



HIGHLAND PARK PLANNING COMMISSION

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

January 20, 2021 Virtual Planning Commission Meeting (Zoom Call) Meeting Minutes

Paul Motley, Vice Chair, called the Meeting to Order at 5:36 p.m.

ROLL CALL Commissioners Burse, Pye, Jordan and Motley were present. Commissioners Billington, Glotta and Willis were absent.

APPROVAL OF MINUTES: Technical issue during the last meeting, minutes were not available.

PUBLIC COMMENTS: (Agenda Items) No Public Comments

OLD BUSINESS: No Old Business

NEW BUSINESS: Presentations

1) Presentation

- a. Vice Chair Motley Introduces presenters for the Means Group/Hamilton Corridor LLC Project Greystone (Footprint Re-Zoning)
 - Vice Chair Motley explains the reason for the presentation and Public Hearing
 1. Presenters are required by Title insurance underwriters to rezone the entire footprint from its current zoning of R-UV, Urban Village Residential and M-UV, Urban Village Mixed Use, respectively, to IRD, Industrial Research/Development
 2. Part of the footprint is located in the City of Detroit and Presenters must go through the same process in the municipality
 - a. Detroit does not want to take the lead and is requiring that Highland Park approve their portion of the footprint first.

b. Vice Chair Motley opens Public Hearing

c. Public Hearing: Means Group/Hamilton Corridor LLC Project Greystone (Footprint Re-Zoning)

- PRESENT: Kyle Morton, Brian Holdwick, Gary Grachowski, Victoria Bellamy
- Brian Holdwick explains that the project will benefit the city by; removing 30 dangerous structures, illegal dumping, blight, deterrent of illegal activities.
 - Mentions that the project is approx. a \$40 million investment, 300-400 job creation project.
 - Kyle Morton (MEANS) estimates that the building is; a 446,000 sq. ft distribution Center, there will be truck docks on the North and South side, northwest corridor is about an acre and half of green space, green space on northeast corner. New proposed traffic signal on Hamilton and Labelle.
 - glass in the corner for a better conceptual look.

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Chair: Commissioner Barbara Willis

Vice Chair Paul Motley

Commissioner Cleophus J. Pye

Commissioner Teshia Burse

Commissioner Samuel J. Billington

Commissioner Beverley Jordan

Commissioner Jeff Glotta



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- Paul Motley (Vice Chair) mentioned that Detroit did not want to take the lead and asked the timeline for the Detroit side. Kyle Morton (MEANS) mentions that rezoning is related to a rezoning of M-2. And he is hoping they can get approved to city council in February 1st, they are in Detroit City Council tomorrow (1-21-21). He is also hopeful that in early March they could start pre-zoning and he has been working with Frank and the CED Director Tilley.
- d. **Vice Chair Motley opens the floor for questions or comments from Commissioners:** There were none.
- e. **Vice Chair Motley opens the floor for questions or comments from the Public:**

PUBLIC COMMENT:

~Jackson Koeppel (email: director@soulardity.com): Believes that the presentation doesn't address the public's concerns that was raised. He mentions that; "HP is one of the highest rate of pollution and that this project will increase that"

-Requesting of a community advisory board that will develop the concerns of mitigation and create a formal agreement.

~ Kyndal Hayes: Wanted to know when will construction take place: Morton says that they are hoping to start in April/May, they still have site-plan approvals, meetings before council, hope to be done in May 2022. Kyndal Hayes also asks: "For residents that occupy homes in that area, is there any communication to the residents with what will happen to residents?" (she owns 152 Labelle and hasn't received any communications regarding this potential project) Gary Grochowski (MEANS) mentions the variety of communications that they have had with the resident of that area and says that the residents that have not been contacted, are not affected by this project, and informs her that the project is South of her.

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~Angela Thomas: Mentions that she is also a part of the group that put together a letter that will be sent to the Planning Commission and City Council and reiterates that there are a few people that have not been informed about this project and would like to know when the Planning Commission meetings are held.

Beverly Jordan (commissioner): speaks on community outreach discussing this project to inform them on what's going on.

