

City of Detroit

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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

Brenda Goss Andrews
Kenneth R. Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Gwen Lewis
Frederick E. Russell, Jr.

NOTICE OF PUBLIC HEARING

The Detroit City Planning Commission will conduct a public hearing on a proposed amendment to the Detroit Zoning Ordinance:

THURSDAY, JULY 8, 2021 AT 6:00 PM

to consider a text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by adding Article XII (*Use Regulations*), Division 3 (*Specific Use Standards*), Subdivision F (*Manufacturing and Industrial Uses*), Section 50-12-366 (*Very High-Impact Manufacturing or processing facilities*), and by amending Article II (*Review and Decision-Making Bodies*), Division 6 (*Advisory Review Committees*), Subdivision B (*Industrial Review Committee*), Section 50-2-104, (*Duties and functions*), and by amending Article XI (*Special Purpose Zoning Districts and Overlay Areas*), Division 8 (*WI Waterfront-Industrial District*), Section 50-11-183 (*Conditional manufacturing and industrial uses*), Division 10 (*SD2—Special Development District, Mixed-Use*), Section 50-11-245 (*Intensity and dimensional standards*), Division 14 (*Overlay Areas*), Subdivision B (*Traditional Main Street Overlay Areas*), Section 50-11-385 (*Applicability of design standards; exceptions*), and by amending Article XII (*Use Regulations*), Division 1 (*Use Table*), Section 50-12-82 (*Manufacturing and production*), and by amending Article XIV (*Development Standards*), Division 3 (*Architectural and Site Design Standards*), Subdivision C (*Traditional Main Street Overlay Areas*), Section 50-14-431 (*Traditional Main Street Overlay Area applicability and exceptions; design review*), Section 50-14-433 (*Site design standards; fencing*), and by amending Article XVI (*Rules of Construction and Definitions*), Division 2 (*Words and Terms Defined*), Subdivision B (*Letter “A”*), Section 50-16-113, (*Words and terms (An—As)*), Subdivision C (*Letter “B”*), Section 50-16-132 (*Words and terms (Bh—Bz)*), Subdivision D (*Letter “C”*), Section 50-16-151 (*Words and terms (Ca—Cg)*), Section 50-16-153 (*Words and terms (Cn—Cs)*), Subdivision L (*Letter “M”*), Section 50-16-302 (*Words and Terms (Mh – Mm)*), Subdivision N (*Letter “P”*), Section 50-16-341 (*Words and terms (Pa—Pg)*), Subdivision S (*Letter “V”*), Section 50-16-441 (*Words and terms (Va—Vg)*), and Appendix A, Division 2 (*Letter “B”*) and Division 3 (*Letter “C”*), to provide definitions, zoning district specifications, and use regulations relative to outdoor **bulk solid material storage and carbonaceous bulk solid material facilities** and providing cross-referencing to related provisions in Chapter 42 of the 2019 Detroit City Code; to clarify the applicability and scope of **Traditional Main Street Overlay Area design standards**; to properly reflect applicable **height limitations in the SD2 District**; and to reconcile the definitions of **“brewery,” “brewpub,” and “microbrewery”** with those of the State of Michigan.

This text amendment is being considered by the City Planning Commission in accordance with the provisions of Article III, Division 2 of the Detroit Zoning Ordinance. Zoning Ordinance text amendments require the approval of the City Council after a public hearing and after receipt of a report and recommendation by the City Planning Commission.

Pursuant to the Michigan Open Meetings Act, as amended, and in response to the COVID-19 pandemic the Detroit City Planning Commission (CPC) will be meeting virtually using a videoconferencing platform.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Planning Commission via e-mail at cpc@detroitmi.gov, fax or U.S. Mail for the record. Public comment/testimony may be given at the appropriate times during the meeting when called for. If you desire to speak and are attending the meeting online press the raise your hand icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press *-9 to raise your hand.

The CPC meeting may be viewed in the following manner.

Online:

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

Or iPhone one-tap:

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

Or by Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at [313-224-4950](tel:313-224-4950).

For further information on this proposal or the public hearing, please call (313) 224-6225. CPC Webpage:<https://detroitmi.gov/government/commissions/city-planning-commission>