



LINCOLN PARK PLANNING COMMISSION

City Hall – Council Chambers
1355 Southfield Road | Lincoln Park, MI

January 12, 2022 at 7 p.m.

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Approval of Previous Minutes**
- IV. Approval of Agenda**
- V. Old Business**
- VI. New Business**
 - A. Election of Officers
 - B. 2021 Planning Commission Annual Report
- VII. Policy Review and Discussion**
 - A. Zoning Text Amendment: E-Commerce
- VIII. Education and Training** (see January Planning Report)
- IX. Reports from Department and Other Boards and Commissions**
- X. Public Comments**
- XI. Comments from Planning Commissioners**
- XII. Adjournment**

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**CITY OF LINCOLN PARK
COUNTY OF WAYNE, STATE OF MICHIGAN
PLANNING COMMISSION MEETING OF DECEMBER 9, 2021**

A Planning Commission meeting of December 9, 2021, via Zoom for Lincoln Park, Michigan was called to order at 7:00 p.m. Mr. Persinger, Commencing with the Pledge of Allegiance.

PRESENT: Palmer, Kissel, Horvath, Persinger, Duprey, LoDuca

ABSENT:

EXCUSED:

ALSO PRESENT: Elizabeth Gunden, John Meyers, Larry Kelsey, Mohammad Hadla, Kessem Dourd, Lylian Ross, Maureen Tobin, Tarek Bazzi, Omar Alghaiti

APPROVAL OF MINUTES

Moved by: Persinger to approve

Supported by: Duprey

MOTION CARRIED unanimously

APPROVAL OF AGENDA

Adding an item for Annual review and discussion

Moved by: Duprey to amend the agenda.

Supported by: Persinger

MOTION CARRIED unanimously

5. NEW BUSINESS

(A) SITE PLAN REVIEW: 1125 FORT PARK – INDOOR RECREATION

The proposed project is an indoor recreation facility, which includes a firing range and retail of firearms. The site consists of the vacant VFW Hall and a large parking lot in the rear of the building.

The site is located at the corner of Fort Street and Montie Road. Ecorse Creek runs to the northeast of the property, and the property is within the 100-year and 500-year floodplains. The site is served by a 20- ft. concrete sidewalk along Fort Street and an 8-ft. sidewalk along Montie Road. There is a bus stop and shelter immediately in front of the building along Fort Street, and there is an existing parking lot onsite.

Recommended that the City of Lincoln Park Planning Commission approve the site plan numbered PPC21-0047, proposing an indoor recreation facility at 1125 Fort Street and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complied with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

Moved by: Kissel

Supported by: Persinger

Yay's: Palmer, Kissel, Horvath, Persinger, Duprey, Loduca

Nay's: None
Motion Approved

(B) SITE PLAN REVIEW: 2420 FORT PARK – SHOPPING CENTER

The proposed project is a shopping center. The site is currently a vacant commercial building with four units, and this review will both bring the site into conformity with the Zoning Ordinance and will allow for new commercial units to open onsite without having to go before the Planning Commission each time.

The existing 4-unit, 4,014 sq. ft. building is located on a 0.18-acre parcel situated on Fort Park Boulevard between McClain Avenue and Champaign Road. There is a parking area behind the building with vehicular access via a public alley. There is also on-street parking along Fort Park Blvd. The public alley west of the building separates the site from a single-family residential neighborhood. The building is served by an existing 6-ft. concrete sidewalk on Fort Park Blvd.

Recommended that the City of Lincoln Park Planning Commission approve the site plan numbered PPC21-0065, proposing a shopping center at 2420 Fort Park Boulevard and consisting of the pages and revision dates found under 'Site Plan Documents' above, based on the finding that the proposal substantially complies with the requirements of §1296.01. This approval is conditional upon the submittal, within 45 days of the date of this report, of a revised Site Plan resolving the items noted above and subject to administrative review and approval.

Moved by: Loduca
Supported by: Duprey

Yay's: Palmer, Kissel, Horvath, Persinger, Duprey, Loduca
Nay's: None
Motion Approved

(C) PUBLIC HEARING: 2420 FORT PARK – SHOPPING CENTER

Public Hearing opened at 7:49 p.m.
Seeing no public comment and hearing no public comment.
Public Hearing closed at 7:51 p.m.

