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

Planning and Economic Development Standing Committee

Thursday, May 12, 2016

10:00 AM

Mr. Deonte Agee
Assistant City Council Committee Clerk

- A. ROLL CALL
- B. CHAIR REMARKS
- C. APPROVAL OF MINUTES
- D. **10:00 A.M. – PUBLIC HEARING – RE: Consideration of Resolution of Council Member’s Mary Sheffield and Scott Benson requesting the secondary street name in honor of reverend Nicholas Hood, II, known as Reverend Nicholas Hood, Sr. – Pastor Emeritus of Plymouth United Church of Christ in the area of St. Antoine between E. Hancock Street and E. canfield Street to “Reverend Nicholas Hood, Sr.” (Public Works Department; City Engineering-Public Works Department)**

UNFINISHED BUSINESS

- 1. Status of Council Member Scott Benson submitting memorandum relative to the Master Plan Amendment and viable historical land use pattern. [15-2394](#)
(BROUGHT BACK AS DIRECTED ON 5-5-16)
- 2. Status of Council President Brenda Jones submitting memorandum relative to 1510, 1524, and 1516 Ferry Park. (BROUGHT BACK AS DIRECTED ON 5-5-16) [15-2395](#)

3. Status of **Housing and Revitalization Department** submitting reso. autho. [15-2396](#)
Wayne County Tax Foreclosures Right of Refusal 2015. **(Pursuant to MCL.211.78 (1) a city, village or township may purchase tax foreclosed property located within its community, if the State of Michigan does not exercise its first position to acquire said property. Such purchase shall be by payment of the minimum bid. On July 28, 2015, the City of Detroit exercised its right of refusal to select and acquire a total of 231 properties from Wayne County (“ROR Properties”), thereby excluding these properties from Wayne County’s tax foreclosure bid sale.) (BROUGHT BACK AS DIRECTED ON 5-5-16)**
4. Status of **City Planning Commission** submitting report and 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. 60 to show an SD1 (Special Development District - Small - Scale, Mixed - Use) zoning classification where R2 (Two - Family Residential District) and B2 (Local Business and Residential District) zoning classifications currently exist on seventy - nine (79) parcels generally bounded by Florence Street to the north, Dexter Avenue to the east, Puritan Avenue to the south and Livernois Avenue to the west. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 5-5-16)** [15-2397](#)
5. 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 4-21-16)** [15-2398](#)
6. Status of **Housing and Revitalization Department** submitting reso. autho. Amendment of Legal Description and Extension of Development Agreement - Development: West Portion of 5622 Kopernick a/k/a 5408 Kopernick. **(On May 8, 2011, your Honorable Body authorized the sale of the above captioned property via Development Agreement to Noberto Garita, for the purpose of re-constructing a paved surface parking lot to be used by customers and employees of Mr. Garita’s existing business, El Barzon Restaurant located at 3710 Junction. The legal description has been corrected.) (BROUGHT BACK AS DIRECTED ON 3-10-16)** [15-2399](#)

NEW BUSINESS

CITY PLANNING COMMISSION

7. Submitting reso. autho. Site Plan Review for 2458 Brush Street and 219 and 229 E. Fisher Service Drive (RECOMMEND APPROVAL). **(The building at 2458 Brush Street is to be redeveloped as a community building, available for neighborhood meetings and gatherings including parties and events for Brush Park residents and their guests. The vacant lots on the service drive will become paved, plumbed, lit, landscaped, and fenced parking lot.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)** [15-2400](#)
8. Submitting report relative to Request of the City of Detroit Housing and Revitalization Department to amend Chapter 61, *Zoning*, Article XVII, Map No. 43 for the rezoning of 39 lots in the general area bounded by West Grand Boulevard, Vinewood Avenue, Michigan Avenue and the Michigan Central railroad (including the former Detroit fire station located at 3396 Vinewood Avenue) to show an SD2 (Special Development District, Mixed - Use) where the land is currently zoned R2 (Two - Family Residential District) M2 (Restricted Industrial District), and M4 (Intensive Industrial District) - (RECOMMEND APPROVAL). **(Great Lakes Coffee Roasting Company proposes to convert the fire house to living and office space on the upper level and to establish coffee roasting, a commercial kitchen, a bar and tasting room on the lower level - a mixture of residential, commercial, and light industrial uses. Such a combination of uses would be prohibited under the current R2 zoning but permitted under the proposed SD2.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)** [15-2401](#)

