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City Planning Commission
Meeting
July 7, 2022 at 5:00 PM
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 :

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

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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

II. Meeting minutes for March 17, 2022 and April 7, 2022

III. Public Hearings, Discussions and Presentations

- A. **5:10 PM PUBLIC HEARING** – The proposed text amendment to amend Chapter 50 of the 2019 Detroit City Code, Zoning, Zoning Ordinance by add smoking lounges, including hookah lounges and cigar bars, and tobacco stores as specific land uses with spacing regulations, specific use standards, and off-street parking requirements. **(EF)**
50 mins
- B. **6:00 PM PUBLIC HEARING** – The revised request of Art Narthex LLC to rezone 4103 Cadillac Avenue from an R2 (Two-Family Residential) to an R5 (Medium Density Residential) zoning classification to redevelop an existing vacant church and school buildings. The revised request of New Path Villages to rezone 4100, 4106, 4110, 4118, 4122, 4134, 4140 Pennsylvania Avenue from an R2 to a PD (Planned Development) zoning classification for a Tiny Homes Shelter. As well as the request

of New Path Villages to rezone 3926, 3932, and 3938 Pennsylvania Avenue from an R2 zoning classification to an R5 zoning classification for parking (CG, EF) 60 mins

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

- A. To consider the proposed text amendment to amend Chapter 50 of the 2019 Detroit City Code, Zoning, to change the permissibility of motor vehicle sales and repair uses including junkyards and towing service storage yards, to implement a spacing requirement between such uses, to re-define several motor vehicle repair uses, and to update the use regulations for such uses as requested by the Buildings, Safety Engineering, and Environmental (JM, CG, KJ) (TENTATIVE) 45 mins

V. New Business

VI. Committee Reports

VII. Staff Report

VIII. Member Report

IX. Communications

X. Public Comment

Adjournment (anticipated by 8:30 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.