

Donovan Smith, AICP
Chairperson
Rachel Udabe
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

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Adrian-Keith Bennett
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwendolyn Lewis, MBA
Frederick E. Russell, Jr.

City Planning Commission Meeting

MINUTES
December 4, 2025
5:00 P.M.

I. Opening

A. Call to Order – Chairperson Donovan Smith called the meeting to order at 5:37 p.m.

B. Roll Call

Attendees: Adrian-Keith Bennett, Kenneth Daniels, Ritchie Harrison, Donovan Smith, and Rachel Udabe

A quorum was present.

C. Amendments to and approval of agenda

Commissioner Udabe moved to approve the Agenda with an amendment to move the position of Public Comment section, seconded by Commissioner Harrison. Motion Approved.

II. Meeting minutes

Meeting minutes of July 17, 2025

Commissioner Bennett moved to approve the meeting Minutes of July 17, 2025, seconded by Commissioner Daniels. Motion Approved.

III. Public Hearings, Discussions and Presentations

A. **5:15 PM PRESENTATION** – Correction of Zoning Map 71 along south side of W. Seven Mile Rd. between Lahser Rd. and Glennhurst Ave. **(KJ) (SAME DAY ACTION REQUESTED)** **45 min**

Timarie DeBruhl, CPC Staff, presented via PowerPoint the Map 71 correction. The site is the former Rogell Golf Course (District 1) previously zoned for commercial properties. Ms. DeBruhl described the location in the CPC Staff report dated December 3, 2025, citing: “The first area is bounded by West Seven Mile Road to the north, Lahser Road to the east,

Berg Road to the west, and an east/west line 114.96 feet south of West Seven Mile Road. The second area is generally bounded by West Seven Mile Road to the north, Berg Road to the east, Glenhurst Street to the west, and an east/west line 145.5 feet south of West Seven Mile Road.” Additionally, she provided a history on the site, and insight on how the Scrivener’s Error happened dating back from 1942 to the most recent rezoning (Ordinance No. 44-04). She displayed published Map 71 from past years 1942 (B2), 1998 (B4), and 2016 (R1). The CPC Report noted, “Map 71 has been amended several times since the error first occurred in 2004.” The 2004 published map was no longer zoned B4, but shows zoning classification of R1. Therefore, this discrepancy and no ordinance rezoning of the land to R1 indicates a Scrivener’s Error. After Staff’s analyzing planned developments, in-depth research, and other factors it was determined that Map 71 requires necessary correction. It was noted that the property line survey found there is a very small faint line in the middle of the northern property that shows land as their own parcels, and the zoning classification should be brought back and corrected to B4. Ms. DeBruhl showed an aerial view of the parcels to be corrected, and a corrected zoning Map 71. Recently, there have been significant requests for a rezoning and Master Plan amendment for an upcoming development proposal for multi-family housing.

Chairperson Donovan Smith Tabled the item (without objection) to the call of the Chair in order to take Public Comment.

Public Comment was called for and there were no speakers.

This item was recalled by Chairperson Smith and continued.

Ms. DeBruhl stated that CPC Staff recommends approval of the correction on Map 71.

Commissioner Bennett moved to waive same day action requirements for this item, seconded by Commissioner Udabe. Motion Approved.

Commissioner Udabe moved to accept Staff’s recommendation to apply the correction to zoning Map 71, seconded by Commissioner Bennett. Motion Approved.

B. 6:15 PM PRESENTATION – Status of past and forthcoming CPC agenda items. (CPC Staff) 30 min

Deputy Director Chris Gulock, CPC Staff, stated that City Council’s last day before recess was November 25, 2025. He presented a status on CPC projects since July 1, 2025, to present as follows:

Approved and Advanced by City Council CPC Projects:

- ❖ Goat Yard Marina - City Council approved the rezoning, and the petitioners are moving forward with their planned marina.
- ❖ Uniroyal site redevelopment (WNBA training facility) – City Council approved an SD4 site plan with applicable tax breaks.
- ❖ Detroit City Football Club (Community Benefits Ordinance-CBO) - City Council approved this matter.
- ❖ Zoning Text Amendment to Allow Adaptive Reuse of Institutional Buildings -

This matter was approved by City Council.

- ❖ Zoning Text Amendment to Improve Screening and Buffering Requirements (Screening) - City Council approved this matter.

