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

City Planning Commission Meeting

MINUTES
June 4, 2026
5:00 P.M.

This meeting was held at the Dauch Scout Center, 1776 West Warren, Detroit, MI 48208

I. Opening

A. Call to Order – Chairperson Donovan Smith called the meeting to order at 5:34 p.m.

B. Roll Call

Attendees: Kenneth Daniels, David Esparza, Ritchie Harrison, Frederick Russell, and Donovan Smith

A quorum was present.

C. Amendments to and approval of agenda

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

II. Meeting minutes

Meeting minutes of February 19, 2026.

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

III. Public Hearings, Discussions and Presentations

A. **5:15 PM PUBLIC HEARING** – To consider the request of Real Estate Interests, LLC to amend Article XVII, Section 50-17-6, District Map No. 5 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R2 (Two-Family Residential District) zoning classification where a R1 (Single Family Residential District) zoning classification is shown on property located at 1764 Calumet Street. **(KJ)** ***45 min***

Present: Emery Matthews, Real Estate Interests, LLC
Kimani Jeffrey, CPC Staff

Kimani Jeffrey, CPC Staff, presented via PowerPoint and based on CPC report dated June 1, 2026, the request to rezone 1764 Calumet from R1 to R2. It is located in the Jeffries neighborhood. This will allow for a multi-family dwelling to be developed on the site. The petitioner is proposing an eight-unit building. It will be a conditional use pending approval from a Buildings and Safety Engineering Department (BSEED), Special Land Use (SLU) hearing. Mr. Jeffrey displayed photos of existing conditions of the site and vacant lot. He described that previously the vacant land was occupied by a three-story building, but it was demolished.

Emery Matthews stated that he aspires to contribute to the community and recreate the neighborhood with the proposed development. He reviewed the project's community engagement and how it received some opposition. He compromised and modified plans by reducing the building's floors and went from 15 units to eight units. He says the proposed development is compatible with the aesthetic of the community. He clarified on the record that it is proposed as eight units with five parking spaces.

Emery Matthews responded the building was demolished between 2009-2012. This was in response to Commissioner Harrison's questions.

Public Testimony

Jeffrey Tatum commented concerns about parking with eight units. He noted his experience with viewing newly modern constructed hideous buildings in his neighborhood.

Larry Matthews commented in support of the proposed development. He mentioned his pleasure and support of modernizing structures and scenery in the City and the need for more housing.

Antonio McKoy commented that parking issues of the area are functional. Also, he spoke highly of the developer's reputation.

Robert Bell commented that parking issues always have existed in the Woodbridge neighborhood. He stated that the vacant land has been an eye sore for years, and the development should have been done years ago.

Fred Scott commented his opposition of the rezoning. He explained his concerns on the proposed project's impact on the neighborhood, community engagement and the relationship with the Master Plan revisions. He requested the proposal development is delayed or denied.

Jodi Willard commented opposition to the proposed rezoning. She has concerns with how the density will change parking and alleys.

Pam Halladay commented concerns on parking and affordable homes in the Woodbridge neighborhood. She has known the developer for a long time, and he desires to provide housing for people.

Simon Gregor commented concerns on parking issues, eight unit's size, sinkhole in the

alleyways, and maintenance of the alley. He objects to the proposal.

Rondell Smiley commented on the Master Plan and opening up the proposed apartment building to previous or low-income residents of the neighborhood.

Matthew Shure commented concerns and uneasiness of the fit of an eight unit complex in the neighborhood, population density, parking, and inaccessible alleyways.

Emery Matthews responded that he is willing to reengage further and listen to the community's concerns and questions. This statement was in response to Commissioner Harrison's questions about community engagement.

CPC Staff will return with this matter at a later time.

IV. Public Comment –

Jai Singletary commented and welcomed all in attendance to the Dauch Scout Center. He described its purpose, community availability, and future development.

Jodi Willard commented on R2 zoning and that she is opposed to the eight unit structure.

