

Article 6: Chapter 2 Planning Department
The Executive Branch
Staff Departments
(Replace current Chapter)

The Mayor, as the Chief Executive Officer shall set the direction for growth and development resulting in increase job and tax support for the City. The Mayor shall include in his/her Executive Organization Plan a strategy for growth and development.

6.201. Planning and Development Department

The Planning and Development Department is headed by the Planning and Development Director. The director must have at least 15 years of broad-based economic development experience and/or a graduate degree in manufacturing, economic development or urban planning.

The Planning and Development Director shall create a Growth and Development Cluster within the Department of Planning and Development with four divisions: Division of Economic Development, Division of Community Economic Development, Division of Local Business Development and Division of Emerging Industries. The department shall use economic development tools, best business practices and knowledge of economic activities needed to regenerate and sustain the local economy.

6.202. Advance Planning

The Department shall obtain all information and conduct all studies required by the Mayor, the Master Plan Commission, and the heads of agencies in the preparation of proposals relative to development and creation of Master Plan.

The Department of Planning and Development is charged with fostering broad based economic activity and the creation of a Master Plan. Under the leadership of the Mayor and direction of the Planning and Economic Development Department, the City shall develop and maintain a "Master Plan" for social and economic support and development.

To assist the Department in the creation of a Master Plan, there is established a Master Plan Commission composed of representatives from each City Council district, exclusive of the at-large district, business leaders and stakeholders. The Master Plan Commission shall have eleven (11) members, including one from each City Council district, exclusive of the at-large district, appointed by the Mayor and approved by the City Council. Four members shall be appointed without residency restrictions, two appointed by the Mayor and two appointed by the City Council. Commission members shall serve for five years and may receive, by ordinance, stipends for serving on the Commission.

The Department, with the assistance of the Master Plan Commission, shall take up to one (1) calendar year to develop a comprehensive Master Plan for social and economic development immediately following the release of the U.S. Decennial Census. The development of the Master Plan shall be consistent with all state and federal laws and regulations related to developing Master Plans. The Master Plan Commission shall remain in effect between decennial census periods to track and monitor compliance with the Master Plan on behalf of the department.

The development of the Master Plan shall involve taking of public testimony in every City Council district within the city and shall include recommendations for specialized taxation districts not limited to commercial or business development, but to support neighborhood development and cooperative business development.

Achievements toward the comprehensive Master Plan or updates to the Master Plan must be presented in a public hearing by the director of the planning department 30 days in advance of the "State of the City" address given by the Mayor of the city. The planning director's report shall summarize the progress or impediments to implementing the comprehensive Master Plan developed by the Department with the assistance of the Master Plan Commission.

Sec 6.203. Current Planning

The Department shall have continuing liaison with all agencies of the executive branch. It may assign any relevant study to any agency. Any agency, with knowledge and consent of the Planning and Development Director, may undertake the study of any development matter within the scope of its duties. The Department shall receive all reports concerning development matters and other information which it requests. The Department director shall, with the head of any agency involved, evaluate all reports and information received by the Department in light of the policies, programs and priorities of the Mayor, the Master Plan Commission and the Master Plan.

Sec. 6.204. Definition.

The term "development matters" as used in the Charter includes: The master plan for social, economic and physical development and conservation; the annual capital agenda and capital budget; any development or renewal project on or affecting public real property or public interests in real property or requiring public assistance; proposed ordinances for the regulation of development or conservation; proposal for the demolition, disposition or relinquishment of, or encroachments upon, public real property or public interests in real property; and any other items added by ordinance.

Sec. 6-205. Public Hearings.

The people of the City living in areas likely to be affected by proposals resulting from any study undertaken by planning agencies under this sections (6.202 – 6.203) shall be given full opportunity in public hearings to present facts and arguments relative to the subject under study. The agency is required to notify any citizen district council, citizen development council and other like organizations of proposed changes in all development matters.

Sec. 6-206. Division of Community Economic Development.

The Division of Community Economic Development shall foster and implement the development of local communities by designing, managing and implementing housing programs, homeless prevention programs, and other programs that impact the health and safety of the neighborhoods including initiatives to encourage cooperative housing and cooperative business development, in accordance with and subject to

state and federal laws and regulations. It shall be responsible for implementing community planning initiatives as identified by the Master Plan or Mayor.

The Division of Community Economic Development shall implement and direct all aspects of the Master Plan related to community economic development.

The Division of Community Economic Development shall be managed by supervisory staff with at least 10 years of broad-based community economic development experience and/or a graduate degree in economic development, not-for-profit management, public administration or urban planning.

Sec. 6-207. Division of Local Business Development.

The Division of Local Business Development shall foster the development of local business organizations and assist local business and entrepreneurs in connections with business development issues, permits, certification and business licensing and other activity to encourage local business development. The Division shall operate a one-stop business development center designed to efficiently walk local business people through all of the city required business development processes. The Division shall also operate a 24-hour Internet based business development center. This Division shall also conduct any certification process connected with business or vendor licensing.

The Division of Local Business Development shall implement and direct all aspects of the Master Plan related to business attraction, development and support. It shall be its responsibility to actively recruit, assist and support business development as identified in the Master Plan or directed by the Mayor.

The Division of Local Business Development shall be managed by supervisory staff with at least 10 years of broad-based economic development experience and/or a graduate degree in engineering, economic development, community development or public administration.

Sec. 6-208. Division of Emerging Industries.

The Division of Emerging Industries shall foster the development of diverse and new emerging industries. The division shall provide market data, business development assistance and recruit new and/or emerging industries to encourage economic growth in emerging markets. The Division shall operate a one-stop business development center designed to efficiently walk local business entities through all of the city required business development processes. The Division shall focus on value-added industries and promote diversification within the City of Detroit's economy through activities, programs and incentives designed to attract and sustain emerging industries.

The Division of Emerging Industries shall be managed by supervisory staff with least 10 years of broad-based market research experience, technology and/or engineering experience, training, community economic development experience and/or a graduate degree in engineering, medical technology, economic development, community development or public administration.

Sec. 6-209. Planning and Development Advisory Council.

The Mayor shall appoint a Planning and Development Advisory Council with at least 15 individuals made up of business leaders, heads of local universities, foundations, economic development organizations and authorities established under state law and members of local community development agencies. The Council shall review and advise on the implementation of the Master Plan. Appointment to the Council shall be open to residents and stakeholders.

Sec. 6-210. Executive Planning Council.

The Mayor shall convene a staff level Executive Planning Council of at least 10 individuals made up of directors and agency heads from all of the city departments involved in economic and social development activity. The Council shall review and coordinate the work of city departments and agencies to implement social and economic development. The staff level Executive Planning Council shall meet monthly.

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