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City Planning Commission Meeting
September 4, 2025
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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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

Meeting minutes of April 17, 2025.

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider the request of T. Van Fox (on behalf of MHT Housing, Inc.) and Tyler Hardy (on behalf of the Detroit Housing Commission) to modify the existing PD (Planned Development) zoning classification created by Ordinance No. 50-10 on Zoning District Map No. 40 at the former Herman Gardens public housing site now known as Gardenvue Estates to allow for the construction of a new multi-family housing complex including 53 apartments and 120 townhomes (TS) **45 min**
- B. **6:00 PM PUBLIC HEARING** – to consider the request of Matthew Walters on behalf of Goat Yard Marine, LLC (doing business as Detroit Boatworks) to rezone the properties at 2 St. Jean, 21 St. Jean, 95 St. Jean Street, and 140 Terminal Street, from PD (Planned

Development) and M4 (Intensive Industrial) zoning classification to a B4 (General Business) zoning classification **(KJ, TS)** **45 min**

IV. Public Comment

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

VI. New Business

VII. Staff Report

VIII. Member Report

IX. Communications

X. 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.