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**City Planning Commission Regular Meeting**  
**June 20, 2019 at 5:00 PM**  
**Committee of the Whole Room**  
**13th Floor – Coleman A. Young Municipal Center**  
**2 Woodward Ave. (at E. Jefferson Ave.)**  
**(use Randolph Street entrance after 5:30 PM)**

**AGENDA**

**I. Opening**

- A. Call to Order – 5:00 PM
- B. Roll Call
- C. Amendments to and approval of agenda

**II. Minutes**

- A. Minutes (minutes for past meetings will be provided for review at subsequent meeting)

**III. Public Hearings and Presentations**

- A. **5:15 PM PUBLIC HEARING** – to consider the proposal of Henry Ford Health Systems to amend Article XVII, District Map No. 7 of the 1984 Detroit City Code, Chapter 61, *Zoning*, by showing a PD (Planned Development District) zoning classification where a R3 (Low Density Residential) zoning classification currently exists on 26 parcels of land generally bounded by Pallister Street, John C. Lodge Freeway, Seward Street and Poe Street. (JM) **60 mins**
- B. **6:15 PM PUBLIC HEARING** - to consider the request of Fusco, Shaffer & Pappas, Inc. (Petition No. 642) on the behalf of its client, NSO Properties, to amend Article XVII, District Map 12 of the 1984 Detroit City Code, Chapter 61, *Zoning* by modifying the existing PD (Planned Development District) zoning classification established by Ordinance No. 12-17 on land bounded by Mack Avenue to the north, Ellery Street to the east, Ludden Street to the south, and Elmwood Avenue to the west. (GE) **(ACTION REQUESTED)** **45 mins**
- C. **7:00 PM PUBLIC DISCUSSION** – to consider the request of Detroit Entertainment, L.L.C. d/b/a MotorCity Casino for approval of a modification to the previously approved development proposal for a casino complex in the SD5 (Special Development District, Casinos) zoning classification in order to allow for the addition of 700 new parking spaces via the construction of an eight (8) story expansion at the east end of the existing parking deck erected on the property bounded by Elm, Brooklyn, Temple and Trumbull. (MT) **(LAST APPEARED ON MAY 16, 2019 AGENDA)** **60 mins**

#### **IV. Unfinished Business**

- A.** Consideration of the request of Pogoda Companies to amend Article XVII, District Map No. 40 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing a B4 (General Business District) zoning classification where an M4 (Intensive Industrial District) zoning classification and an R5 (Major Business District) zoning classification currently exists on property at 15999 Joy Road and a portion of 15801 Joy Road, generally located on the south side of Joy Road east of St. Mary's Street containing 3.34 acres. The location of the proposed rezoning is indicated as the highlighted area on the accompanying map. (CG) **(RECOMMEND DENIAL)** *30 mins*
- B.** Consideration of proposed ordinance to amend Chapter 61 of the 1984 Detroit City Code, *Zoning*, by amending Article XII, *Use Regulations*, relative to short-term rentals, for consistency with Chapter 9, *Buildings and Building Regulations*, Article I, *Detroit Property Maintenance Code*, Division 3, *Requirements for Rental Property*, Subdivision C, *Short term Rentals*, of the 1984 Detroit City Code by adding Sec. 61-12-375 and by amending Sec. 61-12-392. (RB, KU, MH, MT) **(RECOMMEND APPROVAL)** *10 mins*
- C.** Consideration of proposed ordinance to amend Chapter 9 of the 1984 Detroit City Code, *Buildings and Building Regulations*, Article I, *Detroit Property Maintenance Code*, Division 3, *Requirements for Rental Property*, by adding Subdivision C, *Short Term Rentals*, to include Sections 9-1-100.1 through 9-1-100.14, to define terms; to create a registration process; to require submission of an affidavit and an application fee; to set criteria for the application process; to establish general provisions for operations of short term rentals; to establish requirements for short term rental platforms; to provide for enforcement for failure to comply with the requirements set forth in this ordinance, and to provide an appeal process. (Mary Parisien, Law Department, RB, KU, MH, MT) **(RECOMMEND APPROVAL)** *20 mins*
- D.** Consideration of the request of Fusco Shaffer & Pappas Architects on behalf of the Pope Francis Center to amend Article XVII, District Map 13, of the 1984 Detroit City Code Chapter 61, 'Zoning' by showing a PD (Planned Development) zoning classification where R3 (Low Density Residential) and B6 (General Services) zoning classifications currently exist on one parcel commonly identified as 3769 East Canfield. (JM) **(TENTATIVE)** **(RECOMMEND APPROVAL)** *30 mins*

#### **V. New Business**

#### **VI. Committee Reports**

#### **VII. Staff Report**

#### **VIII. Communications**

**IX. Public Comment**

**X. Adjournment** (anticipated by 10:00 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](mailto:crio@detroitmi.gov) to schedule these services.