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City Planning Commission Regular Meeting
June 6, 2019 at 5:00 PM
Committee of the Whole Room
13th Floor – Coleman A. Young Municipal Center
2 Woodward Ave. (at E. Jefferson Ave.)
(use Randolph Street entrance after 5:30 PM)

AGENDA

I. Opening

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and approval of agenda

II. Minutes

- A. Minutes (minutes for past meetings will be provided for review at subsequent meeting)

III. Public Hearings and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider a text amendment that would amend Chapter 61 of the 1984 Detroit City Code, *Zoning*, by amending Article XII, *Use Regulations*, relative to short-term rentals, for consistency with Chapter 9, *Buildings and Building Regulations*, Article I, *Detroit Property Maintenance Code*, Division 3, *Requirements for Rental Property*, Subdivision C, *Short term Rentals*, of the 1984 Detroit City Code by adding Sec. 61-12-375 and by amending Sec. 61-12-392. (RB, KU, MH, MT) **60 mins**
- B. **5:20 PM PUBLIC DISCUSSION** - to consider proposed ordinance to amend Chapter 9 of the 1984 Detroit City Code, *Buildings and Building Regulations*, Article I, *Detroit Property Maintenance Code*, Division 3, *Requirements for Rental Property*, by adding Subdivision C, *Short Term Rentals*, to include Sections 9-1-100.1 through 9-1-100.14, to define terms; to create a registration process; to require submission of an affidavit and an application fee; to set criteria for the application process; to establish general provisions for operations of short term rentals; to establish requirements for short term rental platforms; to provide for enforcement for failure to comply with the requirements set forth in this ordinance, and to provide an appeal process. (Mary Parisien, Law Department, RB, KU, MH, MT) **(TO BE HELD CONCURRENTLY WITH THE 5:15 PM PUBLIC HEARING)**
- C. **6:15 PM PUBLIC HEARING** – to consider the request of Fusco Shaffer & Pappas Architects on behalf of the Pope Francis Center to amend Article XVII, District Map 13, of the 1984 Detroit City Code Chapter 61, ‘Zoning’ by showing a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning

classifications currently exist on one parcel commonly identified as 3769 East Canfield. (JM)
60 mins

- D. 7:00 PM INFORMATIONAL PRESENTAION** - Request of Brush Park Properties, LLC in partnership with 112 Edmund LLC on behalf of Terranovus Development to modify the provisions of an existing PD-H (Planned Development-Historic) zoning district on Article XVII, District Map 4 of the 1984 Detroit City Code, Chapter 61, Zoning, to allow for two mixed-use buildings which will include office, retail, commercial and residential space; additionally, to construct a parking structure with retail and commercial space on property commonly known as 2827 John R. Street, 112 Edmund Place and 105 Alfred Street. (KJ)
(STATUS UPDATE) *30 mins*

IV. Unfinished Business

- A.** Consideration of the request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show a SD2 (Special Development District, Mixed Use) zoning classification where a M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street. (KJ) *30 mins*
- B.** Consideration of the request of the Detroit Riverfront Conservancy to amend District Map No. 1 of the Detroit Zoning Ordinance to show a PR (Parks and Recreation District) zoning classification where a PCA (Public Center Adjacent District) zoning classification is currently shown for the properties generally bounded by Jefferson W. Avenue on the north, Cabacier extended on the east, the Detroit River on the south, and Rosa Parks extended on the west and more commonly known as 1801 W. Jefferson Ave. (KJ) **(RECOMMEND APPROVAL)**
30 mins

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated by 9:15 PM)

NOTE: With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including language translation and reasonable ADA accommodations. Please contact the **Civil Rights, Inclusion and Opportunity Department** at (313) 224-4950, through the TTY number 711, or email crio@detroitmi.gov to schedule these services.