



THE SENATE
STATE OF MICHIGAN

ERIKA GEISS

1ST DISTRICT
P.O. BOX 30036

LANSING, MI 48909-7536

PHONE: (517) 373-7800

FAX: (517) 373-9310

senegeiss@senate.michigan.gov

February 23, 2024

City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI 48226
Re: Downzoning in Core City

To Whom It May Concern:

As the State Senator representing District 1, which includes Core City, I am in favor of downzoning the “M4 Intensive Industrial” lots in the Core City neighborhood of Detroit to “SD2 Special Development District—Mixed-Use.”

I stand with the residents of Core City in wanting to make sure there will be no new toxic project proposals beside, near, or adjacent to the residents, businesses, and community organizations of Core City. I join in their desire to see zoning that is fully compatible with the Core City neighborhood so as to safeguard from potential future bad actors and attract more people to become community members in this beautiful Detroit neighborhood. When it comes to building community—that is attracting and retaining residents—toxic projects are not the way.

One of my duties as an elected representative is to amplify the voices of my community and they are overwhelmingly opposed to any new toxic projects. These projects will have a direct impact on their community and lives—and their voices deserve recognition. I will continue to advocate for the community members of Core City and will always stand up to environmental injustices. Please listen to and hear these Core City voices who, with great clarity and purpose, are urging a downzoning of the M4 Intensive Industrial lot to SD Special Development District—Mixed Use.

Thank you,

A handwritten signature in cursive script that reads "Erika Geiss".

Erika Geiss
State Senator, District 1



February 27th, 2024

To:
City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

Re: Downzoning in Core City

To whom it may concern,

I, Margot Guicheteau, a representative from the Grand River Block Club located just adjacent to the impacted lots, am in favor of downzoning the "M4 Intensive Industrial" lots in the Core City neighborhood of Detroit to "SD2 Special Development District—Mixed-Use".

We want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, we want to see zoning that's fully compatible with the neighborhood that will safeguard the community from potential future bad actors and attract more people to become neighbors in their beautiful part of Detroit.

Thank you,

Margot Guicheteau
(313) 320-9331

February 23rd, 2024

To:
City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

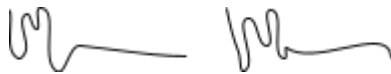
Re: Downzoning in Core City

To whom it may concern,

I, Morgan Meis, a representative from The Huckleberry Explorers Club Museum, General Store, and Gardens am in favor of downzoning the "M4 Intensive Industrial" lots in the Core City neighborhood of Detroit to "SD2 Special Development District—Mixed-Use".

We want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, we want to see zoning that's fully compatible with the neighborhood that will safeguard the community from potential future bad actors and attract more people to become neighbors in their beautiful part of Detroit.

Thank you,

A handwritten signature in black ink, appearing to read 'Morgan Meis', with a stylized flourish at the end.

Morgan Meis

morganmeis@gmail.com

3136909795

2660 Buchanan Street

Detroit, MI 48208

February 26th, 2024

To:
City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

Re: Downzoning in Core City

To whom it may concern,

I, Philip Kafka, owner of Prince Concepts is in favor of downzoning the “M4 Intensive Industrial” lots in the Core City neighborhood of Detroit to “SD2 Special Development District—Mixed-Use”.

I want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, I want to see zoning that’s fully compatible with our neighborhood that will safeguard us from potential future bad actors and attract more people to become our neighbors in our beautiful part of Detroit.

Thank you,

A handwritten signature in black ink that reads "Philip Kafka". The signature is written in a cursive, slightly slanted style.

Philip Kafka

pk@princeconcepts.com

214-674-4458

Wayne County Commission



WAYNE COUNTY COMMISSION
500 GRISWOLD, 7TH FLOOR
DETROIT, MICHIGAN 48226

Jonathan C. Kinloch

Commissioner District 2

Office: Commission
(313) 224-0916

February 23, 2024

City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI 48226

Re: Downzoning in Core City

Dear Commissioners,

As someone who has seen the drastic improvements in the quality of life for residents in the area. I support the proposed downzoning from “M4 Intensive Industrial” lots to “SD2 Special Development District—Mixed-Use”, in the Core City neighborhood.

I’m in support of this rezoning to ensure there will be no new toxic project proposals within the footprint of residents, businesses, and community organizations within Core City.

It is my hope to see zoning that’s fully compatible with the Core City neighborhood that will safeguard this community from potential future bad actors and attract more people to become neighbors in this family appealing and thriving part of Detroit.