(D) SPECIAL LAND USE: 2420 FORT PARK – SHOPPING CENTER

The applicant proposes to obtain Special Land Use approval to allow for shopping center at 2420 Fort Park Boulevard. The site is an existing building with four units along Fort Park Boulevard between McLain Avenue and Champaign Road. The site is about 0.15 acres, and there is vehicular access to the building via the alley in the rear. The proposed use of a shopping center with less than twenty thousand (20,000) square feet of gross floor area is permitted within the Neighborhood Business District (NBD) after Special Land Use approval under §1276.03(c) of the Lincoln Park Zoning Code

Recommended that the Lincoln Park Planning Commission grant Special Land Use Approval for a shopping center at 2420 Fort Park Boulevard, as requested in PPC 21-0065, based on an affirmative finding of compliance with the criteria set forth in Section 1262.08 of the Lincoln Park Zoning Code.

Moved by: Persinger
Supported by: Duprey

Yay's: Palmer, Kissel, Horvath, Persinger, Duprey
Nay's: None
Motion Approved

POLICY REVIEW AND DISCUSSION

A. Southfield Road Corridor Study

A joint study between the City of Ecorse and City of Lincoln Park. There will be a meeting on December 13, 2021 at 6 p.m. for both Cities.

EDUCATION AND TRAINING

A. See December Planning Report

REPORTS FROM DEPARTMENTS AND OTHER BOARDS AND COMMISSIONS

DBB- no meeting in January.

PUBLIC COMMENTS

Comments from Lillian Ross regarding the holiday and google maps.

COMMENTS FROM PLANNING COMMISSIONERS


Joe P. – comments Merry Christmas and Happy New Year

ADJOURNMENT

Moved by: Persinger to adjourn
Supported by: Kissel

MOTION CARRIED unanimously

Meeting adjourned at 8:11 p.m.



MICHAEL HORVATH, Secretary

City of Lincoln Park Planning and Development

2021 Annual Report: City of Lincoln Park Planning Commission

January 12, 2021

The following report is based on the requirements in §1220.08 of the Lincoln Park Zoning Ordinance.

SUMMARY OF ACTIVITIES

The Planning Commission shall make an annual written report to the City Council concerning its operations and the status of the planning activities, including recommendations regarding actions by the City Council related to planning and development. The City Manager shall prepare the Capital Improvements Program Plan.

Administration

Officer Elections. The following officers were elected in January 2021: Kevin Kissel, Chair; Joseph Palmer, Vice Chair; Mike Horvath, Secretary.

Member Appointment to Zoning Board of Appeals. Commissioner Horvath was appointed to serve on the Zoning Board of Appeals. It is important for the Planning Commission to have representation on this board in order to inform the ZBA proceedings with the PC's intent, and to report back to the PC on issues of appeal which should be addressed through regulatory adjustments.

Training. The City's regular Planning Consultant (Beckett & Raeder, Inc.) provided one training session in 2021: A 3-hour training session on site plan review for members of the Planning Commission. The session was a Michigan Association of Planning (MAP) training module conducted remotely via Zoom.

Annual Review of the Development Review Process. In compliance with the Redevelopment Ready Communities program with which the City of Lincoln Park is engaged, the Commission set aside time at its December meeting to consider its development review process. Much like the previous year, 2021 was a unique year for development review as all meetings and administration occurred virtually. Commission members had minimal comment on the development review process this year.

Development Review

Site Plan Review. The following site plans were approved in the City in 2021.

- 3464 & 3468 Fort – Food Preparation & Retail
- 3727 Dix – Car Wash
- 2911 Fort – Beauty Salon
- 881 Southfield – Auto Repair & Sales
- 787 Southfield – Center for Veterans
- 1079-1083 Chandler – Parking Lot
- 1282 Dix – Partial Conversion from Nonconforming Use
- 1005 John A. Papalas – Marijuana Establishment
- 1504 John A. Papalas – Marijuana Establishment
- 1516 Southfield – Office & Studio
- 2017 Fort – Body Art Facility

- 471 Southfield – Auto Repair
- 2962 Fort – Office
- 3516 Fort – Office
- 1125 Fort – Indoor Recreation
- 2420 Fort Park – Shopping Center

Special Land Use. The following Special Land Uses were approved in the City in 2021.