Brian Holdwick (MEANS) mentions the public outreach that they have done; public zoom calls, door-to door letters, public hearing in Detroit, went to a few churches.

Tiffany Tilley (CED) mentions that we have a new PR Director that will start the weekly TV show and newsletter soon.

- f. Vice Chair Motley concludes Public Hearing**
- 2) Vice Chair Motley entertains Request from Means Group/Hamilton Corridor LLC Project Greystone to Planning Commission to recommend approval rezoning of the entire footprint from its current zoning of R-UV, Urban Village Residential and M-UV, Urban Village Mixed Use, respectively, to IRD, Industrial to Research/Development to the Highland park City Council**
 - a. Vice Chair Motley request a Motion to Recommend**
 - Commissioner Pye makes a Motion
 - Commissioner Jordan Seconds the Motion
 - b. Motion is unanimously Approved, and the Motion is Carried.**
- 3) Presentation**
 - a. Vice Chair Motley Introduces presenters for Oakland Park LLC. XI (on behalf of Hyundai Mobis North America) Request for establishing IDD designation**
 - Vice Chair Motley explains the reason for the presentation and Public Hearing
 1. Establishment of IDD, Industrial Development District zoning designation
 2. Requisite for Tax abatement

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b. Vice Chair Motley opens Public Hearing

c. Public Hearing

- PRESENT: Brandon Podolski, Julius Choi
- Julius Choi mentions that Hyundai Mobis is based out of South Korea, an automotive assembly and sells service parts
- They are looking to move their operation out of Fort St. in Detroit where they have been there for about 8-10 years, into a facility in HP, due to increased business. They have been working on finding a location and development site for about a year.
- They are planning on moving in between the Coca Cola and Yen site, which is a 21-acre site, about 480 people for white & blue collar workers, and have a potential job creation for 294 people, and they are still in the process of designing their plan.
- Their initial contract with Chrysler is 6 years or more. The capital investment is approx. \$40 million. Although they are moving, they do hope to reinvest.

d. Vice Chair Motley opens the floor for questions or comments from Commissioners:

- Commissioner Jordan requests clarification as to what the Presenters are looking to receive from the Planning Commission?
- Vice Chair Motley explains the difference of establishing of the industrial zoning designation as opposed to the rezoning and how the recommendation of the designation must come from the Planning Commission so it can be moved on for City approval.
- Brandon Podolski (MOBIS) also adds that IDD, which is a requisite for the tax abatement and he has been in contact for about 2-3 years working on this. We approved in June 2020 for the site plan by Stuart Frankel and the landlord was looking to incentivize having someone with higher tax credit.
- **NO Further Questions from Commissioners**

e. Vice Chair Motley opens the floor for questions or comments from

- **No Public Comment**

f. Vice Chair Motley concludes Public Hearing

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- 4) Vice Chair Motley entertains Request from Oakland Park LLC. XI (on behalf of Hyundai Mobis North America), to recommend the establishment of an IDD, Industrial Development District designation at the footprint inside of Oakland Park.
 - a. Vice Chair Motley request a Motion to Recommend
 - Commissioner Pye makes a Motion
 - Commissioner Jordan Seconds the Motion
 - b. Motion is unanimously Approved, and the Motion is Carried.

- 5) OTHER
 - a. Master Plan Update
 - Vice Chair Motley advises Commissioners that the Master Plan draft has been submitted.
 - Vice Chair Motley also explained that the goal was to resume in January and it didn't happen, and that the draft will be circulated ASAP to the Commissioners and Directors, and that it will be a topic of discussion at the next Planning Commission meeting

- 6) PUBLIC COMMENT
 - a. None

- 7) CHAIRMAN'S COMMENTS/UPDATES
 - a. Vice Chair Motley thanks the Commissioners for their contributions and expresses a desire to see them again in person

- 8) ANNOUNCEMENTS/ADJOURNMENT
 - a. Vice Chair Motley request a Motion to Adjourn
 - Commissioner Pye makes a Motion
 - Commissioner Jordan Seconds the Motion
 - b. Motion is unanimously Approved, and the Motion is Carried

Meeting is Adjourned at 6:40pm

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