

Donovan Smith
Chairperson
Melanie Markowicz
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.go

Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Lauren Hood, MCD
Gwen Lewis
Frederick E. Russell, Jr.
Rachel M. Udabe

City Planning Commission Meeting
September 7, 2023
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#

Or 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*

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 of September 29, 2022, October 6, 2022 and May 18, 2023

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – To consider the request of Perfecting Church to replace the existing PD (Planned Development) zoning classification at 19150 Woodward Avenue, the authorization for which has lapsed, with a new PD and site plan. The lapsed PD was created by Ordinance #40-04 of 2004; the proposed PD would amend Article XVII, Section 50-17-64, District Map No. 62, Chapter 50 of the 2019 Detroit City Code, *Zoning*. The approximately 12-acre subject property is generally bounded by Bryson Avenue on the north, Bauman Avenue on the east, Larchwood Avenue on the south, and Woodward Avenue on the west. **(RB, RA)** **45 mins**

- B. **6:00 PM INFORMATIONAL PRESENTATION** – Status of proposed animal heeping (husbandry) regulations (KJ) **45 mins**

IV. **Public Comment**

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

- A. Consideration of the City Planning Commission’s proposed rezoning of the industrial portion of the Research Park West Rehabilitation Project bounded by the railroad on the north, Trumbull Avenue on the east, Edsel Ford Freeway on the south, and Rosa Parks Boulevard on the west as follows:

Zoning District Map No. 5: to rezone 15 lots from the Planned Development (PD District) zoning classification to the Restricted Industrial (M2 District) zoning classification—*5671 Trumbull; 5465, 5611, 5625, 5641, 5647, 5651, 5659, and 5663 Commonwealth; 5457, 5462, and 5463 Avery; 5437, 5456, and 5460 Hecla*—and to rezone eight lots from the Intensive Industrial (M4 District) to the M2 District zoning classification—*5483, 5617, 5621, 5635, 5667 Commonwealth; 5470 Hecla; 5400, 5450 Rosa Parks.*

Zoning District Map No. 7: to rezone four lots from the Planned Development (PD District) zoning classification to the Special Development District, Mixed Use (SD2 District) zoning classification—*5703, 5707, 5715 Trumbull, 1510 Stanley*—and one lot from the Intensive Industrial (M4 District) zoning classification to the SD2 District zoning classification – *5757 Trumbull.* (TS, KJ, RB) **25 mins**

V. **New Business**

VI. **Committee Reports**

VII. **Staff Report**

VIII. **Member Report**

IX. **Communications**

X. **Adjournment** (anticipated by 7:45 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.