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City Planning Commission Meeting
November 5, 2026

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 :
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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

Meeting minutes of June 4, 2026.

III. Public Hearings, Discussions and Presentations

A. **5:15 PM PUBLIC HEARING** – To to consider the request of John P. Biggar, Integrity Building Group, to amend Article XVII, Zoning District Maps, Section 50-17-29, District Map No. 27 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a R1 (Single-Family Residential) zoning classification is shown at 8200 Mack Avenue, generally located on the south side of Mack Avenue between Maxwell Street to the west and Seminole Street to the east. The site is located in the northwest corner of the Indian Village Historic District; no changes are proposed to the historic district. The purpose of this rezoning request is to support the renovation and reuse of the existing (vacant) Deutsches Haus building, which was constructed in the 1920's as an ethnic hall for Detroit's German community. The building was most recently used as a church. **(EF)**

45 min

B. **6:00 PM PRESENTATION** – to consider a text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, relating to Intensity and Dimensional Standards and other housing items as follows:

- Update intensity and dimensional standards for single- and two-family dwellings in the R1 (Single-family Residential District), R2 (Two-Family Residential District) and R3 (Low Density Residential District) zoning classifications, in order to make it easier to build single- and two-family homes on vacant lots.
- Update provisions related to small lots in order to make it easier to build single- and two-family homes on lots under a certain size threshold as well as provide clarity by clean-up of relevant sections.
- Revise the nonconformity provisions to allow existing nonconforming residential structures that become damaged or destroyed, to be reconstructed or rebuilt within a specified timeframe, not to result in an increase in gross floor area.
- Update contextual setback requirements for single- and two-family dwellings and front and rear setback requirements for townhomes in the R2 and R3 districts.
- Repeal, relocate, and reorganize zoning district intensity and dimensional standards within Article XIII; update standards for features permitted within setbacks; update terms and definitions and other minor or non-substantive changes as may be warranted. **(KJ)**

60 min

IV. Public Comment

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

A. Consideration of the proposed Zoning Ordinance text amendment to Chapter 50 of the 2019 Detroit City Code to add regulations to establish "food truck pod" as a new land use, to add "temporary food truck" to the list of allowed temporary uses, and to add related regulations and definitions. **(CG)** ***20 min***

VI. New Business (May be taken up earlier in the meeting as opportunity presents)

VII. Staff Report

VIII. Committee Reports

IX. Member Reports

X. Communications

XI. Adjournment (anticipated by 8:00 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.