Robert Davis commented on the Master Plan workshop and he would access to PDD Master Plan documents. He stated pleasure in attending the recent American Planning Association conference hosted in Detroit.

V. Unfinished Business –

A. Consideration of the request of Parkstone Development Partners, in conjunction with an initiative of the Detroit City Planning Commission to amend Article XVII, Section 50-17-48, District Map No. 46 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a M3 (General Industrial) zoning classification as requested by the petitioner or provisionally a PD (Planned Development) zoning classification, as suggested by the Staff of the City Planning Commission, where a R2 (Two-Family Residential) zoning classification is currently shown at 5130 14th Street and 2150 Putnam, generally bounded by Merrick Street to the north, Wabash Street to the east, Putnam Street to the south, and 14th Street to the west.

Present: Brandon Coleman, Parkstone Development Partners
Timarie DeBruhl, CPC Staff

Timarie DeBruhl CPC Staff, presented via PowerPoint and based on CPC report dated June 3, 2026. The proposed request to rezone 5130 14th Street. The site is located in the Woodbridge neighborhood and bounded south of 94, north of Warren Avenue between Rosa Parks and Grand River. CPC joined the petitioner to include 2150 Putnam Street to ensure uniform zoning on the block. Ms. DeBruhl displayed the lots of the site describing the original request to rezone 5130 14th Street from R2 to M3 would permit a small-scale custom vehicle fabrication shop. This type of business is labeled as a heavy medium intensity manufacturing use and reasonably why a rezoning request was submitted. The parcel at 2150 Putnam Street is currently a tow yard and labeled illegal nonconforming use. It is owned by Detroit Land Bank Authority (DLBA), and it supports the rezoning asking that both parcels remain uniformly zoned. She reviewed the surrounding zoning of the area, and the conceptual site plan of Detroit Metal Shaping. The Master Plan future land use shows designation of light industrial. CPC Staff initiated the option to explore PD zoning in lieu of

originally requested M3. Both zoning designations are consistent with the current future land use plan. An approved rezoning would allow for the unique business to be moved from Hamtramck into Detroit possibly qualifying it as the only place the service is available in the State.

Ms. DeBruhl reviewed the community engagement and the petitioners attended the monthly meeting of the Woodbridge Community Council. The petitioners, Detroit Metal Shaping, held an open house welcoming interested community members. Additionally, the petitioners have communicated with residents in the immediate area, and the Woodbridge Neighborhood Development Corporation. She described the May 21, 2026 public hearing and the public comments were in support of the rezoning. A letter of support from Woodbridge Neighborhood Development Corporation was received preferencing rezoning to PD.

It was noted on the record and in the CPC report that Staff analyzed criteria and concluded "5130 14th Street and 2150 Putnam Street with the following conditions:

1. That the uses on the subject property be limited to the following:
    a. The small-scale custom vehicle fabrication operations and classic car restoration as proposed by Detroit Metal Shaping;
    b. Those uses permitted by-right in the M1 (Limited Industrial) zoning district as indicated in Section 50-10-15, Section 50-10-16, Section 50-10-17, and Section 50-10-18 of the Detroit Zoning Ordinance and subject to all city regulations for those uses;
    c. The following residential uses:
        i. Lofts; subject to all city regulations and standards
        ii. Residential uses combined in structures with permitted commercial use; subject to all applicable City regulations and standards.
2. 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 and building renovations in accordance with City regulations.
3. That screening and buffering on the subject site by updated subject to the review and approval of CPC Staff, guided by the standards set forth in Chapter 50, Article XIV, Division 2, *Landscaping, Screening, and Fencing*, of the Zoning Ordinance, within one year of the enactment of the proposed zoning map amendment as may be extended by resolution of the City Council.
4. That any uses on the subject site follow all City regulations and standards regarding the specific use found in the Detroit Zoning Ordinance, including those listed in Chapter 50, Article 14, Division 7, *Operational Performance Standards*, regarding air quality (Section 50-14-584), combustibles, and explosives (Section 50-14-585), gases (Section 50-14-586), noise (Section 50-14-587), vibration (Section 50-14-588), odor (Section 50-14-589), and glare (Section 50-14-590).
5. That final site plan, lighting plan, screening and buffering plan, landscape plan, and photographic evidence of existing building elevations and conditions be submitted for review and approval by the CPC staff prior to applying for application permits."

