

City Planning Commission - Public Comment

5 June 2025

Good evening, Chair and Members of the Commission. My comments are directed at the GLWA Proposed Freud Street Pump Station currently under review by Staff.

While we continue to track the Applicant's bad behavior, it's clear this tiger is not going to change its stripes. The list of offenses continues to grow as they clutch their pearls, deny, effuse and deceive.

- Land Acquisition – They said they weren't going to purchase any more properties. They have. We can't find the Board actions approving the purchases on their website and sellers have filed Affidavit avoiding disclosure of prices.
- Community Engagement – They said they were going to do better community engagement and yet, just three days before they first shared their plans for the East Lake Campus, they distributed fliers in just a few blocks east for a regional project on a hundred percent corner.
- Drawings – The drawings misrepresent the scale of the project, conveniently masking it behind future housing and landscaping, cloaking the project's impact. See the drone photos from last week.
- Building Permit – They are in the middle of a controversial re-zoning and BSEED "accidentally" issues a building permit. Seriously? If I know the difference, their \$14M consultants certainly do.
- Resiliency – The narrative that this project is benefitting our neighborhood is simply not true. The pipes are full with combined sewage long before it gets to our community. This pump station does nothing to relieve that upstream flow.
- Environmental Impact – There appears to be no dust and sediment controls and diesel generators are running 24/7.

But, that's a waste of my two minutes. Let's talk about what is in your purview – **LAND USE AND PLANNING**.

Regarding Land Use – In January, GLWA reps stated this was an INDUSTRIAL project, therefore, the only classification you should be considering is M. The definition of intense includes "concentration." This is an INTENSE INDUSTRIAL project. PERIOD!

The R-5 request is inappropriate and PD for controversial projects is an attempt to get a WIN-WIN where for this situation, there is no equitable outcome. Further, if we broadly examine the purpose of Planned Development, research suggests this project does not fit a PD classification either.

And, that's before we recognize this is an ILLEGAL SPOT ZONE and if we allow the Courts to be the arbiter of these decisions, I suspect that's where we'll end up. The community has engaged with the Sugar Law Center to opine on this matter as we seek their and other legal assistance in challenging this project.

Move over, the problem with PD is the contract expressed in the drawings for their project. But, given the Applicant's behavior we have NO GUARANTEE, they'll comply with whatever promise the drawings and contract represent. They have disregarded every public process. We have NO confidence that they will follow directives and agreements.

Worse, what's our recourse? What's the consequence? They haven't done ANYTHING they have agreed to – when they don't this time – we're stuck with it. Unless they provide bail, we have no confidence they'll show up for court. We believe this project triggers the City's Community Benefit Ordinance and the project should be halted until a CBA is executed.

As for Planning – In 1993, the Jefferson-Chalmers Modified Development Plan as part of the community's designation as an Urban Renewal Area proposed to acquire all the land west of Dickerson, but ALL of the proposed land use was HOUSING.

We successfully ended the City's taking of property in 1998 with Clairpointe Woods, Habitat Homes and Creekside Homes which together represent nearly \$50M in investment.

But, what does it say about encouraging investment if City leaders reverse course in less time than it takes to pay off a 30-year mortgage?

I'm not looking for a prize. But – if I hadn't accidentally been looking at random parcels on Detroit Parcel Viewer in March 2023 or hadn't tripped into the Commission Office in March 2024, or If we hadn't dug into the Administration's comments about issuing a Building Permit in response to the recent Channel 7 feature – even your review would be a superfluous process.

I'm not a lawyer, an engineer, an architect and yet, I have found all these things and the saddest part of this whole situation is that I should NOT be the one doing the due diligence on this project.

But I have failed as a leader. Instead of all this analysis and research and testimony, I should have worked with my fellow residents to ask each and every one of you individually for your vote against this project.

So, now here I am. I'm asking you and if necessary, I am begging. Please do not approve this application.

