



## HIGHLAND PARK PLANNING COMMISSION

Robert B. Blackwell Municipal Building  
12050 Woodward Avenue  
Highland Park, Michigan 48203  
(313) 252-0050 ext. 251

PUBLIC MEETING OF HIGHLAND PARK  
PLANNING COMMISSION  
**Wednesday, September 15, 2021**  
5:05 p.m.  
**Meeting Minutes**

I. CALL TO ORDER – VICE CHAIR

II. ROLL CALL

Present: Willis, Pye, Jordan, Motley

Absent: Burse, Billington, Jordan, Galatta

III. APPROVAL OF MINUTES

Will be done at the next meeting

IV. PUBLIC COMMENTS (Agenda Items Only) **2 Minute Limit**  
None.

V. OLD BUSINESS  
None.

VI. NEW BUSINESS-  
Motion from Pye, second from Jordan to add items 3&4 to the agenda.

1. **Public Hearing** (Presentation from Park Plaza Sponsor Team)  
Opened at 5:13pm by Ty Hinton the Director of Community & Economic Development
  - Aubin Williams mentions that Park Plaza is comprised of Volunteers of America and Highland Park Developers, LLC and introduces all the members of his team and their title.
  - Janet from Hamilton Anderson describes the architectural site plan review and the different phases
  - 1<sup>st</sup> floor will have 1-2 apartments & a community room, stairwells, storage, fitness & more (10 residential units)
  - 2<sup>nd</sup> floor will have 2- & 1-bedroom units
  - 3<sup>rd</sup> floor is phase 2 with 2-bedroom units in the corner and 1-bedroom units in between.
  - Commissioner Motley asks for understanding on Phase 1 & 2 to be built concurrently and how that will be done.

### HIGHLAND PARK PLANNING COMMISSIONERS

**Chair:** Barbara Willis

**Vice Chair** Paul Motley

**Commissioner** Cleophus J. Pye

**Commissioner** Taessia Bursey

**Commissioner** Samuel J. Billington

**Commissioner** Beverley Jordan

**Commissioner** Jeff Glotta

- Aubin mentions application is due Oct. 1<sup>st</sup> and because of that this is how they grouped it. This will be done and this is just the phase that MSHDA asks

Motley asks about the parking, and will they be request a variance in the future for that?

Ty says that our planner will cover that aspect of parking

5:37pm concludes the public hearing portion of the meeting by Paul Motley.

**2. Request for recommendation from Park Plaza Sponsor Team to rezone Woodward & California Site from Civic to Transit Oriented Development (TOD)**

- Brian Borden speaks on regards of the review letter of Site Plan.
- Says that it is currently zoned C, trying to get it to TOD. The 1<sup>st</sup> phase is the recommendation from PC& the next phase goes forward to City Council as a recommendation.
- We are a conventional rezoning, not a conditional rezoning request. You must accept or reject it according to Michigan law.
- Section 12.16.05 is the same standards that council must use on the rezoning request.
- They start at the master plan, because of the nature of the property and the proximity to its municipal use it was zoned as civic. Because it is being transferred from municipal ownership to private ownership it should be
- You must go beyond the future land use plan. In terms of compatibility and existbility, the rest of the map is already zoned TOD, which makes it the most compatible and Brian believes that it is the best fit for this project.

Commissioner Jordan asks if this goes to ZBA. Motley confirms that this does not go under them.

Commissioner Willis enters a motion to approve the site plan to City Council and seconded by Pye.

**3. Site Plan Review for Park Plaza**

- Brian comments on his preliminary review to incorporate a general condition at the administrative level to conduct a review on landscaping lighting, etc. that everything is compliant. So far, he thinks that all of the l's were dotted and Ts were crossed
- Everything is a buy right use, 3 story minimum, minor dimensional items, minimum setbacks in ordinance for TOD Zoning.
- Parking for phase 1 &2 to be slightly deficient. They can grant a.... on parking requirement? Might be short about 15 spaces ballparked but planning commission can recommend this.

Motley asks how many curve cuts will there be total & which street gets which.?

Janet says 1 off California w/ phase 1 and others, 1 off John 1 phase 3, 1 off Massachusetts w/ second phase and none off Woodward.

- Motleys Recommends for language changing to 'recommenden conditional site plan review contingent to administrative approval of secondary items at the staff level for the park plaza team from C to TOD

Motion

**Recommendation for Site Plan approval for Park Plaza**

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4. **Request Sheena Owens for Variance from Transit Oriented Development (TOD) with the intent to use it as an event space for 13232 Woodward Ave.**

Motley opens it up with the introduction of Sheena request.

- Sheena mentions that it is an empty building, they will be bringing everything up to code, the biggest issue is the dumping in that parking lot., and why she is trying to push and get it open along with trying to add a fence to prevent people from just openly entering the parkinglot.
- Motley asked what has she been told by staff? She was told that is was zoned as retail and trying to change it to Event Space.
- He also asked if she spoke with someone on ZBA regarding this matter? She did say she spoke with multiple people regarding this and has been given the run around.
- Daijah mentions that she initially reached out to ZBA president and the Clerk's office on this matter and the president of ZBA informed her that this does not go through that commission, the recommendation for action should be discussed through Planning Commission.

Motley asks when will she be able to open.

Sheena mentions that It will take her about a month and a half, and the interior condition wasn't that bad, she needs to do lighting, the mold within the dry wall, but she plans to be open within this year.

Commissioner Willis asked for clarification on if they will be opening in October or November? Sheena clarifies that we're at the end of the month and she still must go before council on this matter

Motley request to recommend variance from TOD to Event Space was motioned by Pye and Second from Willis.

Hinton mentions that he will find out what they

VII. OTHER

VIII. PUBLIC COMMENT (Non Agenda Items)

None.

IX. CHAIRMAN'S COMMENTS / UPDATES

Motley mentions that in the beginning he should have given the commissioners a chance to formally meet the new CED Director Ty Hinton.

X. ANNOUNCEMENTS / ADJOURNMENT

Motion from Willis and Second from Jordan adjourned at 5:12pm

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