

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
March 19, 2026
5:00 P.M.

I. Opening

A. Call to Order – Chairperson Donovan Smith called the meeting to order at 5:21 p.m.

B. Roll Call

Attendees: Adrian-Keith Bennett (depart 7:17 pm), Kenneth Daniels, David Esparza (depart 7:49 pm), Ritchie Harrison, Frederick Russell (arrive 5:44pm), Donovan Smith, and Rachel Udabe

A quorum was present.

C. Amendments to and approval of agenda

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

II. Meeting minutes

Meeting minutes will be provided at the next meeting.

III. Public Hearings, Discussions and Presentations

- A. 5:15 PM PUBLIC HEARING** – to consider the request of Michigan First Financial Credit Union in conjunction with the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-4, District Map No. 3 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B2 (Local Business and Residential) zoning classification where an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification is shown at 1529 Temple, 1525 Temple, 2847 Trumbull, 2821 Trumbull (also known as 2825 Trumbull), 2801 Trumbull, and 1510 Perry, where an R3 (Low Density Residential) zoning classification is shown at 1520 Perry, and where an R2 (Two-Family Residential) zoning classification is shown at 1555 Temple, 1551 Temple, 1545 Temple, and 1537 Temple. The proposed rezoning is indicated as the shaded area on the accompanying map. The proposed

map amendment is being requested to allow the applicant to modify an existing credit union to include a drive-through facility and to expand the vehicular parking and circulation area.
(DP) 60 min

Present: Brian Ellison and Delonaka Edwards, Michigan First Credit Union
James D. of Saroki, Architecture
Dolores Perales-Lara, CPC Staff

Dolores Perales-Lara presented via PowerPoint and based on CPC report dated March 18, 2026, a request to rezone above-mentioned lands on Trumbull, Temple, and Perry Street from to SD1, R2, and R3 to B2. The site is located in District 6 a greater Corktown area. The proposed development is a modification of the existing Michigan First Credit Union (MFCU). CPC are co-petitioners to include the Michigan Council of Teamsters' owned building, 2801 Trumbull for rezoning in order to create consistency and avoid spot zoning of the parcels. The current zonings do not allow for the redevelopment's uses; therefore, B2 would be most appropriate on a conditional basis. Ms. Perales-Lara gave a background on land, and reviewed surrounding zoning in the area. She described MFCU's desires to upgrade the facility and serve credit union members better by installing drive-through component, additional automatic teller machines (ATMs), and extending vehicular traffic and circulation areas. The Planning and Development Department (PDD) interpretation stated the site is part of the Jeffries neighborhood, and the rezoning is generally consistent with the Master Plan. It was noted that the MFCU redevelopment will be on a conditional basis requiring approvals from Buildings, Safety Engineering and Environmental Department (BSEED) Special Land Use hearing.

Ms. Perales-Lara reviewed community engagement stating that the petitioners contacted the Teamsters, North Corktown Neighborhood Association (NCNA), and North Corktown Business Association. MFCU presented their proposed bank building modifications to the NCNA on February 2, 2026, wherein CPC Staff attended. The petitioners received feedback and answered questions resulting in NCNA taking a neutral position on the proposed rezoning and redevelopment. It was noted on record that CPC Staff received a letter of opposition concerning traffic and potential impact on the neighborhood.

Delonaka Edwards discussed MFCU's background and its current financial educational programs, scholarships, and community contributions that benefit youth and residents.

Brian Ellison presented via PowerPoint providing a brief history of MFCU, and displayed photos and site plans for 2825 Trumbull. Mr. Ellison stated that a rezoning will allow MFCU to better serve its senior customers or members with restricted mobility by offering a drive-through window. The integration of the drive-through would meet the needs of the banking community, add amenities and possibly attract new members. Mr. Ellison described the site plan and the parcels involved on Trumbull. He explained that they are creating a single entity campus. BSEED will require standards for the drive-through to meet a mandate on design and parking. And, in order to meet the mandate for construction they have to combine the parcels, and it's not permitted to combine parcels that have different zoning designations. He displayed diagrams with plans for the entrance and exit areas, landscaping, and plantings for the building.

Chairperson Donovan Smith made suggestions regarding mitigating traffic in the adjacent residential area that allows access to MFCU's entrance.

Commissioner Smith and Commissioner Harrison expressed concerns with the ingress and

egress to be addressed by the developer.

