

Donovan Smith  
Chairperson  
Melanie Markowicz  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**City of Detroit**  
**CITY PLANNING COMMISSION**  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-6225 Fax: (313) 224-4336  
e-mail: [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov)

Kenneth R. Daniels  
David Esparza, AIA, LEED  
Ritchie Harrison  
Lauren Hood, MCD  
Gwen Lewis  
Frederick E. Russell, Jr.  
Rachel M. Udabe

**City Planning Commission Meeting**  
**December 7, 2023**  
**5:00 PM**

**Committee of the Whole Room and Online**  
**13th Floor – Coleman A. Young Municipal Center**  
**2 Woodward Ave. (at E. Jefferson Ave.)**  
**(use Randolph Street entrance after 5:30 PM)**

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

*Or iPhone one-tap :*

*US: +12678310333,,96355593579# or +13017158592,,96355593579#*

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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

**II. Meeting minutes of September 7, 2023 and October 19, 2023**

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

- A. **5:15 PM PUBLIC HEARING** - to consider the request of Perfecting Church and City Planning Commission (CPC) as a co-petitioner to replace the existing PD (Planned Development) zoning classification at 19150 Woodward Avenue, the authorization for which has lapsed, with a new PD and site plan, and to show a PD zoning classification where a R2 (Two-Family Residential District) is currently shown on approximately 4.51 acres commonly known as 1001 Carmel Street. The lapsed PD at 19150 Woodward Avenue was created by Ordinance #40-04 of 2004; the proposed PD would amend Article XVII, Section 50-17-64, District Map No. 62, Chapter 50 of the 2019 Detroit City Code, *Zoning*. The 16-acre subject property is generally bounded by Carmel Street on the north, Bauman Avenue on the east, Larchwood Avenue on the south, and Woodward Avenue on the west. **(RA) (ACTION REQUESTED)** **45 mins**

- B. 6:00 PM PRESENTATION** – to consider the request of North End Christian Community Development Corporation to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Maps*, Section 50-17-11, *District Map 10* of the Detroit Zoning Ordinance to show an SD1 (Special Development District, Small-Scale Mixed Use) where the R2 (Two-Family Residential District), and B4 (General Business District) zoning classifications are currently shown on the area generally bounded by the alley first east of Oakland Avenue, Westminster Avenue, the alley first east of Goodwin Street, and Owen Street. **(KJ)** 45 mins

**IV. Public Comment**

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

- A.** Consideration of the request of Henry Ford Health Systems and its affiliated companies as well as the City of Detroit Planning and Development Department as co-petitioner to amend Chapter 50 of the 2019 Detroit City Code, Zoning, by amending Article XVII, *Zoning District Maps*, Section 50-17-8, *District Map 7* of the Detroit Zoning Ordinance to show a B5 (Major Business District) zoning classification where the R1 (Single-Family Residential District), R2 (Two-Family Residential District), SD1 (Special Development District, Small-Scale, Mixed-Use), SD2 (Special Development District, Mixed-Use), B4 (General Business District), M4 (Intensive Industrial, District), PD (Planned Development District) zoning classifications are currently shown on the area bounded by West Grand Boulevard, Milwaukee Avenue (newly constructed), Sterling Avenue, Holden Street, and the John C. Lodge Freeway. **(KJ, JM, RB)**  
**(ACTION)** 30 mins
- B.** Consideration of a Zoning Ordinance text amendment, Chapter 50 of the 2019 Detroit City Code – to update definitions, regulations, and procedures relative to child care facilities for consistency with updated State law and to broaden the opportunities for such facilities on a by-right or conditional basis. **(RB, RA and the Office of Early Learning)** **(STATUS REPORT)**  
20 mins

**VI. New Business**

- A.** 2024 Schedule of Meetings 5 mins

**VII. Committee Reports**

**VIII. Staff Report**

**IX. Member Report**

**X. Communications**

**XI. 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.