)**
- F. 11:00 A.M. – PUBLIC HEARING - RE: Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code ‘Zoning’, commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 4 and approved plans for an existing PD (Planned Development District) zoning classification established by Ordinance No. 25-96 on land at the generally bounded by John R. Street, Edmund Place, Brush St, and the alley first south of Alfred Street, as well as the properties at the southwest corner of John R. and Alfred Street, as well as the block bounded by Alfred Street, Beaubien Street, Division Street and Brush Street, et seq, (Buildings, Safety Engineering and Environmental, Planning and Development and Law Departments; City Council Legislative Policy Division and City Planning Commission) (RELATED TO LINE ITEMS #7 AND #12)**

**UNFINISHED BUSINESS**

- 1.** Status of resolution urging the City of Detroit and DTE to continue community engagement and activities designed to improve O’Shea Park during the Solar PV system lease period. **(BROUGHT BACK AS DIRECTED ON)**

[15-1806](#)

2. Status of **City Council Legislative Policy Division** submitting an ordinance to amend Chapter 50 of the 1984 Detroit City Code, Streets, Sidewalks and Other Public Places by amending Article VII, Opening, Closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets, Division 3. Secondary Naming of Streets, by dividing Division 3 into three subdivisions and amending Sec. 50-7-21, Assignment of secondary street name to streets permitted, and adding Section 50-7-22, Location of secondary street signs, and Section 50-7-23, Removal of Secondary Street signs to Subdivision A. In General, adding Sections 50-7-31 Official petition form required, Section 50-7-32 Procedure, Section 50-7-33 Duties of Housing and Revitalization Department, et seq. **(Petition #956) (PUBLIC HEARING HELD ON 03-10-16 - BROUGHT BACK AS DIRECTED ON 3-17-16)** [15-1807](#)
  
3. Status of **Council Member Mary Sheffield** submitting memorandum relative to Status Report on Number of Detroit Residents Employed on Current Residential and Commercial Construction Projects in the City of Detroit. **(BROUGHT BACK AS DIRECTED ON 3-17-16)** [15-1808](#)

## **NEW BUSINESS**

### **FINANCE DEPARTMENT/PURCHASING DIVISION**

4. Submitting reso. autho. **Contract No. DTE-01254** - Revenue Funding - Lease from the City, a Portion of O'Shea Playfield for the purpose of Installing, Operating and Maintaining a Solar Power Generating System - Contractor: DTE Electrical Company, Location: One Energy Plaza, Detroit, MI 48226 - Contract Period Upon FRC Approval through March 28, 2026 - Total Contract Amount: \$25,000.00. **PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1809](#)
  
5. Submitting reso. autho. **Contract No. SUS-01217** - 100% City Funding - To Provide a Senior Project Manager - Project Management - Contractor: Susan M. Burrows, Location: 6955 Foxhorn Drive, Canton, MI 48187 - Contract Period: February 25, 2016 through June 30, 2016 - \$40.39 per hour - Contract Amount: \$26,667.00. **PLANNING AND DEVELOPMENT (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1810](#)

### **CITY PLANNING COMMISSION**

6. Submitting report and reso. autho. Map Amendment Rezoning request - Article XVII, Map. No. 12 of the 1984 Detroit City Code, Chapter 61, Zoning, to show a B4 (General Business) district classification where a B2 (Local Business and Residential) district classification currently exists at the property commonly known as 3720 Gratiot Avenue located on the south side of Gratiot Avenue between Sylvester Street and Mt. Elliot Avenue. **(RECOMMEND DENIAL)** **(This request is being made to allow for the establishment of an oil change/minor auto repair facility.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1811](#)
  
7. Submitting report relative to Zoning Ordinance Map Amendment (Chapter 61, Article XVII, Map No. 46 of the 1984 Detroit City Code) - Request of Self Help Addiction Reorientation (SHAR House, Inc.) for the rezoning of the property at 5675 Maybury Grand Avenue from R2 to B4; In addition, the request of the City Planning Commission, as a co-applicant, to rezone the properties known as 3121 Stanley Avenue and 5699 Maybury Grand Avenue from R2 to B4. Also, the properties known as 5600, 5634, 5642, 5648 Jeffries Freeway, and 2944 and 2950 Hudson Avenue from R2 to B4. **(RECOMMEND APPROVAL)** **(The City Planning Commission (CPC) has received the rezoning request of Shar House Inc. to amend District Map No. 46 of the Detroit Zoning Ordinance to show a B4 (General Business District) zoning classification is currently shown for the property at 5675 Maybury Grand Avenue, located at the southwest corner of Maybury Grand Avenue and Stanley Avenue.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1812](#)
  
