

**NOTE:** These minutes do not represent a verbatim transcription of the meeting.

CITY PLANNING COMMISSION  
REGULAR MEETING  
February 21, 2013

**APPROVED**

**I. Opening**

Call to order

The meeting was called to order by Chairperson Carr sanctuary of Southwestern Church of God, 3032 South Fort Street, Detroit 48217, at 5:02 PM.

Roll Call

Commissioners Allen, Carr, Davis, Gage, Russell, Simons and Williams were present; Commissioners Andrews and Christensen were absent (excused).

Amendments to and Approval of Agenda

**ACTION:** Commissioner Simons moved **APPROVAL** of the agenda.  
Commissioner Davis seconded the motion.  
Motion carried.

**II. Minutes**

**ACTION:** Commissioner Simons moved **APPROVAL** of the minutes for the Regular Meeting of February 7, 2012.  
Commissioner Allen seconded the motion.  
Motion carried.

**III. Public Hearings**

- A. **4:45 PM Public Hearing** – Re: Downsizings of 38 industrially zoned parcels within Zip Code 48217 to bring the zoning into conformance with the Future General Land Use designations for those properties as shown in the Detroit Master Plan of Policies (M2 to B2, 5 parcels on Oakwood Avenue; M4 to M2, 22 parcels on S. Deacon, S. Fort, Oakwood, Patricia, Pleasant, and Sanders Avenues; M4 to R2, 9 parcels on Heidt and Powell Avenues; M5 to B2, 1 parcel on Oakwood Avenue).

CPC staff member Gregory Moots referred Commissioners to the report dated February 15, 2013, included with the meeting materials; he summarized the basis for the request along with a PowerPoint presentation showing the various properties affected by the down-zoning, and reviewed efforts made to solicit community (residents and businesses) involvement and input with regard to the proposal.

Mr. Moots presented much detail on the various zoning changes proposed for the area and emphasized the fact that none of the current businesses in the area would be made non-conforming by the proposed downzoning. He also pointed out that in addition to the correspondence included with the meeting packet; five additional comments on the matter were a part of the table packets.

Commissioners asked numerous questions for clarification on various aspects of the proposal.

The hearing was opened for public comment.

Vincent M. Martin, 48217 area resident, discussed the rezoning as means to address the harmful physical ramifications on the neighborhood because of industrial pollution advocated for the buying out of the residents and the area being made an industrial park.

Deric Washington, 48217 area resident, requested that the neighborhood be more involved and better informed by the city regarding the Master Plan of Land Uses for the area so that more buffers are maintained for the health of residents.

Thomas Gutenschwager, 48217 area resident, requested that buffers be maintained or created between residential and heavy industrial uses in the area and questioned who the proposed rezonings benefit.

Sharon D. Moore, 48217 resident, asked how the rezoning would affect property values. Mr. Moots and Mr. Todd said it should have no effect; however, no probability is certain.

Geoff Crumbliss, 48217 resident, expressed his concern that Marathon is buying up a great deal of property in Area B and said he would like to limit the encroachment of industrial property into residential areas.

George Davis, Detroit Salt Company, opposed the downzoning of the property they own on Oakwood, stating that that no new commercial businesses are locating on Oakwood.

Dr. Dolores Leonard, area resident, said while she supported the rezoning, residents of the neighborhood continue to struggle with the encroachment of industrial development in the area at the expense of the residents' health and quality of life; she asked for more attention from city government agencies to address these serious concerns.

Theresa Landrum, 48217 resident, said she supported the proposed rezoning; she said the Community Advisory Plan that had been worked out with Marathon and the Salt Mine Company calls for the addition of much needed green space in the area; whether that will be accomplished remains to be seen.

Wanda Lowe Anderson, 48217 resident, said the CPC should support area residents' efforts that would be supported by the proposed downsizing to provide a buffer between industrial and residential properties. She said the City should evaluate community impacts when selling land in this area.