- 3727 Dix – Car Wash
- 1005 John A. Papalas – Marijuana Establishment
- 1504 John A. Papalas – Marijuana Establishment
- 2017 Fort – Body Art Facility
- 471 Southfield – Auto Repair
- 2420 Fort Park – Shopping Center

Rezoning. There were no rezoning requests in the City of Lincoln Park in 2021.

Zoning Amendments

Flat Work Replacement Criteria. This amendment added flat work replacement criteria to §1294, Provisions Relating to All Districts, to provide clarity for all flat work replacement criteria in alignment with the Department of Public Services replacement criteria adopted in 2005 for public sidewalks and in 2017 for the public sidewalk replacement program. The amendment helped to support the Building Department’s ongoing exterior inspections of rentals, resales, vacancy, and certificate of occupancy registrations.

Policy Review and Study

E-Commerce. The City is increasingly getting requests for “e-commerce” uses, typically referring to the use of an existing commercial building for the storage of products to be sold online, often with accompanying office space. “E-commerce” is non-customer-facing, which is inherently different than retail in traditional customer-facing commercial districts. The Zoning Ordinance does not currently have a definition for an “e-commerce” use; however, due to the changing retail realities of increased online shopping, exacerbated by the Covid-19 pandemic, it has become apparent that this use should be considered for incorporation into the Zoning Ordinance. The Planning Commission held policy discussions on this subject in both March, April, and July of 2021 and concluded that “e-commerce” is a use that should be incorporated into the Zoning Ordinance but should be kept out of the Central Business District and should have standards for development.

Planning Commission Members’ Dismissal and Resignation. Two members of the Planning Commission were dismissed for lack of participation, and one Commission member stepped down in 2021.

Southfield Road Corridor Study & Fort Street Transportation Equity Study. The City is conducting two separate yet integrally related corridor studies. The Cities of Lincoln Park and Ecorse are jointly conducting a corridor study of Southfield Road from the western border of Lincoln Park to the Detroit River. The purpose of the plan is to increase consistency of the built environment along the corridor, to improve its economic return, and to facilitate nonmotorized access to its business and recreation assets. In a closely related and parallel effort, The City of Lincoln Park is conducting a Transportation Equity Study for Fort Street between Champaign Road and Outer Drive. The purpose of the Fort Street study is to develop multi-

modal transportation options that reduce longstanding social and economic inequities experienced by underserved and underrepresented populations. The Planning Commission is providing input and guidance in the form of joint City Council and Planning Commission meetings over the course of both projects.

Implementation of the Master Plan

The City adopted its updated Master Plan in November 2019. The new Master Plan has a robust action plan, and the City has made progress on implementing the following action items:

- *Remove parking minimums downtown and replace with accommodation based on evidence of demand* – businesses downtown are exempt from minimum parking requirements.
- *Tweak DDA facade program to accommodate sign improvements in addition to larger projects* – the DDA tweaked the façade program this year.
- *Maintain sidewalks so that they are safe and clean for all users* – all site plan reviews require that City sidewalks be brought up to City standards and the City adopted a zoning text amendment in 2021 that clarifies flat work replacement criteria.
- *Continue to work with MDOT to bring the speed limit on Fort Street back down* – the City is conducting the Fort Street Transportation Equity Study, which will aid in the effort to bring speed limits back down.
- *Host regular food truck events downtown* – the City adopted a food truck ordinance.
- *Use Mellus Park as a test ground to experiment with new events, “pop up” businesses, public recreation facilities, and community ideas* – the City is in the planning phase to use Mellus Park as the Farmers’ Market site.
- *Adjust the zoning ordinance to permit ultralight-impact manufacturing in commercial zones (“maker spaces”)* – the Planning Commission held a policy discussion on this topic in 2020, and this is a topic of relevance and importance for the Southfield Road Corridor Study.
- *Adopt and use a public participation plan that identifies a diverse group of stakeholders that meets regularly and review the results of community engagement efforts* – the City has a draft of a public participation plan that should be finished in early 2022 and adopted shortly thereafter.
- *Provide weekly updates on city matters on social media platforms* – the City has increased its social media presence significantly this year.

