Donovan Smith, AICP
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Ritchie Harrison
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Adrian-Keith Bennett
Kenneth R. Daniels
Ashley Jordan
Gary D. Ringer
Frederick E. Russell, Jr.
Jai Singletary

City Planning Commission Meeting

MINUTES
October 1, 2026
5:00 P.M.

I. Opening

A. Call to Order – Vice Chairperson Ritchie Harrison called the meeting to order at 5:28 p.m.

B. Roll Call

Attendees: Adrian-Keith Bennett, Kenneth Daniels, Ashley Jordan, Ritchie Harrison, Gary D. Ringer, Frederick Russell, and Jai Singletary (remote)

A quorum was present.

C. Amendments to and approval of agenda

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

II. Meeting minutes

Meeting minutes of May 7, 2026.

Commissioner Daniels moved to approve the Minutes, seconded by Commissioner Ringer. Motion Approved.

III. Public Hearings, Discussions and Presentations

A. **5:15 PM PUBLIC HEARING** – To consider the request of Curtis R. Cannon in conjunction with an initiative of the City Planning Commission to rezone the property at 4850 and 4900 Conner Street from a M2 (Restricted Industrial District) to a B4 (General Business District) zoning classification to allow for an adult day care center to operate within an existing church. **(TD)** ***45 min***

Present: Curtis Cannon and Heidi Cannon, Petitioners
Timarie DeBruhl, CPC Staff

Timarie DeBruhl presented via PowerPoint and based on CPC report dated August 28, 2026, the original rezoning request for 4850 Conner from M2 to B4. The location is in District 4, and it is east of Conner Avenue, south of Warren Avenue, north of Chandler Park, further north Interstate 94 (I-94) and south of Mack Avenue. This rezoning request was made to permit an adult day care center to be added to an existing church. CPC joined the rezoning request to include DTE owned substation building, 4900 Conner to ensure a uniformed zone block and eliminate a single parcel being left with M2 zoning (maps and images shown). The parcel at 4850 is the church New Life Christian Church owned by the petitioners. She reviewed the surrounding zoning of the area. The Planning and Development Department (PDD) Master Plan as the future land use designation is CT (thoroughfare commercial) and it is anticipated that PDD will provide a Master Plan interpretation. The petitioners have discussed their rezoning and with nearby residents and the congregation. There were 11 letters of support submitted.

Curtis Cannon, Pastor, stated this proposed adult day care is to provide for a great need to assist caregivers and serve the community.

Public Testimony

Jahdante Smith commented in support of the rezoning.

Steven Boyle commented in support of the rezoning.

Commissioner Bennett moved to waive same day action requirement, seconded by Commissioner Russell. Motion approved.

CPC Staff recommends approval of the rezoning 4850 Conner from M2 to B4.

Commissioner Bennett moved to approve CPC Staff's recommendation, seconded by Commissioner Ringer. Motion Approved.

IV. Public Comment –

Melvin Butch Hollowell of Miller Law and Central Transport commented that this proposed rezoning is a direct violation of the 2019 land exchange agreement. Attorney Hollowell read some terms of the contract and stated that he submitted 300 letters from Six Mile Triangle residents in opposition of the rezoning. He discussed that the proposed rezoning is illegal.

Reverend Sharon Buttry commented in support of the proposed rezoning. She finds pleasure in the standing up for clean air and safe streets. She requested an SD2 designation to match the trailhead.

Carla Robinson commented support of Kronos efforts to close and pave the streets and beautification of the neighborhood. She supports their investment.

Andre McCullough, Kronos employee, commented in support of the street closure and expressed desire for a better way for the rezoning.

Daphne Jackson commented in opposition of the rezoning. She stated the zoning of the industrial corridor was deliberately zoned M4. She mentioned positive investment of Kronos and agreements with the City were made in good faith.

Terrell Daniel, Kronos employee, commented positive aspects of Kronos offering jobs to city residents.

Ray Shumo commented and urged CPC to oppose the proposed downzoning. Kronos supplies the concrete used to build in the City, i.e., the Greenway.

Joseph Mitchell commented conditions of the past, and he supports Kronos making the area better. He is concerned the downzoning will make it difficult for Kronos to operate and make improvements in the area.

Lamisha Williams commented that Kronos has a plan to close and pave the streets and improve the appearance of the area. The proposed rezoning may place Kronos' plans in jeopardy.