City Planning Commission – Public Comment Supplement – June 5, 2025

Existing Freud Street Pump Station – East Elevation

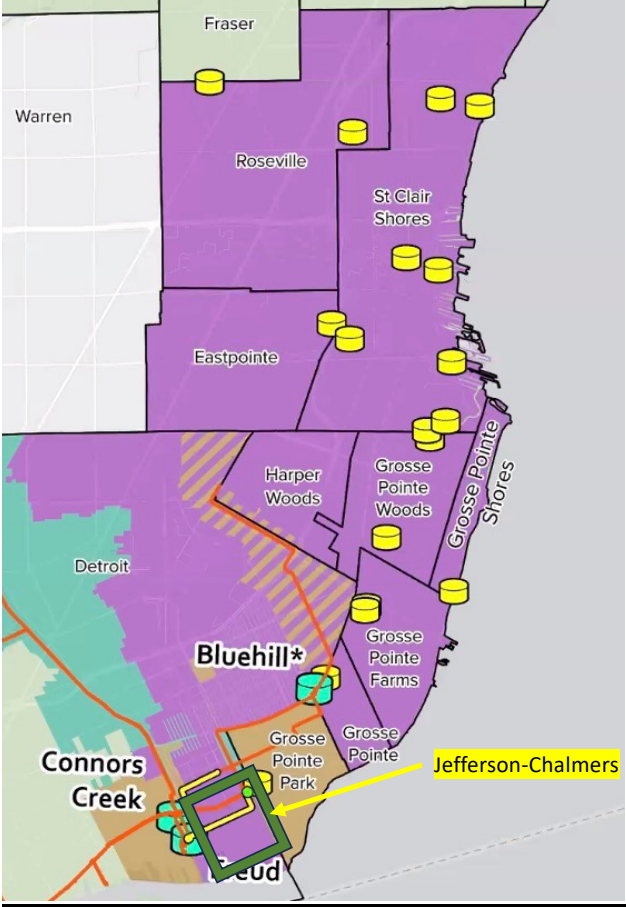


Proposed Freud Street Pump Station – East Elevation

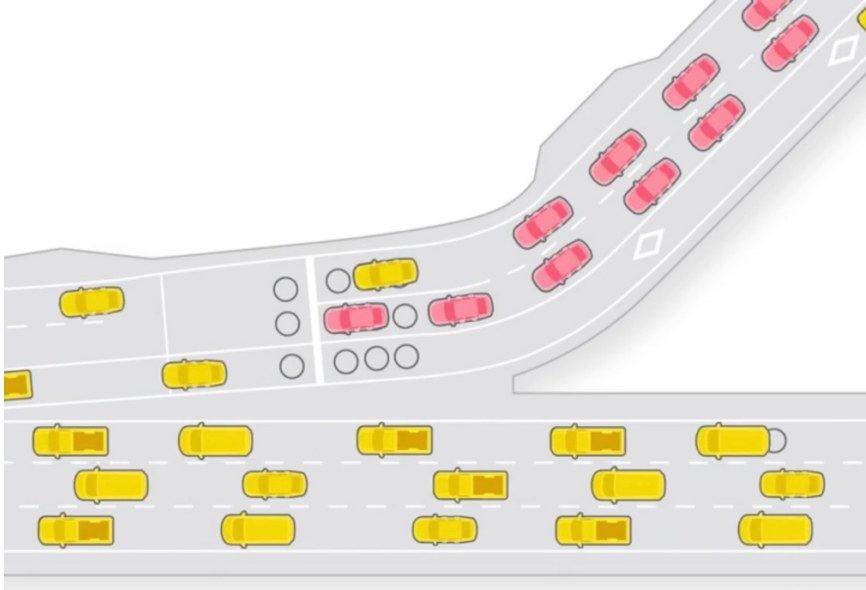


WHAT'S THE DIFFERENCE???

Freud Street Pump Station Service Area



Combined Sewage from Jefferson-Chalmers Cannot Get into the Pipes when they reach Our Community



Great Lakes Water Authority – Proposed Freud Street Pump Station Construction Photos
May 29, 2025

Conner Avenue– Looking North



Conner Avenue– Looking North



Conner Avenue– Looking East



Conner Avenue– Looking South



=

Conner Avenue– Looking Southeast



Conner Avenue– Looking Southeast



713 Algonquin



662 Conner Avenue



Warranty Deed for Sale of 662 Conner Avenue
January 7, 2025
(By Affidavit – No Disclosure of Sale Price)

2025 JAN 23 PH 1:58

P.A. 327 OF 1968
AFFIDAVIT FILED

Bernard J. Youngblood
 Wayne County Register of Deeds
 2625018491 L: 89363 P: 1252
 01/23/2025 01:58 PM UD Total Pages: 3

WARRANTY DEED

THIS WARRANTY DEED, made and executed as of the day of JANUARY 7th 2025, by 48215 ("Grantor") whose address is 662 Conner Street, Detroit, Michigan to the GREAT LAKES WATER AUTHORITY, a municipal authority and public body corporate organized pursuant to Public Act 233 of 1955, whose address is 735 Randolph, Suite 1900, Detroit, Michigan 48226 (hereinafter referred to as the "Grantee").

WITNESSETH:

THAT the Grantor, by these presents does convey and warrant unto the Grantee that certain piece, parcel, or tract of land located in the City of Detroit, Wayne County, Michigan, as described as

SEE ATTACHED EXHIBIT "A"

(hereinafter referred to as the "**Property**");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining:

TO HAVE AND TO HOLD the Property in fee simple forever.

THAT the consideration for this instrument is more specifically set forth in the Grantor's Real Estate Transfer Tax Valuation Affidavit filed pursuant to MCLA 207.511 and MCLA 207.533.

The Grantor grants to the Grantee the right to make all lawful divisions under section 108 of the Land Division Act, Act No 288 of the Public Acts of 1967, as amended.

This Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices that may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

This Warranty Deed is dated as of January 7th 2025

GRANTOR:



STATE OF MICHIGAN)
 COUNTY OF OAKLAND) ss.
 COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on JANUARY 7th 2025 by Charlotte Finley-Walker

JANE GAREAU
 NOTARY PUBLIC, STATE OF MI
 COUNTY OF MACOMB
 MY COMMISSION EXPIRES ON 06-30-2027
 ACTING IN COUNTY OF OAKLAND

Jane Gareau
 Print: JANE GAREAU
 Notary Public, Wayne County, Michigan
 Acting in Wayne County, Michigan
 My commission expires: 12-31-27

Web Research of Planned Development

what is planned development zoning

AI Mode All Images Videos News Short videos

AI Overview

Planned Development (PD) zoning allows for greater flexibility in land use and development by permitting integrated, cohesive developments that may not be possible under traditional zoning districts. It encourages innovative land planning and site design, potentially incorporating mixed-use developments or shopping centers.

Key characteristics of Planned Development zoning:

Flexibility:

PDs offer more latitude than standard zoning, allowing for variations in land use, density, and design.

Integrated Development:

They facilitate the creation of cohesive communities where different land uses (residential, commercial, recreational) are combined.

Community-Focused:

PDs often aim to enhance quality of life, promote sustainability, and meet community goals.

Review Process:

PD applications typically involve a comprehensive review process, including public hearings and potential rezoning.

Design Guidelines:

PDs often require applicants to submit concept development plans that adhere to specific design guidelines, ensuring alignment with community expectations.

Examples of Planned Developments:

- Master-planned communities (creating a complete, self-contained neighborhood).
- Shopping centers.
- Residential developments with diverse housing types (single-family homes, townhouses, apartments).
- Developments incorporating community amenities like parks, green spaces, and community centers.

Benefits of Planned Development zoning:

- **More efficient land use:** PDs can optimize land utilization by allowing for mixed uses and innovative designs.
- **Lower infrastructure costs:** Integrated developments can lead to more efficient use of infrastructure.
- **Higher quality of life:** PDs can create more desirable and walkable communities.
- **Innovation and creativity:** PDs encourage developers to explore new and unique development concepts.

Considerations of Planned Development zoning:

Time-consuming process:

PD applications can be complex and require thorough review, potentially taking longer to approve.

Potential for political influence:

PDs can be subject to political pressures, potentially leading to deviations from zoning goals.

Contract zoning concerns:

There are concerns that PDs could be used as a tool for "contract zoning," where developers bargain for specific regulations in exchange for development.

Dive deeper in AI Mode

Jefferson-Chalmers Modified Development Plan
 Recorded Wayne County Register of Deeds
 November 1993

L127707PA118

MODIFIED DEVELOPMENT PLAN
 FOR
 JEFFERSON-CHALMERS NEIGHBORHOOD DEVELOPMENT PROJECT
 MICH. A-4-1
 November 17, 1993
 LAST MODIFIED DEVELOPMENT PLAN RECORDED: April 11, 1988
 L124159-PA.872 TO L124159-PA.915
 PREPARED BY
 COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

DRAFTED BY
 Matt Hyman
 P & DD

Cover Page

L127707PA154

LAND USE AND DEVELOPMENT PLAN & LAND DISPOSITION PLAN

JEFFERSON - CHALMERS
 NEIGHBORHOOD DEVELOPMENT PROGRAM

COMMUNITY and ECONOMIC DEVELOPMENT DEPARTMENT DETROIT MICHIGAN

Land Use and Development Plan
Page 41

L127707PA154

PROPOSED LAND USE

EXEMPT PARCEL
EXISTING HOUSING
NDOP PROJECT BOUNDARY
REDEVELOPMENT AREAS

PROPOSED LAND USE

DISPOSITION

EXHIBIT B

LAND USE AND DEVELOPMENT PLAN & LAND DISPOSITION PLAN

JEFFERSON - CHALMERS
 NEIGHBORHOOD DEVELOPMENT PROGRAM

COMMUNITY and ECONOMIC DEVELOPMENT DEPARTMENT DETROIT MICHIGAN

Land Use and Development Plan
Page 41 - Highlight
Parcels 2a, 2b, 3, 7, and 10
Designated H = HOUSING

WXYZ Channel 7 – May 21, 2025
City of Detroit Comment



Forward with this essential project.

City of Detroit Statement:

City of Detroit Department of Public Works issued the Great Lakes Water Authority a permit to perform work in the right of way. Buildings, Safety Engineering & Environmental (BSEED) issued a permit for the structure. GLWA is leading this regional sewer system project. They were advised of the proper planning and permitting steps and have since taken those actions, as well as their team has hosted several meetings with the community since late fall. Any specifics of the project and its benefit is a question for the facility operator, GLWA.

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