

Donovan Smith, AICP
Chairperson
Rachel Udabe
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director
Christopher Gulock, AICP
Deputy Director

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

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

City Planning Commission Meeting

MINUTES
April 16, 2026
5:00 P.M.

I. Opening

A. Call to Order – Chairperson Donovan Smith called the meeting to order at 5:33 p.m.

B. Roll Call

Attendees: Adrian-Keith Bennett, Kenneth Daniels, David Esparza, Ritchie Harrison, Frederick Russell, Donovan Smith, and Rachel Udabe (arrive 6:12 p.m.)

A quorum was present.

C. Amendments to and approval of agenda

Commissioner Bennett moved to approve the Agenda, seconded by Commissioner Russell. Motion Approved.

II. Meeting minutes

Meeting minutes December 4, 2025.

Commissioner Bennett moved to approve the Agenda, seconded by Commissioner Harrison. Motion Approved.

III. Public Hearings, Discussions and Presentations

- A.** **5:15 PM PUBLIC HEARING** – to consider the request of the Planning and Development Department to amend the Master Plan of Policies, by amending the Future General Land Use Map from RM (Medium Density Residential) to IL (Light Industrial) and CT (Commercial Thoroughfare) for the area generally bounded by McGraw Avenue, 31st Street, Edsel Ford Freeway and the western line of 35th Street and the vacated portion of 35th Street between McGraw Avenue and Edsel Ford Freeway. (Master Plan Change #33). **(KJ, DPL)** **45 min**

Present: Kyle Morton, Ashley Capital/Latimer Ashley
Greg Moots, PDD Staff
Kimani Jeffrey and Dolores Perales-Lara, CPC Staff

Dolores Perales-Lara presented via PowerPoint and based on CPC report dated April 14, 2026, a request to amend the Master Plan future land use map designation to allow the development of a new warehouse speculative build. The request was made by Junction McGraw, LLC representing Latimer Ashley Development Group, a Detroit based joint venture. The newly constructed warehouse will assist the City to attract mobility or light industry operators on a 30-acre site on McGraw Avenue. After its March 5, 2026, public hearing, CPC approved a rezoning to M2 and B4, but it is not consistent with the Master Plan, and an amendment is required. Therefore, this proposed request is to update the site's future land use to light industrial and commercial throughfare for alignment with the previously approved rezoning.

Greg Moots presented via PowerPoint and based on PDD report dated February 5, 2026, the site's Master Plan amendment. He displayed aerial diagrams and photos of the proposed site. He explained that an amendment will cause the site to align with the previously approved rezoning and appropriate Master Plan classification. He discussed that the site is split into two portions. The much larger vacant site (labeled site 1) on the west rezoned to M2, presently classified as RM medium density will be amended to IL light industrial. The classification of IL light industrial is for low intensity uses and low impact on its adjacent uses. Mr. Moots mentioned examples in the Master Plan for IL are noted as warehousing assembling and packaging which is suitable for this development. Additionally, the smaller land labeled site 2 on the east, rezoned to B4 and classified as RM will be reclassified to CT commercial thoroughfare for its commercial uses or potential open space use.

Public Testimony

Theo Pride commented concerns on this development's impact on the environment, air quality, and trucking. He discussed the effect of the spatial character of the community due to street closure, and obstructing travel on McGraw from Southwest area. He mentioned the risk of isolating and segregating residents and suggested a community benefits plan.

Ethelyn Carroll, President of the United Block Club Council, commented that the developer has made some changes, yet the residents are concerned about changing the landscape of the community and their home values. The residents are requesting a voluntary agreement document addressing home values, home improvement grant for the impact area, signage, banners representing the Kronk area, and a community land trust for first right to land.

Kyle Morton responded to the public comments that the developers have presented to CPC all revisions to the project addressing environmental, trucking, and road impacts. They have worked with the Department of Public Works to keep the roads open and Junction Avenue Bridge. There will be one official development agreement document between the development team and the City detailing the aspects and benefits to the community, i.e., donated community space. It will be provided to the public at the Brownfield meeting. These comments were made in response to the public testimony commenters and Commissioner Esparza's request.

