

HIGHLAND PARK PLANNING COMMISSION



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

MEETING AGENDA

Wednesday, October 8, 2025
Highland Park Fire Station, Training Room | 5:30pm
25 Gerald St., Highland Park, Mi 48203

-Minutes-

- I. CALL TO ORDER – Meeting Start 5:41pm
- II. ROLL CALL
 - a. Chair: Paul Motley - Present
 - b. Vice Chair: Barbara Willis - Present
 - c. Commissioner: Taessia Bursey - Present
 - d. Commissioner: Beverly Jordan - Present
 - e. Commissioner: Cleophus J. Pye – Excused
 - f. Commissioner: Jeff Glotta - Excused
- III. APPROVAL OF MINUTES
- IV. PUBLIC COMMENTS (Agenda Items Only)
 - Councilman Shaffi –Requested more information on the cases they were nailed and noticed to homes.
 - Councilwomen Robinson – Also requested more information on agenda planning items
 - Sharlene Thompson – Request information about the nature of projects related to the rezonings
 - Ms. Fry – Request explanation of various zoning districts
 - Ms. Janice – Request more information on agenda items
 - Joshua L – Represented himself as small business owner for 71 Oakman, urban planner , and provided interpretation of mixed-use urban village

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V. PUBLIC HEARING

- a. The proposed **Zoning Map Amendments** would rezone the following properties from R-UV (Residential Urban Village District) to M-UV (Mixed-Use Urban Village District): 121 Oakman, 115 Oakman, 85 Oakman, 75 Oakman, 71 Oakman, 65 Oakman, 55 Oakman, 54 Oakman, 43 Oakman, 41 Oakman, 39 Oakman, 33 Oakman, 29 Oakman, 25 Oakman, 24 Oakman, 21 Oakman, 19 Oakman, 16 Oakman, and 15 Oakman, along with parcels 43-010-02-0013-000, 43-010-02-0012-000, 43-010-02-0011-000, and 43-010-02-0010-000 on Oakman Boulevard. The following Doris Avenue addresses are also proposed for rezoning: 15 Doris, 21 Doris, 27 Doris, 29 Doris, 33 Doris, 35 Doris, 37 Doris, 39 Doris, 45 Doris, 47 Doris, 49 Doris, 53 Doris, 59 Doris, 14 Doris, 22 Doris, 26 Doris, 28 Doris, 30 Doris, 34 Doris, 36 Doris, 40 Doris, 42 Doris, 46 Doris, 48 Doris, 52 Doris, 54 Doris, and 56 Doris, and 14416 Lincoln Street, Highland Park, MI 48203.

- Public Hearing Opened - 5:50pm
- Shaffi – Raised Concerns for Rezoning in District 3, reference Means Group rezoning, request community meeting. Inquired about zoning at Hamilton Puritan and 6 mile. Would existing businesses be grandfathered.
- Sharmain Robinson – Inquired about impacts on Joe Lewis Greenway
- Janet Spite – Requested update on MSHDA Grant Zoning Ordinance Update Information, and timeline for rezoning process.
- Ms. Fry – 71 Oakman, what uses are permitted within MU-UV District?
- Sharlene Turner Johnson – Requested map of rezonings, and to provide more information. In-Support of rezoning
- Joshua L. – Concerns about vacant and dangerous buildings in the city
- Brittany Jones – Clarification of intent and purpose of rezoning.
- Brandon Lopez – Asked about why Doris properties were included in rezoning, what are the Tax Classification of the parcels, and if Doris will have expanded uses.
- Public Hearing Closed - 7:07pm

Commissioner Jordan Motion to recommend approval of proposed zoning text amendments, Second by Commissioner Willis, Unanimous approval

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- b. The proposed **Zoning Map Amendments** would rezone the following properties are proposed to be rezoned from R-UV (Residential Urban Village District) to M-UV (Mixed-Use Urban Village District): 15120 3rd Street, 15841 2nd Avenue, 15840 2nd Avenue, 15100 2nd Avenue, 52 Bartlett Street, 20 Sears (Second Rear Woodward), 15111 2nd Avenue, 15051 2nd Avenue, and 15001 2nd Avenue, and 15004 3rd Street, Highland Park, Michigan to be rezoned from R-UV (Residential Urban Village District) to IRD (Industrial Redevelopment District).

- Public Hearing Opened - 7:09pm
- No Public Comment
- Public Hearing Closed - 7:10pm

Commissioner Jordan Motion to recommend approval of proposed zoning text amendments, Second by Commissioner Bursey, Unanimous approval

- VI. OLD BUSINESS
- VII. NEW BUSINESS
- VIII. PUBLIC COMMENTS
- IX. CHAIR COMMENTS
- X. ADJOURNMENT – Meeting Adjourned 7:15pm

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