



## HIGHLAND PARK PLANNING COMMISSION

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

### PUBLIC HEARING MEETING OF HIGHLAND PARK PLANNING COMMISSION

**Wednesday, April 6, 2022**

5:56 p.m.

#### **Meeting Minutes**

I. CALL TO ORDER

**Vice Chair Paul Motley call to order at 5:56pm**

II. ROLL CALL

**Present: Barbra Willis, Cleophus Pye, Taessius Bursey, Beverly Jordan, Paul Motley**

**Absent: Samuel Billington, Jeff Glotta**

III. APPROVAL OF MINUTES (Nov. 17, 2021)

**Approved.**

IV. PUBLIC COMMENTS (Agenda Items Only) **2 Minute Limit**

**Moved until after the presentation.**

V. OLD BUSINESS

VI. NEW BUSINESS-

1. **Public Hearing (Park Plaza request to rezone from CIVIC to a Transit Oriented Design (TOD) designation.) with the intent to construct a residential mixed-use apartment complex on the site of Woodward and California**

- Paul mentions that the team have been before the commissioner before and we were back because the meeting was not done within compliance with the state laws.
- Paul mentions that the planning commission is a regulatory body. The only thing they can do is advance items as they are presented to them as long as they are in compliance with zoning act and city zoning. They recommend to council and they approve or disapprove. Planning commission "recommends approval".
- Paul mentions: Zoning Act of 1990 spells everything out, and the Highland Park City Charter mentions the zoning code to ensure that everyone is within compliance.

#### **HIGHLAND PARK PLANNING COMMISSIONERS**

**Chair:** Barbara Willis

**Vice Chair** Paul Motley

**Commissioner** Cleophus J. Pye

**Commissioner** Taessia Bursey

**Commissioner** Samuel J. Billington

**Commissioner** Beverley Jordan

**Commissioner** Jeff Glotta

- Aubin introduces his team and briefly discusses their background and the longevity of their relationships within the Highland Park community.
- Aubin says that January of 2018 the project was first advertised under director Robinson. Feasibility study, market study, several thousand dollars on design such as design... a lot of money was spent (1 million plus). This is a phased project.
- Michelle mentions that this is not a low income project, it is the tax credits that they use to fund the project.
- Rainy Hamilton explains the details of the detailed rendering design. (mentions green space, parking, what will be on each floor, number of units, etc.)

**Commissioners comment:**

Pye: Mentions that residents are concerned about how far it is going down California. They thought that it was going to be individual homes.

Commissioner Jordan: When is phase 1 scheduled? **2 rounds in a year, April and October 1 submission.**

What does application process look like? **Site plan, development agreements, drawings, management plan, etc.**

Motley: Tax variances from the city? **All LITECH projects require a PILOT (PAYMENT IN LIEU OF TAXES) THERE IS A PERCENTAGE CHARGE AGAINST THE DOLLAR AMOUNT AND THAT IS WHAT THE COMMUNITY IS REQUIRED TO PAY.**

- Ty mentions that the Master Plan states that the entire Woodward will be TOD.

VII. OTHER  
**None.**

VIII. PUBLIC COMMENT (Agenda Items)

Ty mentions that he will allow citizens to come to city hall to review the binder left from Park Plaza in the CED Office.

**Public comments were read by Daijah**

IX. PUBLIC COMMENT (Non Agenda Items)

**None.**

X. CHAIRMAN'S COMMENTS / UPDATES

**None.**

XI. ANNOUNCEMENTS / ADJOURNMENT

**Motion by Commissioner Willis, Second by Commissioner Pye. Adjourned at 8:04pm**

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