8. Submitting report relative to the Planning and Development Department to amend the Detroit Master Plan of Policies by amending the provisions of the Lower Woodward Neighborhood of Cluster 4. The proposed amendment involves the area generally bounded by Mack Ave. on the north, Brush Street, on the east, the Fisher Freeway Service Drive (southbound) on the south, and John R. Street, on the west. The current “future general land use” designation for this area is “RM,” Medium Density Residential and “INST,” Institutional (along Mack). The proposed “future general land use” designation is “HM,” High Density Residential. This proposed change is to facilitate near and long term dense residential development along a developer transit corridor. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16) (RELATED TO LINE ITEM “F” AND #12)** [15-1813](#)

## HISTORIC DESIGNATION ADVISORY BOARD

9. Submitting reso. autho. the Historic Designation Advisory Board to conduct studies to determine whether the historic B’Nai David Cemetery located at 9535 Van Dyke Avenue meets criteria for historic designation and to issue appropriate reports in accordance with the Michigan Local Historical District Act and Chapter 25, Article II of the 1985 Detroit City Code. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1814](#)
10. Submitting reso. autho. Appointments of Ms. Sarah Allyn and Ms. Nora Feldhusen *ad hoc* members of the Historic Designation Advisory Board in connection with the study of B’Nai David Cemetery as a proposed Historic District. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1815](#)

## HOUSING AND REVITALIZATION DEPARTMENT

11. Submitting reso. autho. Amendments to the 2015 - 16 CDBG Budget and Consolidated Action Plan. **(The Housing and Revitalization Department (H&RD) is requesting that changes be made to the City’s 2015 - 16 CDBG Budget and Annual Consolidated Action Plan consistent with meeting the City’s CDBG Timeliness Test on May 2, 2016.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1816](#)
12. Submitting reso. autho. Reprogramming - Cass Community Social Services Warming Center Amendment to the HUD Consolidated Plan. **(The Housing and Revitalization Department (H&RD) hereby requests to amend the HUD Consolidated Plan. Detroit Windsor Dance Academy has become inactive and declined their 2012-13 CDBG/NOF Public Service funding in the amount of \$60,000.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1817](#)

## PLANNING AND DEVELOPMENT DEPARTMENT

13. Submitting reso. autho. To amend the Detroit Master Plan of Policies for a Portion of the Brush Park Neighborhood to Accommodate New Multi-Family Residential Development. **(Pursuant to the City of Detroit’s City Charter (Section 8-102), the Planning and Development Department’s (P&DD) Planning Division has submitted for your consideration and action a proposed Amendment to the Detroit Master Plan of Policies. Approval by your body and subsequent adoption by City Council of this resolution would accommodate changes in the Master Plan of Policies that would permit an increase in density within the central portion of the Brush Park neighborhood and facilitate new multi-family residential development.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16) (RELATED TO LINE ITEM “F” AND #7)** [15-1818](#)
14. Submitting reso. autho. Petition of 313 Entertainment Group, LLC (#782), request permission for a seasonal outdoor café permit for the property located at 1456 Woodward. **(The Planning and Development Department (P&DD) is not aware of any objections from any other City Agencies involved. It is the recommendation of the P&DD that the petitioner’s request to be granted subject to the terms and conditions provided in the attached Resolution and that this service will convene every April 1st through November 30th for a period of three years (3) from the date of your Honorable Body’s approval.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1819](#)
15. Submitting reso. autho. Real Property at 64 Watson, Detroit, MI 48201. **(Offeror intends to redevelop the property into multi-housing which is permitted as a matter of right in a PD-H (Planned Development) Zone.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)** [15-1820](#)

## MISCELLANEOUS

16. **Council President Brenda Jones** submitting correspondence relative to The Black Caucus Foundation of Michigan request for consideration of the Detroit Land Bank Authority to sell up to 200 properties to the Black Caucus Foundation of Michigan, Inc., a Michigan nonprofit corporation. **(Pursuant to the Memorandum of Understanding (“MOU”) between the City of Detroit and the Detroit Land Bank Authority, approved by the Detroit City Council on May 5, 2015, the Detroit Land Bank Authority may not transfer ten (10) or more parcels of property received from the City to the same transferee within any rolling 12 month period without the prior approval of the Mayor and City Council.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 3-24-16)**

[15-1821](#)

**G. PUBLIC COMMENT**

- a. **Members Reports**
- b. **Visiting Member Reports**
- c. **General Public**