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City Planning Commission Meeting
February 22, 2024
5:00 PM

CORRECTED

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=TTloMzN5M3pmU1RKNXp1MjJlc3N3UT09>

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 January 4, 2024

III. Public Hearings, Discussions and Presentations

- A. **5:15 PM PUBLIC HEARING** – to consider the request of the New Investment Properties 1, LLC, on behalf of Michigan Central Development, to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article XVII, Section 50-17-44, *District Map No. 42* of the 2019 Detroit City Code, to show a B5 (Major Business District) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown on land generally bounded by Lacombe Dr, 15th Street, Bagley Avenue, 16th Street, Newark Street, and Vernor Hwy (formerly 16th Street), more commonly known as 2001 15th Street and 2091 15th Street. (KJ) **60 mins**
- B. **6:15 PM PUBLIC HEARING** – to consider a text amendment that would amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, with respect to Animal Husbandry:

- to define animal husbandry and beekeeping as the keeping of certain urban farm animals and domestic honeybees for personal consumption or utilization of agricultural products such as eggs, meat or honey.
- to allow the Buildings, Safety, Engineering and Environmental Department to waive dimensional standards and permitted numbers pursuant to a conditional land use hearing with the review and recommendation of Animal Control, Regulation and Care and the Planning and Development Department; also excluding standards from being appealable to the Board of Zoning Appeals.
- To allow for animal husbandry and beekeeping exceptions as a principal use by requiring a conditional land use hearing where operated by a municipal agency, 4-H program or by an educational non-profit in selected zoning districts;
- To allow animal husbandry and beekeeping as an accessory use in selected zoning districts
- To require licensing for animal husbandry and beekeeping pursuant to Chapter 6 of City Code.
- To fix current provisions related to farmers markets and specify zoning districts which they are permitted in.
- To specify principal uses that are eligible to permit animal husbandry and beekeeping as an accessory use as well as zoning districts that the activity is permitted in.
- to specify requirements for shelter and enclosure spaces for animal husbandry and beekeeping.
- to specify setback requirements for animal husbandry and beekeeping.
- to specify number limits for animal husbandry and beekeeping.
- to require notice to be sent to abutting property owners and occupants.

(KJ)

90 mins

IV. Public Comment

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

- A. The consideration of request to amend the text of the Zoning Ordinance, Chapter 50 of the 2019 Detroit City Code – to update definitions, regulations, and procedures relative to child care facilities for consistency with updated State law and to broaden the opportunities for such facilities on a by-right or conditional basis. **(RB, and the Office of Early Learning) (ACTION REQUESTED)** 60 mins

VI. New Business

VII. Committee Reports

VIII. Staff Report

IX. Member Report

X. Communications

XI. Adjournment (anticipated by 9:30 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.