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**City Planning Commission**  
**Regular Meeting**  
**September 23, 2021 at 5:00 PM**  
**Virtual Meeting Via Video Conferencing**

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

*Or iPhone one-tap :*

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215 8782 or +1 346 248 7799

Meeting ID: 963 5559 3579

**AGENDA**

**I. Opening**

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

**Minutes - July 8, 2021, July 22, 2021 and September 9, 2021**

**II. Public Hearings, Discussions and Presentations**

- A. **5:10 PM PRESENTATION** – Land Acknowledgement, Antonio Cosme **5 mins**
- B. **5:15 PM PUBLIC HEARING** – The request of Woodbridge Neighborhood Development Corporation to amend Article XVII, Section 50-17-46, District Map No. 44 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where R2 (Two-Family Residential District), R3 (Low Density Residential District), and B4 (General Business District) zoning classifications are currently shown on 72 parcels generally bounded by Forest Avenue to the north, Rosa Parks Blvd. to the east, Calumet Avenue to the south, and Grand River Avenue to the west. (JM)
- C. **6:00 PM PUBLIC HEARING** – The request of the Museum of Modern Art Detroit (MOCAD) to amend Article XVII, Section 50-17-7, District Map No. 6 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where an R6 (High Density Residential District) zoning classification is currently shown on two parcels, commonly identified as 52 and 62 Garfield Avenue,

generally bounded by Garfield Avenue to the north, John R. to the east, Canfield Avenue to the south, and Woodward Avenue to the west. (KJ) 45 mins

- D. **6:45 PM PUBLIC HEARING** – The request of Taco Bell America, LLC to amend Article XVII, Section 50-17-41, District Map No. 39 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a B2 (Local Business and Residential District) zoning classification is currently shown at the property commonly referred to as 18550 E. Warren Avenue. (KJ)

45 mins

**III. Unfinished Business** (May be taken up earlier in the meeting as opportunity presents)

- A. Consideration of the request of the Planning and Development Department, Motor City Blight Busters, and CHN Housing Partners, to amend Article XVII, Section 50-17-76, District Map No. 74 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing an R3 (Low-Density Residential District) zoning classification where an R1 (Single-family Residential District) zoning classification currently exists on forty-eight (48) parcels generally bounded by Santa Clara Street to the north, Bentler Street to the east, Orchard Street to the south, and the north-south alley first east of Lahser Road to the west. (**RECOMMEND POSTPONEMENT TO NEXT MEETING**) (CG)
- B. Consideration of the request of Fusco, Shaffer, & Pappas, Inc. on behalf of the Pope Francis Center to rezone three parcels commonly known as 2915 West Hancock and 4520-50 Jeffries Service Drive from the M4 (Intensive Industrial) zoning district classification to the B4 (General Business) zoning district classification. (JM)

20 mins

**V. New Business**

**VI. Committee Reports**

**VII. Staff Report**

**VIII. Member Report**

**IX. Communications**

**X. Public Comment**

**Adjournment** (anticipated by 8:30 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](mailto:crio@detroitmi.gov) to schedule these services.