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**City Planning Commission  
Regular Meeting  
September 5, 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 of the April 11, 2019 and August 1, 2019 meeting

### III. Public Hearings and Presentations

- A. **5:15 PM PRESENTATION** – The upgrade and rehabilitation of McClellan Ave. in response to Fiat Chrysler Corporation expansion across St. Jean (Kaiwan Bowman, Mayor’s Office)  
*45 mins*
- B. **6:00 PM PUBLIC HEARING** – to consider a text amendment to amend Chapter 61 of the 1984 Detroit City Code, *Zoning*, by amending Article XIV, *Development Standards*, Division 1, *Off-Street Parking, Loading and Access*, Subdivision B, *Off-Street Parking Schedule “A”*, Sec. 61-14-53 of the 1984 Detroit City Code to authorize the Planning and Development Department to determine the most appropriate off-street parking requirement for manufacturing and production uses—whether one space per 800 square feet would be required or one space per 3 employees would be required. Currently, manufacturing and production uses are required to provide the greater of those two specified calculations. (GE)  
*30 mins*
- C. **6:30 PM PUBLIC HEARING** – to consider to consider a text amendment that would amend Chapter 61 of the 1984 Detroit City Code, *Zoning*. The proposed ordinance would alter provisions related to three overlay areas:
  - Traditional Main Street Overlay (TMSO) Area,

- Gateway Radial Thoroughfare Overlay Area—the number of uses prohibited on Gateway Radials is reduced to allow certain “maker” uses (light industrial) in B2 and B4 Districts.
- Far Eastside Overlay Area—the overlay is eliminated in its entirety.

Additionally, this text amendment provides for the following:

- Removes “secondhand stores/secondhand jewelry stores” from the list of Regulated Uses;
- Expands the definition of “residential use combined in structures with permitted commercial uses;”
- Clarifies the rear setback requirements in three instances; and
- Amends the coding symbols displayed in the use table.

(RB, Greg Moots - PDD)

**60 mins**

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

- A. Consideration of the proposed text amendment to Chapter 61 of the 1984 Detroit City Code, Zoning, Article XII, *Use Regulations*, Section 61-12-241 and Article XVI, *Definitions*, Section 61-16-212, relative to youth hostels/hostels, for consistency with a proposed amendmndent relative to hostels in Chapter 44, *Public Lodging*, Article I, *Definitions*, and Division 2, *Requirements Applicable to Public Lodging Houses*, of the 1984 Detroit City Code (RB, Law Department) **(RECOMMEND APPROVAL)** **30 mins**
  
- B. Consideration of the proposed text amendment to Chapter 44 of the 1984 Detriot City Code, *Public Lodging*, Article I, *Definitions*, and Division 2 *Requirements Applicable to Public Lodging Houses*, of the 1984 Detroit City Code in order to define and regulate hostels (RB, Law Department) **(RECOMMEND APPROVAL)** **30 mins**
  
- C. Consideration of the request of Jerry Pattah, Timothy Pattah and Rodney Gappy to amend Article XVII, District Map 65 of the Detroit Zoning Ordinance (Chapter 61 of the 1984 Detroit City Code) by modifying the existing PD (Planned Development District) zoning classification established by ordinance No. 04-94 and later modified by ordinance No. 30-03, which includes the parcel commonly identified as 7910-7990 W. Outer Drive and is generally bounded by Thatcher Avenue to the north, Harlow Avenue, extended to the east, W. Outer Drive to the south and Southfield Freeway north service drive to the west. (GE) **(STATUS REPORT)** **30 mins**

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

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

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

## **VIII. Communications**

### **IX. Public Comment**

### **X. Adjournment** (anticipated by 9:00 PM)

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