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City Planning Commission
Regular Meeting
October 21, 2021 at 5:00 PM
Virtual Meeting Via Video Conferencing

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

Or iPhone one-tap :

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215 8782 or +1 346 248 7799

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

Minutes - September 9, 2021

II. Public Hearings, Discussions and Presentations

- A. **6:00 PM PUBLIC HEARING** – The request of Kimberly Dokes on behalf of Cinnaire Solutions to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification where an R3 (Low Density Residential District) zoning classification is currently shown for three parcels commonly known as 4843, 4849, and 4867 Trumbull Street generally bounded by West Warren Avenue to the north, Trumbull Street to the east, West Hancock Street to the south, and Commonwealth Street to the west. (JM) **45 mins**
- B. **6:45 PM PUBLIC HEARING** – The a text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, to provide for the change of permissibility of several land uses (Lofts; Residential uses combined with permitted commercial uses; Group day care homes; Brewpubs; Fast-food restaurants; Used goods dealers) in certain zoning districts and to restore a site plan review applicability provision inadvertently deleted in Ordinance No. 2020-12 and to provide an off-street parking exemption for

the Lower Woodward subsector of Master Plan Cluster 4,. among other things. (RB)
45 mins

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

- A.** Consideration of the request of North Corktown Butternut LLC to amend Article XVII, Section 50-17-24, District Map No. 22 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M2 (Restricted Industrial District) zoning classification where a R2 (Two-Family Residential District) zoning classification is currently shown at 10409, 10411, and 10417 Castle Street generally located on the west side of Castle Street north of Lynch Road near City Airport. (CG) **(RECOMMEND APPROVAL)** **20 mins**
- B.** Consideration of the request of the City Planning Commission and the Telegraph Musical Co LLC to amend Article XVII, Section 50-17-75, District Map No. 73 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B4 (General Business District) zoning classification where a R5 (Medium Density Residential District) zoning classification is currently shown at 16920 and 16890 Telegraph Road, and 23861 and 23871 West McNichols Road generally located on the east side of Telegraph south of West McNichols. (CG) **(RECOMMEND APPROVAL)** **30 mins**

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Member Report

IX. Communications

X. Public Comment

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.