Regional Correspondence

No requests were received.

Zoning Board of Appeals

The Zoning Board of Appeals reviewed three (3) dimensional variance requests in 2021. A dimensional (non-use) variance allows for a deviation from the dimensional (i.e. height, bulk, setback) requirements of the Zoning Ordinance. In order to grant a dimensional (non-use) variance, proof of practical difficulties must exist, and the request must meet all of the required standards outlined in the Zoning Ordinance.

1. *1430 University Avenue*

- Request: A 450 sq. ft. dimensional variance from the detached accessory building size limitation when there is already an existing detached garage on the lot (§1294.13(a)(10)) to increase the detached accessory building size to 600 sq. ft. (Ordinance allows 150 sq. ft.).
- Rule being deviated from: 150 sq. ft. maximum accessory building size (§294.13(a)(10)).

- Number of standards met: 4 of the 12 required standards were met.
- Outcome: Denied

2. 1344 Stewart Avenue

- Request: A dimensional variance from the requirement that a fence must be placed five (5) feet behind the front building line of the principal structure in a residential district (§1448.03(a)).
- Rule being deviated from: 5-ft. minimum front setback for a fence (§1448.03(a))
- Number of standards met: 3 of the 12 required standards were met.
- Outcome: Denied

3. 716 Capitol Avenue

- Request: A dimensional variance to allow for greater lot coverage than permitted by Ordinance (maximum lot coverage is 40% per §1294.32).
- Rule being deviated from: 40% maximum lot coverage (§1294.32).
- Number of standards met: 5 of the 12 required standards was met
- Outcome: Denied

The Zoning Board of Appeals reviewed one (1) use variance request in 2021. A use variance allows for a use of land that is otherwise prohibited in a zoning district. In order to grant a use variance, proof of an unnecessary hardship must exist, and the request must meet all of the required standards outlined in the Zoning Ordinance. Approval of use variance requests is typically quite rare as a use variance realistically functions as a rezoning request that avoids going before both the Planning Commission and City Council.

1. 2075 Fort Street

- Request: A use variance to allow for a residential use in the basement of a commercial property in the Central Business District.
- Rule being deviated from: Residential use below a commercial use (§1280.02)
- Number of standards met: 1 of the 4 required standards was met
- Outcome: Tabled

REPORT ON OPERATION OF THE ZONING ORDINANCE

In accordance with Section 308 of Michigan Public Act 110 of 2006, as amended, the Planning Commission shall prepare an annual report to the City Council on the administration and enforcement of the Zoning Ordinance including recommendations as to the enactment of amendments or supplements to the Ordinance.

Following the completion of the Master Plan effort at the end of 2019, the Planning Commission had been quite proactive in addressing several zoning issues. The Planning Commission reviewed and made affirmative recommendations to City Council on seven zoning text amendments in 2020 and one in 2021. Furthermore, the City has decided that the extent of changes required to make the Zoning Ordinance support the City's desired vision is such that a full rewrite of the ordinance is warranted. The City issued a Request for Proposals for a Zoning Ordinance Rewrite at the end of 2021.

City of Lincoln Park Planning and Development
Zoning Text Amendment: E-Commerce

January 12, 2022

Overview

The City of Lincoln Park is increasingly getting requests for “e-commerce” uses, typically referring to the use of an existing commercial building for the storage of products to be sold online, often with accompanying office space. “E-commerce” is non-customer-facing, which is inherently different than retail in traditional customer-facing commercial districts. The Zoning Ordinance does not currently have a definition for an “e-commerce” use; however, due to the changing retail realities of increased online shopping, exacerbated by the Covid-19 pandemic, it has become apparent that this use should be considered for incorporation into the Zoning Ordinance.

The Planning Commission held policy discussions on this subject in March, April, and July of 2021 and concluded that “e-commerce” is a use that should be incorporated into the Zoning Ordinance but should be limited in the Central Business District and should have standards for development. Below are recommendations for how to incorporate the use into the Zoning Ordinance.