Brian Ellison responded they plan to hire Detroit-based contactors for this project. This was in response to Commissioner Daniels' questions.

Public Testimony

There was no public testimony for this hearing.

- B. 6:15 PM PUBLIC HEARING** – to consider 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)**
60 min

Present: Thamer Dabish, Petitioner
Timarie DeBruhl, CPC Staff

Timarie DeBruhl presented via PowerPoint and based on CPC Report dated March 17, 2026, a request to rezone 15321 Wyoming. The site is located in District 2, at the northwest corner of Fenkell and Wyoming, south of M-10, John C. Lodge Freeway. The parcel is a split zone site of B2 and B4. A rezoning to B4 will create zoning consistency and allow redevelopment of the land and its existing vacant building (former McDonald's restaurant). The proposed redevelopment will include a six-pump gas station, small grocery store, and carry-out hot food bar. Timarie DeBruhl displayed photos and aerial views of the site and its busy corridor. She reviewed the surrounding zoning areas of residential and mixed commercial (White Castle and other gas stations). She explained that the parking lot is slated for the six fuel pumps; however, in order for the building to properly serve the pumps it should also be zoned B4. which made them both the same permitted use. It was noted that CPC Staff awaits the Planning and Development Department (PDD) interpretation which will be shared when the matter returns before CPC.

Timarie DeBruhl stated that the petitioner, Mr. Dabish, has attended community meetings, conversed with community leaders from the area's block clubs, and communicated with business owners and managers along Fenkell and Wyoming. Additionally, Mr. Dabish participated in engagement with PDD, Department of Neighborhoods, and with a local neighborhood police officer. It was noted on record that a letter of support was received and distributed from the Fenkell Business Association (FBA) showed strong support for the development.

Thamer Dabish, Petitioner, explained the proposed redevelopment's site plans. The proposed redevelopment will be a grocery store with in-house chef prepared hot foods and salads. The grocery store will consist of a produce counter, chilled produce counter, frozen food counter, and hot food counter, deli counter, hot food holders, a 23-door walk-in cooler and dairy and general grocery aisles. The goal is to provide a community one-stop shop. Thamer Dabish stated that there is no fresh produce accessible within walking distance and this grocery store will cater to the needs of the community. Timarie DeBruhl confirmed that the area is a food desert. Since it is a busy corner, the site plan is prepared with an ingress and egress and out of the property making traverse easier for the

community. Mr. Dabish stated that the store will employ between 10 to 13 full-time employees.

Thamer Dabish described his community engagement with the Desoto Elsworth Block Club and gaining their support. Also, he described attending community gatherings and events and communicating with residents and business owners. This was response to Commissioner Udabe's request for more detailed description of community engagement.

Timarie DeBruhl agreed with Commissioner Smith's request to provide a list of uses in that area for this matter.

Timarie DeBruhl stated that she will inquire of PDD regarding any street improvements planned at the intersection of Fenkell and Wyoming. This was in response to Commissioner Russell's questions.

Public Testimony

Marjorie Jenkins commented on Thamer Dabish's good reputation. She expressed pleasure in the proposed redevelopment and availability of a new grocery store bringing fresh produce and benefits for independence of the community members.

Robert Sims, President of Fenkell corridor and commercial property owner, commented his support for the development.

Alena Waters commented her pleasure in the community benefit and morale booster that this redevelopment will offer to the neighborhood. She expressed pleasure in the prospect of the youth being employed at the future grocery store.

Kenia Jones commented in support of the proposed development. She mentioned concerns with maintaining respectable business hours and hiring in the community. She is in support of improving the food desert.

Abdoo Mohammed commented in opposition of the redevelopment. He stated his concerns regarding safety hazards, pollution, and heavier traffic with increased business activities.

Marvin Davison commented in support of the grocery store but in opposition to adding a gas station. He stated he works at two nearby gas stations and witnessed negative activities.

Saddam Muhamed, gas station owner and operator at 15378 Wyoming, commented concerns with the increase in traffic and delivery trucks. He stated that the intersection at Fenkell and Wyoming is busy and adding another gas station will add intensity, increase congestion and safety issues.

Gamil Al-Riashi, gas station owner of 10001 Fenkell, commented and described that his customer traffic has dropped, and the price of gas is going up. He stated his business has 10 gas pumps and offers carryout food service and groceries (no fruits and vegetables).

Ghallum Pady, owns Best Wholesale Fish and Sea Food at 15121 Wyoming, commented his business serves hot food and wholesale, but there is not enough business customers to add more hot food establishments.

