



HIGHLAND PARK PLANNING COMMISSION

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

PUBLIC MEETING OF HIGHLAND PARK PLANNING COMMISSION

Wednesday, September 20, 2023

5:43 p.m.

Minutes

- I. CALL TO ORDER – VICE CHAIR
5:43 p.m. Motley

- II. ROLL CALL
Present: Pye, Bursley, Jordan, Motley
Absent: Willis, Billington, Glotta

- III. APPROVAL OF MINUTES
Postponed (October 20, 2023)

- IV. PUBLIC COMMENTS (Agenda Items Only) **2 Minute Limit**
A citizen asked what was the meeting about? Commissioner Motley advised that every third Wednesday in the month there is a planning commission meeting regarding items that are in the process of being recommended for whatever within city council and this is that meeting. The items on the agenda are the topics and subjects that they will be discussing and there will be presentations. Sometimes there are public hearings and sometimes they vote on recommendations.

A citizen asked about the building that is going to be built on W. Grand. Commissioner Motley advised that the citizen could ask questions during the Public Hearing or the second public comments portion of the meeting so that everyone will get the opportunity to present all the information and then questions can be asked and answered.

A citizen asked if there was a time to discuss something that is not on this agenda and from another meeting. Commissioner Motley advised that would be during public comments towards the end of the meeting.



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V. OLD BUSINESS

Public Hearing on the following Projects

1. Nathan Harvey – public hearing began at 5:49 p.m. and closed at 6:02 p.m.

Nathan Harvey wants to purchase two vacant lots at 30 and 18 West Grand. His goal is to build a two-story apartment complex on West Grand near Woodward. The building will have eight apartments. Parking will be on West Grand across the alley from the new building.

- **Motion to recommend approval and advance to City Council. Motion moved by Commissioner Pye and seconded by Commissioner Bursey. 4 In Favor - motion carries and advances to the next phase of the process.**

2. Almas Building Supply, Raad Almas – public hearing began at 6:06 p.m. and closed at 6:12 p.m.

Almas Building Supply, Raad Almas: They want to purchase 16187 Hamilton to rehab and develop it into a beautiful office building. Wants to purchase 16179 Hamilton to demolish and make it a parking lot adjacent to 16187 Hamilton. Wants to purchase 16011 and 16025 Hamilton to develop into a structure with a parking lot.

- **Motion to recommend approval and advance to City Council. Motion moved by Commissioner Bursey and seconded by Commissioner Pye. 4 In Favor - motion carries and advances to the next phase of the process.**

3. JAKM Holding, LLC – public hearing began at 6:13 p.m. and closed at 6:25 p.m.

JAKM Holdings, LLC, wishes to purchase the Vacant commercial building adjacent to City Hall at 12024 Woodward Avenue. The building will be developed into a Breakfast Café.

- **Motion to recommend approval and advance to City Council. Motion moved by Commissioner Bursey and seconded by Commissioner Jordan. 4 In Favor - motion carries and advances to the next phase of the process.**

4. Romero Group, Romero Williams – public hearing began at 6:27 p.m. and closed at 7:28 p.m.

Discussion Item - Romero Group, Romero Williams: This developer wants to complete a four-phase development project, which will entail building multi-family, duplexes and single-family structures along Hamilton and east and west of Hamilton just below Six Mile. Ultra -modern apartment complexes will be built on Hamilton below Six Mile during Phase 1A and ultramodern single-family homes, town houses and some duplexes will be built west of Hamilton during Phase1B. The remaining two Phases will complete



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the area/neighborhood from Six Mile to Puritan on both sides of Hamilton, with the building of single-family and duplex structures. Phase 1B will also entail building boutique hotel during Phase 1B. The Romero Group is currently assembling public and private land for these first Phases. These purchases will include around 100 city owned lots in that area on both sides of Hamilton.

- **Motion to recommend approval and advance to City Council. Motion moved by Commissioner Jordan and seconded by Commissioner Pye. 4 In Favor - motion carries and advances to the next phase of the process.**

VI. New Business
None

VII. OTHER
None

VIII. PUBLIC COMMENT (Non-Agenda Items)
None

IX. CHAIRMAN'S COMMENTS/UPDATES
Motley: Thank you to everyone and thank you to the Commissioners.

X. ANNOUNCEMENTS/ADJOURNMENT
No announcement
Adjourned at 7:30 p.m.
Motion by: Pye Second from: Jordan