Pending CPC Projects:

- ❖ Gardenview Estates (PD modification) – This matter is being properly handled at the Law Department.
- ❖ Alice Birney Elementary School, 4094 Duane Street, rezoning for a housing development - This matter is being properly handled at the Law Department.
- ❖ The Sixth General Text Amendment - City Council voted to extend its consideration of this matter until May 7, 2026.
- ❖ The text amendment proposal from the Chief Operating Officer – “Let’s Build More Housing, Detroit” ordinance – City Council voted to extend its consideration of this matter until June 2026.
- ❖ Map 71 (northwest parcels) planned development (PD) – This matter is at the Department of Public Works (DPW) for a legal description.
- ❖ Great Lakes Water Authority (GLWA) rezoning request for construction of a new pumping station at Freud and Conner – This matter is still pending.
- ❖ Northwest Goldberg facility expansion project - This matter is being reviewed by the Law Department.
- ❖ Detroit Land Bank Authority (DLBA) aspires to market its vacant land for redevelopment at West Warren and Trumbull. This matter is still pending.
- ❖ The Schvitz, 656 and 662 Melbourne expansion – This matter is still pending.
- ❖ Interstate 96 (I-96) at Southfield Road and Greenfield Road concrete crushing facility downzoning – This complex matter is in process and pending with other agencies and City Council.

Mr. Gulock responded regarding the proposed Garden Bug flower shop at Davison and Petoskey City Council deliberated and accepted CPC’s recommendation to deny rezoning; however, City Administration has been working with the petitioner to find another location for the business. This was in response to Commissioner Daniels’ inquiry.

New CPC Projects:

- ❖ DLBA’s request to rezone vacant land at northwest corner of Martin Luther King Boulevard and Grand River in Core City neighborhood – Currently, the site is zoned PD, but it needs rezoning, since DLBA wants to redevelop it for housing. This matter is upcoming at CPC in January 2026.

- ❖ The vacant land at Interstate 94 (I-94) and West Warren - The City's Administration is partnering with prospects to pursue redevelopment for light industrial use, and the lands needs to be rezoned from residential to M2. This matter is upcoming at CPC in February 2026.
- ❖ The Detroit Economic Growth Corporation (DEGC) request for a Master Plan update and rezoning of the Rogell Golf Course with a site plan for multi-family housing development. This matter is upcoming at CPC in January/February 2026.

Mr. Gulock responded that there are approximately 400 lapsed PDs. The rezoning of lapsed PDs is a continual process, and Staff will continue to present these to CPC. This statement was in response to Commissioner Harrison's question.

Mr. Gulock stated that regarding Interstate 375 (I-375) Reconnecting Communities Project the Michigan Department of Transportation (MDOT) is restructuring the project's scope and editing aspects to address community concerns. Staff will follow up on its status and CPC's future involvement. This was stated in response to Commissioner Smith's inquiry.

Kimani Jeffrey, CPC Staff, mentioned that Staff has been regularly meeting with the Planning and Development Department (PDD) regarding the Master Plan amendment. Mr. Jeffrey stated that the Master Plan amendment team held three public meetings this week. Also, this team is pursuing Place Types of the Master Plan which they describe as Future General Land Use Designations. Additionally, Staff has been considering practical ways CPC and the Master Plan amendment team may have in-depth discussions as allowable by the Open Meetings Act. This statement was in response to Commissioner Smith's inquiry.

Deputy Director Gulock stated that Commissioners should anticipate CPC 2024-2025 annual report to be available soon. The report will include CPC projects such as Solar Neighborhood Initiative, Motown Museum, Merit Park and Detroit Farm and Cider. Thereafter, the CPC 2025-2026 annual report will be compiled and available.

IV. Public Comment – *This matter was handled earlier in the meeting with the amendment of the agenda.*

V. Unfinished Business –

Proposed CPC Meeting Schedule for 2026 (MT, WG) (ACTION REQUESTED) **10 min**

Commissioner Daniels moved to Adopt 2026 Meeting Schedule with noted date changes July 16 and 30 for official meeting dates, seconded by Commissioner Bennett. Motion Approved.

VI. New Business – There was no New Business.

VII. Staff Report – There was no Staff Report.

VIII. Member Report – There were no Member Reports.

IX. Communications – There were no Communications.

X. Adjournment – The meeting adjourned at 6:18 p.m.