Kimani Jeffrey stated that CPC Staff recommends to approve this request.

Commissioner Daniels moved to approve this matter, seconded by Commissioner Russell. Motion Approved.

IV. Public Comment –

Marlon Mathews commented support of Thamer Dabish and expressed his pleasure in him bringing fresh produce to the neighborhood.

Betty Varner, President of De Soto Block Association, commented support and pleasure in having a one stop shop with gas station and adding a mini market to a food desert neighborhood. This new project will help the community to reach some of its neighborhood improvement goals.

V. Unfinished Business –

- A.** Consideration of the request of DABCO, INC. (represented by property owner Thamer Dabish) to amend Article XVII, Section 50-17-61, District Map No. 59 of the 2019 Detroit City Code, Chapter 50, *Zoning*, to show a B4 (General Business District) zoning classification where a B2 (Local Business and Residential District) zoning classification is currently shown for a portion of the L-shaped property at 15321 Wyoming Street, generally located at the northwest corner of Wyoming and Fenkell Streets. **(TD) (ACTION REQUESTED)**
30 min

Present: Thamer Dabish, Petitioner
Timarie DeBruhl, CPC Staff

Timarie DeBruhl presented via PowerPoint and based on CPC report dated April 14, 2026, a request to rezone 15321 Wyoming from B2 to B4. The proposed redevelopment is an existing vacant building located in District 2 at the intersection of Fenkell and Wyoming. It is proposed to include a six-pump gas station, small grocery store, and carry-out hot food bar. The motor vehicle filling station and three electric vehicle (EV) charging stations will be on the adjacent area of the same parcel. Currently, the existing parcel is split zoned as B2 south along Fenkell and B4 north along Wyoming (parking lot). Therefore, the proposed request will unify the site's zoning (diagram shown). She reviewed the zoning in the surrounding area as primarily residential (zoning map shown) and displayed photos of the local businesses adjacent to the site. She described the site plan of the interior of the fresh food market. It was noted on the record that PDD's interpretation stated that this rezoning is generally consistent with the Master Plan. Additionally, a March 19, 2026, CPC public hearing was discussed noting that there were five public comments in support. Also, local business owners and their associates expressed their opposition to the rezoning. Staff received a letter of support from the Fenkell Business Association. Also, it was acknowledged that since the public hearing, a second letter of support was received.

Ms. DeBruhl stated that CPC Staff recommends approval of the requested rezoning of the southern portion of the parcel 15321 Wyoming from B2 to B4.

Thamer Dabish explained additional community engagement during his neighborhood walkthrough, he discussed with the neighbors regarding cleaning up the City owned public alley. Further, he talked with the nearby business owners and offered one some assistance in soliciting and attracting more tenants for the close by 8-unit shopping plaza. He expressed his excitement for the project.

Ms. DeBruhl informed CPC of a special meeting and a site visit with Council Member Angela Whitfield Calloway, Mr. Dabish and CPC Chairperson Smith. They verbally agreed that the meeting was positive.

Ms. DeBruhl responded that the proposed redevelopment project will proceed with a Buildings, Safety Engineering, and Environmental Department (BSEED) Special Land Use (SLU) hearing, and a meeting with PDD for site plan review. This statement was in response to Commissioner Esparza's question.

**Commissioner Daniels moved to approve Staff's recommendation, seconded by Commissioner Russell.
6 yays (Daniels, Bennett, Russell, Smith, Esparza and Harrison) – 1 nay (Udabe)
Motion Approved.**

VI. New Business – There was no New Business.

VII. Staff Report – There was no Staff Report.

VIII. Committee Reports – There were no Committee Reports.

IX. Member Report – There were no Member Reports.

X. Communications – Deputy Director Chris Gulock stated that City Council approved the 2026-2027 FY City Budget and Neighborhood Opportunity Fund (NOF) recommendation.

Chairperson Donovan Smith announced that the American Planning Association (APA) 2026 National Planning Conference will be held in Detroit on Thursday-Tuesday, April 23-28, 2026.

XI. Adjournment –

The meeting adjourned at 6:37 p.m.