Zoning Text Amendment Recommendations

The proposed zoning text amendments include definitions for an “e-commerce” use as well as an “e-commerce establishment.” It is proposed that the use would be permitted by special land use in the Neighborhood Business District (NBD) and the Central Business District (CBD), limited to 10,000 sq. ft.; permitted by right but limited to 10,000 sq. ft. in the Municipal Business District (MBD) and Regional Business District (RBD); and permitted by right with no size limitations in the Light Industrial District (LID), and General Industrial District (GID). The City’s DDA Director deems that use should be permitted by special land use in the Central Business District. The proposed amendments also include parking requirements.

§1260.08 Rules of Construction; Definitions.

E-Commerce: A method of retail or wholesale sales where the transaction originates on and is completed on the Internet via an individual website or a third-party marketplace. These transactions may include taking orders, closing sales, making purchases, providing customer service, processing and packaging orders, shipping by common carriers, and other similar activities that serve the business’s overall purpose.

E-Commerce Establishment: A building that may contain goods which are warehoused, distributed, and/or retailed at the same location. Products may be purchased in-person onsite or online via the Internet.

§1276.03 Uses Permitted After Special Approval. (Applies to NBD)

(i) E-Commerce establishments with less than ten thousand (10,000) square feet of gross floor area.

§1278.02 Principal Permitted Uses. (Applies to MBD)

(dd) E-Commerce establishments with less than ten thousand (10,000) square feet of gross floor area.

§1280.02 Principal Permitted Uses. (Applies to CBD)

(a) All principal permitted uses and uses permitted after special approval in the Neighborhood Business District (NBD), excluding drive-through establishments [and e-commerce establishments](#), subject to the conditions therein.

§1280.03 Uses Permitted After Special Approval. (Applies to CBD)

(m) E-commerce establishments with less than ten thousand (10,000) square feet of gross floor area.

§1282.02 Principal Permitted Uses. (Applies to RBD)

(x) E-Commerce establishments with less than ten thousand (10,000) square feet of gross floor area.

§1284.02 Principal Permitted Uses. (Applies to LID and GID)

(i) E-Commerce establishments

§1290.02 Number of Spaces Required.

(c) Business and Commercial

E-Commerce establishments: One (1) for every employee on peak shift, plus retail space requirements if included.

§1296.02 Site Design Standards for Uses Permitted After Special Approval.

(RR) E-Commerce establishments

1. A minimum of twenty-five percent (25%) of gross floor area shall be dedicated to customer-facing retail.
2. A plan for shipments shall be required.
3. Pick-up and delivery trucks shall be limited to 26 feet in length.
4. No semi tractor-trailer trucks shall be permitted for pick-up and delivery.

Planning Report

Serving & Planning Communities Throughout Michigan

January 2022

Top
Story

New statewide economic development package approved

"Money would be directed to at least two new funds: one to aid in site selection and infrastructure improvements, and a second targeting so-called critical industries."

The Strategic Outreach and Attraction Reserve (SOAR) is a package of bills that create a \$1B cash incentive and site improvement fund, awards \$409M in COVID business relief, pays \$140M in emergency rental assistance, and directs \$36M to "emerging health threats" including lead contamination. The Michigan Economic Development Corporation calls the bills "vital to Michigan's efforts to compete for, and win, transformational projects." The bills were fast-tracked after Ford selected a non-Michigan site for significant investment into electric vehicle development. However, there are two pressing concerns related to local government. First, the Michigan Municipal League reports that the package more than doubles the current Personal Property Tax exemption "without providing any replacement revenue to local governments to cover the roughly \$50 million ongoing burden the expanded exemption would have cost local communities." A last-minute, one-time offset was added to the package. Second, Bridge Magazine raises questions about the long-term effectiveness of incentives, referring to a 2020 review of programs by the Mackinac Center for Public Policy showing nearly \$600,000 in public investment for each new job.

Michigan Municipal League, <https://blogs.mml.org/wp/inside208/2021/12/20/governor-whitmer-signs-economic-development-bills-into-law/> and <https://blogs.mml.org/wp/inside208/2021/12/15/ppt-exemption-expansion-gets-wrapped-into-economic-development-deal/>. *Bridge Magazine*, <https://www.bridgemi.com/business-watch/after-losing-out-ford-plants-michigan-fast-tracks-new-business-incentives>

Ideas

CNU has advice for Great Lakes "receiver cities"

"Population loss over the last 70 years, at least in many US northern cities, offers room to grow with surplus infrastructure. Many of these cities also have relatively low property and land costs, allowing for incremental, small-scale development."