HOUSING AND REVITALIZATION DEPARMTNE

9. Submitting report relative to Revision to the 2015 - 16 CDBG Award. **(The Housing and Revitalization Department is requesting a final revision to the authorizations for the project agreement to allow the payment of eligible development subsidy as a project development cost.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)** [15-2402](#)

LEGISLATIVE POLICY DIVISION

10. Submitting reso. autho. The Assignment of a Secondary Street Name to St. Antoine Street from Mack Avenue to Canfield Street to "Nicholas Hood Sr Street." **(The Legislative Policy Division was requested to provide resolution assigning a secondary street names in Nicholas Hood Sr. Street.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)** [15-2403](#)

PLANNING AND DEVELOPMENT DEPARTMENT

11. Submitting reso. autho. Surplus Property for Sale 3578 and 3584 Theodore. [15-2404](#)
(The Offeror proposes to use this property to create greenspace, remove the blight within the surrounding neighborhood and enhance the appearance of their neighboring residence located at 3566 Theodore. This use is permitted as a matter of right in a R - 1 Zone.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)
12. Submitting reso. autho. Correction of Legal Description Development: Brush Park A & B. [15-2405](#)
(On November 17, 2015, your Honorable Body authorized the sale of the above captioned property to Brush Park Development Company Phase 1 LLC, a Michigan Limited Liability Company, for the purpose of developing 8.4 acres located in Detroit's Brush Park neighborhood, and generally bounded by Edmund, Brush, Alfred, and John R. The 8.4 acres consists of 47 parcels. The legal description has been corrected.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)
13. Submitting reso. autho. Real Property at 12901 Kelly Rd., Detroit, MI 48224. [15-2406](#)
(Offeror intends to rehabilitate the property into a candy store, a by - right use in a B4/ General Business District Zone as per the City of Detroit zoning ordinance, Section 61-9-76.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)
14. Submitting reso. autho. Real Property at 120 S Gates, Detroit, MI 48209. [15-2407](#)
(Offeror intends to maintain the property as gardening space. The proposed use is a by - right use within the designated M4/Intensive Industrial zoning district, in accordance with Section 61-10-78 of the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)
15. Submitting reso. autho. Real Property at 13581/13587 Conant, Detroit, MI 48212. [15-2408](#)
(Offeror intends to improve the properties, vacant lots, into a parking lot for operable motor vehicles for their general trade service business. The proposed use is a by - right use within the designated B4/ General Business zoning district, as per Section 61-9-76 (22) of the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)
16. Submitting reso. autho. Real Property at 12931 Fenkell, Detroit, MI. [15-2409](#)
(Offeror plans to reacquire the building which was lost to taxes by her late husband's estate during probate. The facility will be used as an office for the Offer's adjacent plumbing business. The use is permitted (per BSEED permit 85113/8-8-45) in this B - 2 zone.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)

17. Submitting reso. autho. Real Property at 1752/1792 W Forest; 4700 Rosa Parks, Detroit, MI 48208. **(Offeror intends to improve the property into a flower garden. The proposed use is a by - right use within the designated B4/General Business zoning district, in accordance with Section 61-9-78 (9) of the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)** [15-2410](#)
18. Submitting reso. autho. Real Property at 2733/2741/2747 S Schaefer, Detroit, MI 48217. **(Offeror intends to maintain the properties as landscaped open green space. The proposed use is a by - right use with the designated B4/ General business zoning district, as per Section 61-9-78 of the City of Detroit Zoning Ordinance.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)** [15-2411](#)
19. Submitting reso. autho. Real Property at 18932 Van Dyke, Detroit, MI 48234. **(Offeror intends to rehabilitate and use the property as office and shop space for Offeror's construction business, a by - right use in a B4/ General Business District Zone as per the City of Detroit zoning ordinance, Section 61-9-76 (21.) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)** [15-2412](#)
20. **Council Member Raquel Castaneda - Lopez** submitting memorandum relative to Report on the Michigan Economic Development Corporation Logistics and Supply Chain Asset Study. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 5-12-16)** [15-2413](#)

E. **PUBLIC COMMENT**

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