Janice Davis commented her desire to see businesses make investments in the neighborhood. She is concerned that the proposed rezoning will make it more difficult for Kronos to follow through on their investments and improvements in the area.

Charles Gray commented on keeping neighborhoods safe and clean. Kronos has proposed closing and paving the streets and reducing dust and he supports them. The proposed rezoning will make it harder for Kronos to make the improvements.

Diana Morris commented that Kronos damages the health of its surrounding neighbors. She does not see anything that Kronos has done to help the neighborhood. She has six nodules in her throat since they have started. The construction is affecting her breathing health. She is concerned for neighbors closer to Kronos and it being deadly to continue.

Will Sykes commented on needed unification in planning and direction. He stated his concerns on closing and paving streets and improvements.

Jahdante Smith commented his opinion on the Moroun family and their business operations. He mentioned his concerns on clean air and particulates. He requested SD2 designation.

Kristanna Anderson (Gina Brown) commented in support of the proposed downzoning. She mentioned industrial uses, impacts on residents' health, and environmental. She requested SD2 designation.

Kari Omara, President of Grixdale Farms Neighborhood Association, commented to support the proposed downzoning to ensure the safety of the neighborhood. Kronos did not make improvements to improve their air quality. She is an urban farmer and the air affects their food.

Eden Bloom, member of Detroit Hamtramck Coalition for Advancing Healthy Environments, commented his support for the downzoning from beyond M2 to SD2. He has children with asthma, and he mentioned Wayne County air monitors. He stated the downzoning will not close the plant but stops expansion and protects neighborhoods in the area.

Katherine Rogers Swint, member of the District 3 Neighborhood Coalition, commented to urge CPC to vote no on the proposed downzoning. She encouraged strict ordinance enforcement not downzoning.

Stephen Boyle commented his support for the downzoning. He mentioned his history with Crown Enterprises, and his concerns pertaining to the JLG's environmental conditions.

V. Unfinished Business –

A. Consideration of the request of the Great Lakes Water Authority (GLWA) to modify an existing Planned Development zoning classification created by Ordinance No. 9-95 on three parcels commonly known as 12400 and 12440 E. Jefferson Avenue and 1001 Clairpointe Street, generally located at the southwest corner of Jefferson Avenue and Clairpointe Street. **(DPL, EF) (RECOMMEND APPROVAL)** ***30 min***

Present: Paul Ransom, Life Cycle Project Manager, GLWA
Eric Fazzini and Dolores Perales Lara, CPC Staff

Eric Fazzini presented via PowerPoint and based on CPC report dated September 28, 2026, for a modified PD at the Conner Creek Pump Station. This GLWA development includes the East Lake Baptist Church, and the PD modification from religious institution to major utility allows for GLWA to construct a new pump station. The site is located in District 4 in the Jefferson-Chalmers neighborhood. He reviewed the surrounding zoning in the area and displayed an aerial view showing the current facility and renderings of the proposed site. PDD submitted an interpretation finding that this rezoning is consistent with the Master Plan.

Dolores Perales Lara discussed the community engagement and public hearing for this project. GLWA conducted community engagement by passing out flyers, pamphlets and participating in one-on-one conversations with residents addressing their concerns. There were concerns expressed on lack of community engagement, transparency, potential vibrations and smells, contamination, and environmental effect. She reviewed GLWAs responses to CPC's inquiries and the community's concerns, and provided details of the CPC analysis and PD approval criteria considered. CPC Staff's PowerPoint slide suggests, "PD modification with the following conditions:

1) That the building shall not exceed 28 feet in height inclusive of the parapet screen wall.
2) That rooftop mechanical equipment is screened from view in accordance with the zoning ordinance.
3) That the site is maintained in a neat and orderly fashion, managing dust and collecting and disposing of debris and rubbish, through all phases of construction of the pumping station in accordance with city regulations.
4) That final site plan, elevations, landscape plan, lighting plan, and stormwater management plan be submitted for review and approval by the City Planning Commission staff prior to application being made for applicable permits.
5) Developments of the subject properties must be consistent with the site plans, elevations, and other components of the development proposals for the Great Lakes Water Authority Connor Creek Sanitary Pump Station project."

CPC Staff recommends approval for this proposed rezoning.