Johnnie Moore commented there are more gas stations than the neighborhood can support.

Issa Unis commented in opposition to the rezoning from B2 to B4. Previously, he owned the nearby demolished gas station. He stated the area is low income, and it cannot support that many gas stations. Gas station is not profitable. Also, he mentioned environmental concerns of contaminated soil and gas stations shutting down.

Betty Varner, President of the DeSoto Ellsworth Block Club, commented support and expressed pleasure in a one-stop shop selling healthy items nearby. Also, she enjoys the idea of the Fenkell corridor being developed and the positive neighborhood impact.

Christian Dabish commented through community communication he discovered the area is mostly a food swamp. This proposed redevelopment plan will offer food and make healthy options readily accessible. The gas station pumps' profits will offset costs making it more affordable for the community.

Noah Dabish commented the proposed project will help the community since it will bring fresh produce, and gas station competition will drive down prices.

Ms. DeBruhl concluded that Staff will research the site's split zoning history, review land permitting, and prepare charts comparing uses in B2 and B4. Also, Staff will encourage and assist Petitioners with conducting more community engagement and addressing the public's questions and concerns. Thereafter, this matter will return to CPC with a recommendation.

C. 7:15 PM PRESENTATION – Plan Detroit Project update status report on the ongoing effort to revise the Detroit Master Plan of Policies (PDD Deputy Director Dara O’Byrne, Julie Connochie and PDD and CPC staff) 60 min

Ms. Julie Connochie presented via PowerPoint the quarterly status report of the Plan Detroit Project. Ms. Connochie began with defining the Master Plan and its function as a decision-making tool for the City's future development, land use, building, and investing over 20 years. She described the revision project's progress since its 2024 initiation, and the methods used to receive feedback from residents via online surveys, City voices tour, and meetings. Ms. Connochie stated after establishing values and visions and analyzing feedback, the goals are narrowed down to the following four categories:

- 1) Improve quality of life in every neighborhood
- 2) Grow and strengthen Detroit's economy
- 3) Focus density to support service and amenities
- 4) Make it safer and easier to get around

Julie Connochie recapped engagement participation statics (numerical breakdown displayed) totaling 7,500 Detroit residents and stakeholders, and hosting 135 various meetings.

Deputy Director Dara O’Byrne presented and described the next phase of the Master Plan planned document focusing on policies and creating a place type map. It was determined that in the Master Plan place types will replace future general land use (designations and maps) in describing the future physical condition of different parts of the City. Place types provide future direction development, a basis for zoning, and the foundation for aligning the work and strategies across City agencies. She described a slide that displayed a draft of place

types as follows:

- 1) Job centers
- 2) Public open space
- 3) Neighborhoods
- 4) Activity centers

The place types are inserted in a map of the City and will be presented to the community for feedback.

Ms. Julie Connochie explained the upcoming district-by-district meetings will be in-person mapping workshops. The workshops will present the draft place types map in small groups for refining using color coding system. Also, she advised all interested in attending the meetings register online and find project information/updates the Plan Detroit website.

Commissioner and Chairperson Donovan Smith emphasized the necessity for in-depth discussions with the Master Plan revisions team to take place before CPC makes a formal decision on the revised Master Plan. He requested CPC Staff schedule these discussions.

IV. Public Comment – There was no Public Comment.

V. Unfinished Business –

A. Draft Annual Report of the City Planning Commission 2024-25 (TD) (ACTION REQUESTED) 20 min

Deputy Director Chris Gulock stated Staff edited content, inserted additional graphics, and completed Chairperson Smith's approved/signed cover letter of the 2024-25 CPC Annual Report. Therefore, Staff request permission to forward same to the Mayor's office and City Council for review.

Commissioner Daniels moved to approve the CPC Annual Report Fiscal Year 2024-2025, seconded by Commissioner Russell. Motion Approved.

VI. New Business – There was no New Business.

VII. Staff Report – CPC Deputy Director Chris Gulock discussed the status of data centers and zoning preemption bills. He informed all that data centers were discussed at City Council's formal session and City Council voted to approve a two-year moratorium. The signed resolution has been forwarded to the Mayor for decision to proceed. CPC Staff will draft a report on the concerns of data centers. Also, Staff will draft a report regarding the State's preemption bills to send to City Council, Mayor's office, State representatives, and Governor's office.

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 8:39 p.m.