
September Meeting

9/11/18

IBEW Local 58, 1358 Abbott St

Introduction (before formal presentation)

- Chris Gulock: Quick introduction of project.
- Lee Einsweiler: Roles of Zoning Advisory Group; as sounding board, no voting, advisory, importance of project, as project ambassadors, 2-year commitment but maybe closer to 18 months. ZAG members may designate an alternate to send in their place, but you and your designated alternate should keep each other updated on the material covered in each meeting.

Verbal Comments (following formal presentation)

- What happens to current (planning and zoning) efforts in the pipeline? Most elements continue to move forward on separate tracks: signs, marijuana, stormwater management.
- The before and after slides at the end of the presentation represent large investments of capital. This looks like gentrification to me.
- The needs for housing in the community are not for townhouses and move-down housing. Rather, the community cares about affordable projects, repurposing, and what to do with vacant homes.
- Other cities have created a set of core values. This represents a value-based approach.
- I get the sense from the show that the core values of this project are big box retail, infill in downtown and midtown.
- "This show doesn't speak to me."
- The presentation seems targeted at downtown and midtown and doesn't seem to show anything relevant to the neighborhoods.
- Make the presentation relevant to "borderline communities".
- Engage with youth, schools and universities.
- Each community is different. The core values are different in each community.
- There is an issue with nonconforming uses in ie. strip club in B2. You should look into use classifications in B2 and B4. There are allowed uses in B4 that shouldn't be there. Suggestion: Put all strip clubs in one zone.
- Nuisance issues are currently enforced through zoning – improper use of zoning.

Comment Cards

- This effort should definitely take advantage of already existing community meetings.
- Please send people of color to represent this process - too many white people who aren't Detroiters will make a poor impression in the community.
- Less about commerce and capital, more about health, culture and mobility (Not hip, new and expensive, but the everyday needs ie. bus stops).
- I would ask CPC to bring this presentation to the communities that have no development projects. The Original United Citizens of Southwest Detroit is held every third Thursday of each month at St. Andrews & Benedict Church at 2430 S. Beatrice Detroit 48217. Next meeting: Thursday, Sept 20th.
- Use presentation handouts.
- Use microphones for presenters.
- Education is primary to helping citizens to know about zoning. How can this best happen?
- Communities that have little resources need to be educated about zoning. When conflicts arise, how can they best be healed?
- Revisit the purpose of having a set of core values to guide the planning process and writing code.
- Historic preservation is more detailed than buildings alone - it is also about cultural heritage and family traditions.
- Redevelop schools as a community purpose.
- It was mentioned that map amendments will likely not be part of this project. What about assessing opportunities for additional overlay districts? I'm particularly thinking of LA's Green Zones and Cleveland's proposed urban agriculture zone.
- Urban livestock has been a contentious zoning issue for several years. This history is important to have on your radar.
- How is this project interacting with zoning permit staff at BSEED? Oftentimes, how the ordinance is written and how it's applied do not match up.