

April 4, 2024

City of Detroit Planning Commission
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Subject: Support for Maintaining M4 Zoning in Core City Neighborhood

City of Detroit Planning Commission,

I am writing to express our support for not modifying all parcels to SD2. The downzone of all M4 properties located within the Core City neighborhood for the City of Detroit as depicted is arbitrary and does not consider parcel characteristics, highest and best use, and/or adjoining zoning. While we understand the desire of some residents for these properties to be changed to an SD2 zoning classification, we believe that maintaining the current M4 zoning designation is more suitable for several reasons. With some dialogue, we would consider an alternative zoning designation of M1, M2, B2, B4, etc.

First and foremost, existing property owners within the Core City neighborhood may have invested significant resources and efforts into their M4 zoned properties under the understanding of the current zoning regulations. Changing the zoning classification to SD2 could potentially disrupt their operations, limit their development options, or impose additional regulatory burdens, leading to financial and logistical challenges. Furthermore, the plan as proposed is essentially a taking under the United States Constitution Articles, 5 and 14.

The existing M4 zoning classification typically allows for a broader range of industrial and manufacturing activities, which may be essential for the economic vitality and diversity of the Core City neighborhood. Many current and past businesses operating within M4 zoned properties have and do contribute to job creation, economic growth, and local entrepreneurship, thus playing a crucial role in the community's prosperity.

Additionally, while we acknowledge the desire of a few vocal residents for all properties to be changed to an SD2 zoning classification, we believe that there are other properties within the neighborhood that may be more appropriate for this zoning designation. By strategically identifying suitable locations for SD2 zoning, the City of Detroit can effectively balance the interests of residents with the needs of existing businesses and property owners.

In conclusion, we respectfully urge the City of Detroit Planning Commission to consider the implications of changing the zoning classification for all M4 properties within the Core City neighborhood more carefully. Maintaining the current M4 zoning designation is essential for supporting the continued growth and development of businesses, preserving the economic diversity of the neighborhood, and ensuring a balanced approach to zoning

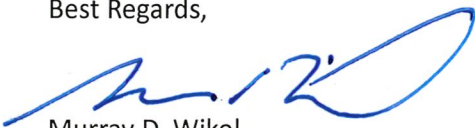
regulations. The City of Detroit has rarely, if ever, downzoned a M4 to a SD2. It simply does not make sense, in the past and/or now.

There is no need to rush such an important decision. Landowners like us, were not made aware of the downzoning until the past few weeks. There are thousands of people in Core City and a few residents and outsiders are trying to hijack the process of good government.

Furthermore, more open public meetings need to be held. Currently, Public Officials and a few residents are holding meetings in violation of the Public Meetings Act. A few Core City residents (20-40 persons) are holding secret meetings and correspondences with Public Officials and City of Detroit appointed board members in blatant violation of the Open Meeting Act 267 of 1976 and MCL 15.261. Gross misrepresentations have been made in these meetings regarding this downzoning.

Thank you for considering our perspective on this matter. Should you require any further information or clarification, please do not hesitate to contact me.

Best Regards,



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