



HIGHLAND PARK PLANNING COMMISSION

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

MEETING AGENDA

Wednesday, April 9, 2025
Highland Park Fire Station, Training Room | 5:30pm
25 Gerald St., Highland Park, Mi 48203

- I. CALL TO ORDER – *5:38pm*
- II. ROLL CALL – Present: *Chair Motely; Comm. Pye; Comm Bursey; Comm. Jordan,*
Excused: Comm. Willis; Comm. Glotta
- III. APPROVAL OF MINUTES *no minutes*
- IV. PUBLIC COMMENTS (Agenda Items Only) *No Public Comment*
- V. PUBLIC HEARING
 - a. 14001 Woodward – Tequilla Downs – Special Land Use – Adult Cabaret Club
 - i. *5:46 Public Comment is open*
 - *Paul W provided background information about the project, and the request to permit liquor at the establishment. The site would have improved landscaping, fencing, and lighting. Further compliance to permit bar/pub sales, granted from the State.*
 - *Comm Jordan: Inquired about the business model and how the building will be operated*
 - *Comm Pye: Requested clarity on the extend on the establishments nudity, which would only extend to topless.*
 - *Rodney Lodge – Inquired about landscaping, neighborhood children, and security. Security will be provided.*
 - *Janet Spite – Reference the input of city council, the permitting process, and adjacent residential uses.*
 - ii. *6:02pm Public Hearing Closed*
 - iii. *Pye Motion to recommend approval – No Second*
 - iv. *Comm Bursey Motion to recommend Denial, Second By Comm Jordan. – No Action due to tie vote*
 - v. *Comm Bursey Motion to Table, Second by, Motion Approved*

HIGHLAND PARK PLANNING COMMISSIONERS

Chair: Paul Motley
Vice Chair: Barbara Willis
Commissioner: Cleophus J. Pye

Commissioner: Taessia Bursey
Commissioner: Beverly Jordan
Commissioner: Jeff Glotta

b. 13232 Woodward Ave –Zoning Map Amendment - Rezoning to (TOS) Transit Oriented Design

i. *Public Hearing Open 6:34pm*

- *Comm Pye – Asked is site will have screening and security, Applicant indicated the site would have these features.*
- *Chair Motely: Asked about access to the building from the lot utilized the vacated area.*

ii. *Public Hearing Closed 6:40pm*

iii. *Comm Pye motion to approve rezoning, Second by Comm. Jordan; unanimous approval.*

c. 13232 Woodward Ave –Street & Alley Vacation

i. *Public Hearing Open 6:40pm*

ii. *Public Hearing Closed 6:41pm*

iii. *Comm Bursey motion to approve Street & Alley Vacation, Second by Comm. Jordan; unanimous approval.*

d. 13232 Woodward Ave – Parking Consideration and Allowance

i. *Public Hearing Open 6:41pm*

ii. *Public Hearing Closed 6:42pm*

iii. *Comm Pye motion to approve Parking Allowance and approve site plan, Second by Comm. Jordan; unanimous approval.*

e. 256 Richton –Special Land Use – Lodging & Boarding Use

i. *Public Hearing Open – 6:48pm*

ii. *Comm. Pye: Asked if neighbors were notified, applicant indicated there are no neighbors to contact.*

iii. *J. Spite – Where is the site located?*

iv. *Public Hearing Closed – 6:50pm*

v. *Comm. Jordan motion to approve rezoning, Second by Comm. Pye; unanimous approval for Special Land Use.*

VI. OLD BUSINESS

a. 16549 Woodward – Déjà Vu - Site Plan Review & Special Land Use (Recommend Commission Action)

- i. *Applicant was not present, Comm. Pye motioned to table, Second Comm Jordan, unanimous approved to refer applicant to Planning Commission.*

VII. NEW BUSINESS – *No New Business*

VIII. PUBLIC COMMENTS – *No New Business*

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- IX. CHAIR COMMENTS – *No New Business*
- X. ADJOURNMENT -*Meeting Adjourned at 6:53pm*

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