



HIGHLAND PARK PLANNING COMMISSION

Robert B. Blackwell Municipal Building
12050 Woodward Ave
Highland Park, MI 48203
(313) 252-0050 ext. 251

PUBLIC MEETING OF HIGHLAND PARK PLANNING COMMISSION

Wednesday, August 16, 2023

5:42 p.m.

Minutes

- I. CALL TO ORDER – VICE CHAIR
5:42 p.m. Motley
- II. ROLL CALL
Present: Willis (by Zoom), Pye, Jordan, Bursey, Motley (4 present)
Absent: Billington, Glotta
- III. APPROVAL OF MINUTES
Moved to approve the minutes from July 19th by Pye and seconded by Jordan.
Minutes approved and passed by all.
- IV. PUBLIC COMMENTS (Agenda Items Only) **2 Minute Limit**
Bishop Thomas of Faith Tabernacle Church – All in favor of the Romero Group project but in January FTC put in applications to purchase adjoining lots on the land that the Romero Group wants to build their project on, he would like to know why it has not been voted on yet. They would like to work in conjunction with the Romero Group.
Mr. Hinton advised that he would like to speak with Bishop Thomas privately on that matter.
- V. OLD BUSINESS
Recommendations on the projects that were heard at the Public Hearing on August 2, 2023, to advance to the next phase.
 - **Motion to approve the Six Mile Oakland, LLC, moved by Bursey seconded by Jordan.**
5 In Favor motion carries and advances to the next phase of the process.
 - **Motion to approve the Sepia Coffee Project, Martel Mason, moved by Jordan seconded by Bursey.**
5 In Favor motion carries and advances to the next phase of the process.

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Commissioner Cleophus J. Pye
Commissioner Taessia Bursey

Commissioner Samuel Billington
Commissioner Beverley Jordan
Commissioner Jeff Glotta

- **Motion to approve New Vista Community Land Trust, North End Woodward Development Coalition moved by Pye seconded by Jordan.**
5 In Favor motion carries and advances to the next phase of the process.
- **Motion to approve Aphrodisiac, Inc., Jua Epperson, moved by Bursey seconded by Jordan.**
5 In Favor motion carries and advances to the next phase of the process.

VI. New Business

1. Discussion Item - Nathan Harvey wants to purchase two vacant lots at 30 and 18 West Grand. His goal is to build a two-story apartment complex on West Grand near Woodward. The building will have eight apartments. Parking will be on West Grand across the alley from the new building. Mr. Harvey will submit for site plan review and approval.
2. Discussion Item - Holy Ghost Temple, 809 Oakman Blvd.: The Church wants to purchase 126 and 130 Kendal to create a space for community events and parking spaces for their congregation.
3. Discussion Item - Almas Building Supply, Raad Almas: They want to purchase 16187 Hamilton to rehab and develop it into a beautiful office building. Wants to purchase 16179 Hamilton to demolish and make it a parking lot adjacent to 16187 Hamilton. Wants to purchase 16011 and 16025 Hamilton to develop into a structure with a parking lot. They already own a portion on 16011 Hamilton.
4. Discussion Item - Romero Group, Romero Williams: This developer wants to complete a three-phase development project, which will entail building multi-family, duplexes and single-family structures along Hamilton and east and west of Hamilton just below Six Mile. Ultra-modern apartment complexes will be built on Hamilton below Six Mile during Phase 1A and ultra-modern single-family homes, town houses and some duplexes will be built west of Hamilton during Phase 1B. The remaining two Phases will complete the area/neighborhood from Six Mile to Puritan on both sides of Hamilton, with the building of single-family and duplex structures.

Phase 1B will also entail building boutique hotel during Phase 1B. The Romero Group is currently assembling public and private land for these first Phases. These purchases will include around 100 city owned lots in that area on both sides of Hamilton. Romero will submit for site plans reviews and approvals.

VII. OTHER
None

VIII. PUBLIC COMMENT (Non-Agenda Items)
None

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IX. CHAIRMAN'S COMMNETS/UPDATES

Motley: Thank you to everyone. Advised the commissioners of a brief chat he had with the mayor that they will need to discuss further in the future, also he was made aware by Mr. Hinton's Assistant Kalinda that Commissioner Billington would no longer be a commissioner on the Planning Commission.

X. ANNOUNCEMENTS/ADJOURNMENT

No announcement

Adjourned at 7:02 p.m.

Motion by: Pye Second from: Bursey

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