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City Planning Commission Meeting
October 3, 2024
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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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 May 16, 2024

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider the initiative of the City Planning Commission to amend Article XVII, Section 50-17-49, District Map No. 47 of the 2019 Detroit City Code, Chapter 50, Zoning firstly to show an R3 (Low Density Residential District) zoning classification where a PD (Planned Development District) zoning classification is currently shown for sixteen lots on Yosemite Avenue and Riviera Avenue in the vicinity of Chapple Hill Missionary Baptist Church on Joy Road near Grand River Avenue, namely 9230, 9231, 9236, 9237, 9243, 9251, 9255, 9261 and 9267 Yosemite and 9238, 9248, 9256, 9266, 9276, 9286, and 9320 Riviera, and secondly to show an R2 (Two Family Residential District) zoning classification where a PD (Planned Development District) zoning classification is currently shown at 3761 and 3767 Humphrey Avenue in the vicinity of St. Paul AME Zion Church on Dexter Avenue between Lawrence and Humphrey. **(TS, RB)** **45 min**

- B. **6:00 PM PUBLIC HEARING** – to consider the Sixth General Text Amendment to the Zoning Ordinance, Chapter 50 of the 2019 Detroit City Code proposing a range of issues both substantive and non-substantive changes to policy and practice concerning, but not limited to, the permissibility of uses, dimensional requirements, definitions and procedures as well as needed corrections and clarifications (JM) 60 min

IV. Public Comment

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

- A. Consideration of a proposed text amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, altering the permissibility of solar generation stations providing exemption language, establishing an overlay and creating standards to regulate this use (EF, DP and the Administration) 60 min

VI. New Business

VII. Committee Reports

VIII. Staff Report

IX. Member Report

X. Communications

XI. Adjournment (anticipated by 9:00 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.