CPC Staff recommends rezoning from R2 to PD with specified conditions. Additionally, it is recommended a two-acre minimum size request for a PD is waived.

Director Marcell Todd responded that the site is presently not a legally conforming use, and it is appreciated that Detroit Metal Shaping is interested in moving in and upgrading it by operating their business with an appropriate and neighborhood conducive use. Further, he explained that the PD recommendation coincides with the scheme of downzoning land

citywide. After preparation and collaborating with the Law Department, Staff does not see any delay in the Detroit Metal Shaping business moving forward. A PD zoning designation should not be slower in this case, and all rezonings must adhere to BSEED and PDD screening and buffering regulations. This statement was in response to Commissioner Harrison's questions.

Brandon Coleman stated that their preference is to rezone to M3. The M3 rezoning is an appropriate use and provides for immediate use of this unique business. The use is deintensification of the site's current use, and consistent with the Master Plan. If this can move forward with the proposed rezoning to M3, Detroit Metal Shaping will be able to relocate and resume operations right away. Several individuals attended the public hearing and expressed support for the business.

Commissioner Russell moved to waive two acre minimum, seconded by Commissioner Harrison. Motion Approved.

Commissioner Russell moved to accept Staff's recommendation, seconded by Commissioner Harrison. Motion Approved.

B. Consideration of the request of Jason Watt, Director of the Coleman A. Young International Airport on behalf of the Airport, to amend Article XVII, Section 50-17-28, District Map No. 26 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a R5 (Medium Density Residential District) or B4 (General Business District) zoning classification where a R3 (Low Density Residential District) zoning classification is shown at 11400 Connor Street and 11055 Glenfield Avenue, generally located on the east side of Connor Street between Glenfield Avenue and Flanders Street.

Present: Dr. Esmat Ishag-Osman and Brandon Lockhart, Jobs & Economy Team (JET)
Jacqueline Young, Detroit Economic Growth Corporation (DEGC)
Dr. Ben Clark, Aviation Institute of Maintenance (AIM)

Eric Fazzini summarized CPC report dated June 4, 2026, a rezoning at the City airport for an educational school. The airport requested B4 zoning, and the public hearing notice included an option for rezoning to R5, which is the first district permitting commercial trade schools. The May 21, 2026 CPC public hearing received support from airport stakeholders. During the previously held public hearing CPC discussed the relocation of the Davis Aerospace Technical High School, average anticipated salary for graduates, construction timeline, planned site improvements, R5 zoning compared to B4 zoning, and continuing education in housing operations. CPC Staff noted that although B4 was originally requested, R5 was offered as an option to consider since both zoning classifications allow commercial trade schools by right. Staff has provided a comparison of R5 and B4 for permitted uses. The airport submitted a letter pertaining to noise.

Dr. Esmat Ishag-Osman summarized the Aviation Institute of Maintenance (AIM) noise analysis at the proposed campus at Conner Street and Glenfield Street. The AIM explained short-term noise will be from training related activity, and it is not comparable to Federal Aviation Administration (FAA) noise contours. Dr. Ishag-Osman described the difference between aircraft noise and facility noise, wherein AIM activity will primarily be indoors. They will use enclosed hangars, sound baffled test doors, and interior training areas. AIM states that their standard operating hours will help reserve quiet evenings and weekends for the adjacent residents. AIM will use various measures that will be used to reduce noise such as sound barriers.

CPC Staff recommends approval of this matter.

Commissioner Daniels moved to approve Staff's recommendation to B4, seconded by Commissioner Harrison. 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 – There were no Communications.

XI. Adjournment –

The meeting adjourned at 8:13 p.m.