YOURS FOR A BETTER WAYNE COUNTY!

Respectfully yours,

Jonathan C. Kinloch
Wayne County Commissioner
District 2

February 23rd, 2024

To:
City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

Re: Downzoning in Core City

To whom it may concern,

I, Myaia Holmes, owner of 3979 16th Street is in favor of downzoning the “M4 Intensive Industrial” lots in the Core City neighborhood of Detroit to “SD2 Special Development District—Mixed-Use”.

I want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, I want to see zoning that’s fully compatible with our neighborhood that will safeguard us from potential future bad actors and attract more people to become our neighbors in our beautiful part of Detroit.

Thank you,

Myaia Holmes

myaiach@gmail.com

313-266-0206

February 23rd, 2024

To:
City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

Re: Downzoning in Core City

To whom it may concern,

I, Margot Guicheteau, owner of 4443 15th street is in favor of downzoning the “M4 Intensive Industrial” lots in the Core City neighborhood of Detroit to “SD2 Special Development District—Mixed-Use”.

I want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, I want to see zoning that’s fully compatible with our neighborhood that will safeguard us from potential future bad actors and attract more people to become our neighbors in our beautiful part of Detroit.

Thank you,

Margot Guicheteau

313-320-9331

Margotguicheteau8@gmail.com

February 23rd, 2024

To:
City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

Re: Downzoning in Core City

To whom it may concern,

I, Morgan Meis, owner of 2660 Buchanan Street, Detroit, MI 48208, a property directly adjacent to the impacted area, am in favor of downzoning the “M4 Intensive Industrial” lots in the Core City neighborhood of Detroit to “SD2 Special Development District—Mixed-Use”.

I want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, I want to see zoning that’s fully compatible with our neighborhood that will safeguard us from potential future bad actors and attract more people to become our neighbors in our beautiful part of Detroit.

Thank you,

Morgan Meis

morganmeis@gmail.com

3136909795

2660 Buchanan Street

Detroit, MI 48208



January 30, 2023

The Board of Zoning Appeals of the City of Detroit
(313) 224-1317
zoning@detroitmi.gov

BZA Case #1-23 for 4445 Lawton

To The Board of Zoning Appeals of the City of Detroit:

Michigan United would like to submit our official opposition document against the proposed concrete crushing facility at 4445 Lawton St. We are a statewide organization of community members and institutions fighting for the dignity and potential of every person. We are committed to a participatory democracy at every level, an economy that works for the many, and a society that identifies and confronts racism and uplifts our common humanity. To ignite the power of our communities and shift the balance of power, we cultivate the leadership of those directly affected by injustice/oppression, and build popular institutions.

The proposed concrete crusher facility goes against the values of Michigan United. Our organization has fought against the Marathon Plant in Detroit and is currently fighting against the AJAX Asphalt plant in Flint. In this case, the proposed concrete crushing facility at 4445 Lawton St. would mean placing a heavy industrial use site right next to Core City's residential area. It would have negative impacts on residents' health, quality of life and property values – all of which far outweigh the minimal economic benefit of the concrete crusher: five “permanent” jobs.

There are 27 homes or residential lots within 250 - 1000 feet of 4445 Lawton St. The proposed facility would bring in semi-trucks hauling equipment emissions, and fugitive dust would significantly impact air quality for current and future residents as the westerly wind would blow the emissions into residential areas.

The facility would violate the basic environmental justice pillars of racial justice, inclusivity in community and environmental sustainability. Murray Wikol wants to operate this facility in a low-income Black neighborhood. Detroit has already been placed at the top of lists of air-polluted cities, and there is a long history of racial injustice and segregation in one of the most diverse and majority Black-populated cities in Michigan.

We urge you to listen to the community, which does not want this project to move forward.

Sincerely,

Yeri Kim

Em Perry

Contact info:

Yeri Kim
Environmental Justice Organizer
ykim@miunited.org

Em Perry
Environmental Justice Director
313-241-4543
eperry@miunited.org



FEEDING. SERVING. **EMPOWERING.**

February 23rd, 2024

City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

Re: Downzoning in Core City

To Whom It May Concern,

I, Reverend Timothy McCabe, SJ, CEO & President of The Pope Francis Center, located at 2915 W Hancock St, Detroit, MI 48208, am in favor of downzoning the "M4 Intensive Industrial" lots in the Core City neighborhood of Detroit to "SD2 Special Development District—Mixed-Use".