Mr. Rashed, 48217 business owner, said he opposed the proposed down-zoning, citing that the entire area will become industrial.

Dorothy Jones, 48217 akd the City to address the need for a buffer in the neighborhood.

Otis Mathis, 48217 resident and business owner, requested that copies of the city's Master Plan and Zoning maps for the areas be provided; staff will address this request.

Bruce Evans, representing the Planning and Development Department, said the Master Plan of Policies approved in 2009 attempted to create a buffer to the residential properties and supported the proposed rezoning plan to accomplish that.

There was considerable additional discussion between Commissioners and staff, during which the following issues were raised for CPC staff to review; staff responses were to be included with the staff recommendation to the Commission on this matter.

- Since it is the state's responsibility to monitor air, water and soil quality, as well as deal with environmental concerns, staff was asked to clarify if such records are maintained and available. If not, then how can such evaluations be accomplished?
- Mr. Todd said CPC could request that City Council form a task force to deal with the specific concerns of southwestern Detroit.
- Would the Detroit Strategic Works Project affect the concerns noted by residents?
- Commissioner Williams suggested that CPC recommend to City Council that they make a request to the State to be forthcoming with answers to CPC and area residents concerns.
- Commissioners asked for clarification on questions about "green space" vs. "private property" vs. "city-owned property" and land use classification. This matter dealt with concerns that Marathon has purchased considerable residential properties and what industrial uses would be permitted.
- Commissioner Russell asked that CPC request air and soil samples for Areas C, D, and E; and thereafter monitor them for comparison.
- Commissioner Allen asked what could be done to address the concerns raised by the Boyton Subsector Group
- Commissioner Simons bvhasked how many of the subject parcels were vacant.

The hearing adjourned at 6:25 PM.

**VII. Director's Report** – Mr. Todd referred the Commissioners to the Director's Report dated February 21, 2013, distributed in the table packets.

Mr. Todd said Judith Turner now heads the Property Section of the Law Department; there has been a noticeable increase in prompt approvals as to form of Zoning Ordinance amendments. Due to some of the additional workload that Timothy Beckett, the former head of the Property Section, took with him to his new charge as head of the Governmental Affairs Section of the Law Department.

Proposed Capital Agenda for Fiscal Year 2013-14 through Fiscal Year 2017-18

Mr. Todd noted the belated production of the report, due by Charter on November 1<sup>st</sup>, but not available to Council until January 25<sup>th</sup>; the document was previewed by the City Planning Commission at its February 7<sup>th</sup> regular meeting and a public hearing is scheduled on February 27<sup>th</sup>. City Council must take action on the document by March 1, 2013.

**ACTION:** Commissioner Williams moved to **ACCEPT WITHOUT COMMENT** the Proposed Capital Agenda for Fiscal Year 2013-14 through Fiscal Year 2017-18. Commissioner Simons seconded the motion.  
Motion carried.

**IV. Unfinished Business**– (none)

**V. New Business** – (none)

**VI. Committee Reports – (none)**

**VIII. Communications – (none)**

**IX. Public Comment –**

Wanda Lowe Anderson said Marathon had a buy-out plan for residential properties on Oakwood Heights.

Vince Martin said balane must be found and the residents respected as Marathon does what it chooses.

Dorothy Jones said the contamination of the soil and the effect of pollution on residents in the 48217 is a serious issue to the community, which feels abandoned by city and state officials. She pointed out the abundance of industry lighting vs. no residential public street lighting as a comparison. Ms. Jones asked that this issue of rezoning be a catalyst for better involvement by city officials in this neighborhood concerns.

Otis Mathis said pipelines are being built but residents are not informed of the placement and the neighborhood is at risk in case of an accident. Furthermore, he said no evacuation plans exists for residents should disaster occur. Mr. Mathis also requested better mapping for zoning in the area be provided community organizations and residents.

**X. Adjournment –** The meeting adjourned at 6:52 PM.

Respectfully submitted,

Ogreeta M. Braynon, Recording Secretary