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City Planning Commission
Regular Meeting
December 5, 2019 at 5:00 PM
Erma L. Henderson Auditorium
13th Floor – Coleman A. Young Municipal Center
2 Woodward Ave. (at E. Jefferson Ave.)
(use Randolph Street entrance after 5:30 PM)

DRAFT
AGENDA

I. Opening

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

II. Minutes

- A. Meeting minutes of October 17, and November 7, 2019

III. Public Hearings and Presentations

- A. **5:15 PM PRESENTATION** – Zone Detroit Project Review (CG, JM, KJ) **60 mins**
- B. **6:15 PM PUBLIC HEARING** – to consider the request from Morton Manor Limited Dividend Housing Corp., LLC to rezone 20000 Dequindre from an R2 (Two-Family Residential) to an R3 (Low Density Residential) zoning classification to bring the existing use into compliance with the Zoning Ordinance (CG) **45 mins**
- C. **7:00 PM PUBLIC HEARING** – to consider an amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, modifying the provisions for Traditional Main Street Overlay areas, in order to:
 - Establish the Van Dyke Street Traditional Main Street Overlay Area (TMSO) between E 7 Mile and E. 8 Mile Roads
 - Allow outdoor eating areas as a matter of right when in the front of the buildings in the B2, B3, and B4 zoning classifications when located in a TMSO
 - To establish the conditions under which parking waivers can be approved in the Van Dyke TMSO, and

To revise design standards in Traditional Main Street Overlay Areas to apply to the proposed Van Dyke TMSO (RB, Greg Moots of P&DD) 30 mins

- D. 7:30 PM PUBLIC HEARING** – to consider the request of the Detroit City Planning Commission to amend Article XVII, District Map No. 20 of the 2019 Detroit City Code, Chapter 50, Zoning, by showing a B3 (Shopping District) zoning classification where an M4 (Intensive Industrial District) zoning classification currently exists on ten parcels, commonly identified as 8230, 8400, 8500, 8600, 10000, and 10100 E. Eight Mile Road, 20200, 20210, 20222, and 20280 Conner Avenue, generally bounded by E. Eight Mile Road to the north, Hoover Road / Grosebeck Hwy. to the east, E. State Fair Avenue to the south, and Veach Street to the west. (GE) 45 mins

IV. Unfinished Business

- A.** Consideration of the request of Henry Ford Health Systems to amend Article XVII, District Map 7, of the 2019 Detroit City Code Chapter 50, ‘Zoning’ by showing a PD (Planned Development) zoning classification where an R3 (Low Density Residential) zoning classification currently exists on 26 parcels generally bounded by Pallister Street, John C. Lodge Freeway, Seward Street and Poe Street (JM) 20 mins

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Communications

IX. Public Comment

X. Adjournment (anticipated by 9:30 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 to schedule these services.