I want to ensure there are no new toxic project proposals next door to the residents, businesses, and community organizations in Core City. Zoning that is fully compatible with our neighborhood would safeguard us from those wishing ill intent on the health of our neighborhood while attracting additional stakeholders to become neighbors in our unique section of Detroit.

Thank you,

Rev. Timothy McCabe, SJ
CEO & President

Pope Francis Center
438 Saint Antoine St
Detroit, MI 48226
313-964-2823

February 23rd, 2024

To:
City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

Re: Downzoning in Core City

To whom it may concern,

I, Shaney Whitfield, owner of 3979 16th Street am in favor of downzoning the “M4 Intensive Industrial” lots in the Core City neighborhood of Detroit to “SD2 Special Development District—Mixed-Use”.

I want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, I want to see zoning that’s fully compatible with our neighborhood that will safeguard us from potential future bad actors and attract more people to become our neighbors in our beautiful part of Detroit.

Thank you,

Shaney Whitfield

shaneywhitfield@gmail.com

615-902-4136

February 27th, 2024

To:
City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

Re: Downzoning in Core City

To whom it may concern,

I, Steven Serna, owner of Serna Design LLC and a resident in the neighborhood, am in favor of downzoning the “M4 Intensive Industrial” lots in the Core City neighborhood of Detroit to “SD2 Special Development District—Mixed-Use”.

I want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, I want to see zoning that’s fully compatible with our neighborhood that will safeguard us from potential future bad actors and attract more people to become our neighbors in our beautiful part of Detroit.

As an environmentally focused business, that relies on individuals and other businesses. It is so important to us that the city fosters a vision and plan that encourages growth more in the vein of SD2.

Thank you,

Steven Serna

(360) 878-6028

March 5th, 2024

To:

City of Detroit Planning Commission

2 Woodward Ave # 208

Detroit, MI

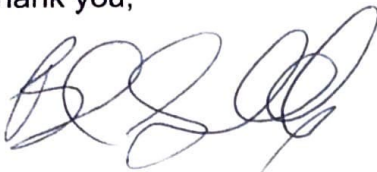
48226

Re: Downzoning in Core City

To whom it may concern,

I, Brad Greenhill, owner of Takoi Restaurant in Corktown and HiO Farm in Core City am in favor of downzoning the "M4 Intensive Industrial" lots in the Core City neighborhood of Detroit to "SD2 Special Development District—Mixed-Use". I want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, I want to see zoning that's fully compatible with our neighborhood that will safeguard us from potential future bad actors and attract more people to become our neighbors in our beautiful part of Detroit.

Thank you,

A handwritten signature in black ink, appearing to read 'Brad Greenhill', with a stylized, cursive script.

Brad Greenhill

drew@takoidetroit.com



February 27th, 2024

To:
City of Detroit Planning Commission
2 Woodward Ave # 208
Detroit, MI
48226

Re: Downzoning in Core City

To whom it may concern,

I, Vanessa Serna, a business owner directly adjacent to the impacted area, am in favor of downzoning the “M4 Intensive Industrial” lots in the Core City neighborhood of Detroit to “SD2 Special Development District—Mixed-Use”.

We want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in Core City. Instead, we want to see zoning that’s fully compatible with the neighborhood that will safeguard the community from potential future bad actors and attract more people to become neighbors in their beautiful part of Detroit.

Thank you,

Vanessa Serna

(313) 451-6593



February 21, 2024

City of Detroit
City Planning Commission
2 Woodward Ave, Suite 208
Detroit, MI 48226

Re: Downzoning in Core City

Dear City Planning Commission:

Woodbridge Neighborhood Development is the nonprofit community development organization serving the Woodbridge community, which is directly east of the Core City neighborhood. Our organization is generally opposed to new intensive industrial activities in close proximity to residential neighborhoods.

We are writing to express our support for the proposed rezoning/downzoning in the Core City neighborhood which would change the designation of lots currently zoned M4 (Intensive Industrial) to SD2 (Special Development District—Mixed-Use).

It does not make sense to intensify industrial uses near an area currently experiencing new housing and commercial development. We want to make sure there will be no new toxic project proposals beside the residents, businesses, and community organizations in and near Core City. Instead, we believe Core City deserves zoning compatible with the neighborhood that will safeguard the community from potential future bad actors and attract more people to become neighbors in their beautiful part of Detroit.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Angie Gaabo', with a long horizontal flourish extending to the right.

Angie Gaabo
Executive Director