Commissioner Russell moved to support CPC Staff's recommendation, seconded by Commissioner Daniels. Motion Approved.

B. Consideration of the initiative of the City Planning Commission to rezone numerous parcels and blocks on Zoning Map No. 16 in the area generally bound by East McNichols Road and Jerome Street to the north, Conant Street to the east, East McNichols Road, Modern Street and Victor Street to the south, and I-75 to the west **(DPL, CG) (RECOMMEND APPROVAL)** ***45 min***

Deputy Director Chris Gulock presented via PowerPoint and based on CPC report dated September 29, 2026, the request to downzone land near the Joe Louis Greenway (JLG). The large amount of land is located east of the city of Highland Park, north of the city of Hamtramck, and east of Interstate 75 (I-75). The proposed downzoning area is bounded by I-75, Jerome, Modern, McNichols, and Conant. Deputy Director Gulock reviewed the surrounding zoning and uses in the area. The proposed rezoning area includes businesses and institutions such as, Second Ebenezer Church, gas station, restaurant, drug treatment facility, Buddy's Pizza, U.S. Post Office, Kronos, and Caramagno Foods. The businesses are mostly general commercial or light industrial. It was described that the JLG is a 29-mile recreational path connecting and beautifying multiple neighborhoods, and its construction is ongoing. The JLG is a $300 million project funded by grants and it developed by efforts of the General Services Department (GSD) studies, Planning and Development Department studies (PDD) creating the JLG Playbook Northeast (available to view on City's website). It was noted that City Council Member Scott Benson requested to downzone industrial and residential mixed areas in the City. Deputy Director Chris Gulock reviewed in detail the analysis CPC Staff used to determine the basis of rezonings in the area while describing color coordinated designations on the displayed map. He mentioned examples of this area's proposed rezonings would include Kronos currently M4 downzoned to M2 and original Buddy's Pizza downzoned from M2 to B4.

Deputy Director Gulock reviewed the CPC public hearing held on September 17, 2026, that heard 32 speakers. Out of the 32 speakers 16 were in support and 16 were in opposition. CPC Staff received 12 emails and letters in favor and one opposed letter from a law firm. He reviewed the reasons why attendees spoke in support or in opposition of the rezoning, i.e., air quality concerns or highlighting Kronos investments in the area. Also, he stated during the public hearing air quality was a major concern of attendees.

Dolores Perales Lara discussed an analysis of air quality and its impact on the residents' quality of life. She provided data from air quality monitors and JustAir (nonprofit organization) air quality and particulate matter analysis. AQI measures metrics and showed H5-58. and 60 were similar. The result air quality data compared from the same location was very similar by both monitors.

Deputy Director Gulock described the history of the Cadillac Heights neighborhood's zoning, rail line, Crown Enterprises and its subsidiary Kronos Concrete. Further, he described the future plans of Kronos from the streets of Jerome to Mitchell to expand their concrete facility and they have petitioned the City to close the streets. The petition is still under review. They have included a plan for buffering, landscaping, and fencing.

Deputy Director Gulock discussed rezoning impact on the existing land and the zoning approval criteria. Also, he noted on the record that the PDD review letter stated the proposed rezoning, is consistent or generally consistent and more specifically eight are consistent and five are generally consistent with the Master Plan.

CPC Staff recommends approval as submitted.

Commissioner Russell moved to accept CPC Staff's recommendation except to modify the area from the alley west of Mitchell Street to Gallagher Street be rezoned to SD2 instead of M2 as recommended, seconded by Commissioner Bennett. Motion Approved.

VI. New Business – There was no New Business.

VII. Staff Report – Director Todd announced the reminder that the next meeting is October 22, 2026.

Also, Director Todd requested a new date to make up for September 3, 2026, wherein the meeting was cancelled due to the tornado and severe weather.

Commissioner Jordan moved to modify the meeting schedule by adding November 12, 2026 to the CPC meeting schedule, seconded by Commissioner Russell. Motion Approved.

Director Todd mentioned a new Commissioner Stephanie Miller was approved by City Council to represent District 5. It is anticipated that she will attend the October 22, 2026 meeting.

VIII. Committee Reports – There were no Committee Reports.

IX. Member Report – There were no Member Reports.

X. Communications – There were no Committee Reports.

XI. Adjournment –

The meeting adjourned at 8:18 p.m.