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City Planning Commission
Regular Meeting
January 9, 2020 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)

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, 2019, November 7, 2019, November 21, 2019

III. Public Hearings and Presentations

- A. **6:15 PM CONTINUED PUBLIC HEARING** – to consider a proposed text amendment to the Detroit Zoning Ordinance, Chapter 50 of the 2019 Detroit City Code, to delete regulations relative to on-premises business signs, off-premises advertising signs, directional signs, and temporary signs, consistent with a companion ordinance to consolidate most sign regulations in Chapter 4 of the 2019 Detroit City Code, *Advertising and Signs*. (RB, Law Dept., Mayors Office) **60 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) **30 mins**
- B. Consideration of 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) *30 mins*

- C. Consideration of the request of Jerry Pattah, Timothy Pattah and Rodney Gappy to amend Article XVII, District Map 65 of the Detroit Zoning Ordinance (Chapter 61 of the 1984 Detroit City Code) by modifying the existing PD (Planned Development District) zoning classification established by ordinance No. 04-94 and later modified by ordinance No. 30-03, which includes the parcel commonly identified as 7910-7990 W. Outer Drive and is generally bounded by Thatcher Avenue to the north, Harlow Avenue, extended to the east, W. Outer Drive to the south and Southfield Freeway north service drive to the west. (GE) *30 mins*
- D. Special District Review of PCA (Public Center Adjacent) zoned property at 561 E. Jefferson Avenue, for the proposed demolition of an existing structure (the former Department of Administrative Hearings Building) and the redevelopment of the site as a surface parking lot. (GE) *30 mins*
- E. Consideration of the proposed amendment to Chapter 50 of the 2019 Detroit City Code, Zoning, modifying the provisions for Traditional Main Street Overlay areas. (RB, and Greg Moot of PDD) *30 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.