The Congress for the New Urbanism has picked up interest in a new book that identifies Michigan as "the best place to live by 2050 because of climate change" based on three factors: availability of fresh water, progressive governance, and the ability to attract talent to innovative industry. With this in mind, CNU turns its attention to planners' role and offers strategies based on the principle of allowing growth while improving quality of life for current residents: build in sustainable patterns, prioritize walkability, expand housing formats, revitalize downtowns, and reform transportation excesses like freeways and wide commercial corridors. We'll also want to manage that water asset carefully.

Congress for the New Urbanism Public Square, <https://www.cnu.org/publicsquare/2021/12/09/eight-ways-%E2%80%98receiver-cities%E2%80%99-prepare>; *mLive.com*, <https://www.mlive.com/public-interest/2021/11/michigan-will-be-the-best-place-to-live-by-2050-because-of-climate-change-new-book-says.html> (paywall)

News

Great Lakes cleanup windfall focuses on land contamination

"If the government prioritizes the work smartly, it could accomplish multiple goals at once."

"Federal officials are considering how to spend the \$1 billion windfall dedicated to the Great Lakes Restoration Initiative [in the infrastructure package]. Cleaning contaminated sites like the Detroit River, Saginaw Bay, Torch Lake near Houghton in the Upper Peninsula, and dozens of others across the region is a top priority, according to the director of the EPA's Great Lakes Office. In addition, Congress has authorized five years of escalating annual funding: up to \$375 million this year and up to \$475 million by 2026.

Evidence of its work includes restored wetlands along Muskegon Lake, sediment cleanup along the Detroit Riverwalk, and efforts to un-dam the Boardman River in Grand Traverse and Kalkaska counties. Cleanup can be a key component of economic development: A 2018 University of Michigan study concluded that every dollar of federal spending through the initiative produces a threefold economic benefit. Advocates are pushing the EPA to make sure that frontline communities also have jobs on the cleanup crews, input on cleanup plans, and ample public access to the newly-pristine waterways in their backyards."

Bridge Magazine. <https://www.bridgemi.com/michigan-environment-watch/1b-windfall-fuels-toxic-cleanup-great-lakes-uphill-battle-looms>

Legislative

Bills introduced: climate resiliency, rethinking emergency managers

Bills of potential interest to local government were introduced to the Michigan Legislature in December. A Climate Resiliency Corps was proposed to fund projects and education related to flooding, stormwater management, energy efficiency, and combating of high temperatures and power outages. It would also partner with local governments, nonprofits, schools, and tribes to help pay staff costs associated with resiliency projects, and provide scholarships for Corps members. Another proposal seeks to replace the 2012 "emergency manager law" with a process that includes significant technical assistance to communities identified as being in a potential fiscal emergency. In addition, instead of a single emergency manager appointment, the bill prescribes a "community engagement advisory committee" made up of representatives selected by the Governor, each branch of legislature, and the local government itself. The bills have been referred to Committee.

Michigan Legislature. <http://legislature.mi.gov/doc.aspx?2021-HB-5581>; <http://legislature.mi.gov/doc.aspx?2021-SB-0747>; <http://legislature.mi.gov/doc.aspx?2021-SB-0780>;

Training and Education

Michigan Association of Planning

Student Conference

10 am - 4:30 pm on Saturday, February 5 at Grand Valley State University. Free.

Planning students at universities throughout the state gather to learn about new research, current projects, and best practices. Roundtable with professional planners offers an opportunity for networking and recruiting.

More information: <https://miapa.memberclicks.net/student-conference>

Transportation Bonanza

9 am - 4:30 pm on Wednesday, February 16, virtual format. \$50 (student members, \$20).

MAP, Michigan Safe Routes to School Program, and MDOT bring together professionals in planning, education, transportation, health, engineering, design, and environment to advance community building for health and accessibility.

More information: <https://miapa.memberclicks.net/transportation-bonanza>



informative