



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES

January 21, 2025 **(DRAFT)**

Council Chambers – City Hall

300 W. 13 Mile, Madison Heights, MI 48071

1. CALL TO ORDER

Chair Champagne called the meeting of the Madison Heights Planning Commission to order at 5:30 p.m.

2. ROLL CALL

Present: Chair Josh Champagne
Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
Commissioner Eric Graettinger
Commissioner Melissa Kalnasy
Commissioner Clifford Oglesby

Absent: City Manager Melissa Marsh
Commissioner Grant Sylvester

Also Present: City Planner Matt Lonnerstater
Assistant City Attorney Tim Burns
Deputy City Clerk Phommady A. Boucher

3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Oglesby, seconded by Commissioner Graettinger to excuse City Manager Marsh and Commissioner Sylvester.

Motion carries unanimously.

4. APPROVAL OF MINUTES

Motion by Commissioner Graettinger, seconded by Commissioner Oglesby to approve the minutes of the regular Planning Commission meeting of November 19, 2024.

Motion carries unanimously.

5. PUBLIC HEARING

Rezoning Request No. PRZN 24-02 by Jim Tottingham, 7 W. Square Lake Road on behalf of property owner Mridha Interfaith Center, to rezone one (1) parcel of land located at 1357 W. 14 Mile Road (TM# 44-25-02-101-056) from R-2, One-Family Residential, to B-2, Community Business district.

Note: The applicant originally applied to rezone the property to B-3, Regional Business district, and the public notice reflects the original application. However, upon further discussion with staff, the applicant has requested an alternative rezoning to the B-2, Community Business district in lieu of the B-3 district.

City Planner Lonnerstater stated the applicant is requesting to rezone from a R-2, One-Family Residential district to B-2, Community Business district located at 1357 W. 14 Mile Road (TM # 44-25-02-101-056). The parcel was previously occupied by a church and the applicant is requesting to allow the existing building to be converted into a child day care center. Child day care centers could be permitted through the Special Land Use process under the current R-2 zoning district, a rezoning to B-2 would enable an administrative review and approval process for the proposed use and permit a range of commercial uses on the property if the child day care center were to cease operations. R-2, One-Family Residential district is to, "provide for one-family dwelling sites and residentially related uses." B-2, Community Business district is to, "cater the needs of a larger consumer population than is served by the Neighborhood Business District." B-3, Regional Business district is, "to provide sites for large-scale commercial establishments that provide goods and services to local residents as well as residents of other surrounding communities." The B-3 district permits a wider range of auto-oriented uses than the B-2 district. The subject parcel is sandwiched between the Campbell Corners strip mall, a hotel, and a stretch of auto-oriented uses including drive-through restaurants, a car wash, and a gas station. The land uses along the north side of 14 Mile Road (in Troy) consist of office and single-family residential. 14 Mile Road is designated as a principal arterial road which typically handles long-distance travel for important traffic generators. Per SEMCOG, this stretch of 14 Mile Road accommodates approximately 23,000 vehicles per day, a significant number of trips likely resulting due to proximity to the I-75 interchange. Staff believe that the existing single-family zoning district is not appropriate for this site.

A representative of the applicant introduces himself as Attorney Mark Lyon and he welcomes questions from the Board.

Chair Champagne opened the public hearing at 5:37 p.m. to hear comments on application PRZN # 24-02.

There being no comments on application PRZN # 24-02, Chair Champagne closed the public hearing at 5:37 p.m.

Mayor Pro Tem Bliss stated it's vital to fill the need for affordable childcare in the region and changing it from religious use adds it back to the tax roll to fund city services. He suggests that staff identify parcels that are zoned residential and abuts to commercial on the main artery in the city. This will allow new business developments in the city by ordinance.

Commissioner Kalnasy commented that future land use category of commercial for single land use properties made sense.

City Planner Lonnerstater clarified under our previous zoning ordinance for religious institutions in our commercial district had to come in as a special land use under residential. He advised the applicant that the request will go to the City Council for first and second reading at the next council meeting in January and/or February.

Commissioner Oglesby agreed that there is a great need for affordable childcare as businesses have been changing.

New business owner, Ms. Debasish Mridha plans to open her daycare center in June and use the building as is aside from cosmetic updates.

Motion by Commissioner Graettinger, seconded by Commissioner Oglesby, to approve as supported by staff and as requested by the applicant, in lieu of the originally-requested rezoning to the B-3, Regional Business district, as noted within the original application and within the public hearing notice, I move to recommend that City Council approve the rezoning of 1357 W. 14 Mile Road (parcel #44-25-02-101-056) from R-2, One-Family Residential, to B-2, Community Business district, after the required public hearing, based upon the following findings:

- 1) The area in proximity to the parcel has been developed in a similar format and is consistent with the Master Plan therefore this rezoning is consistent with neighboring properties.**
- 2) A rezoning to B-2 satisfies the map amendment review standards contained in Section 15.07 of the Zoning Ordinance. In particular, the Planning Commission finds that, in lieu of the originally requested B-3 district, a rezoning to B-2 more satisfactorily addresses the following standards:**
 - Compatibility of the site's physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.**
 - Compatibility of all the potential uses allowed in the proposed B-2 district with surrounding uses and zoning in terms of land**

suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

- **Consistency of the goals, policies, and objectives of the Master Plan (including the Future Land Use Plan).**
- **The boundaries of the B-2 district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.**
- **The requested B-2 district is considered to be more appropriate from the city's perspective than the existing R-2 district, and the B-3 district.**
- **Rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.**
- **The requested rezoning will not create an isolated or incompatible zone in the neighborhood.**
- **The capability of the street system to safely and efficiently accommodate the expected traffic generated by uses permitted in the requested zoning district.**
- **The amendment will not be expected to result in exclusionary zoning.**

Voting Yea: Commissioner Bliss, Commissioner Champagne, Commissioner Graettinger, Commissioner Grafstein, Commissioner Kalnasy, Commissioner Oglesby

Motion carries unanimously.

6. MEETING OPEN TO THE PUBLIC

Chair Champagne opened the floor for public comment at 5:48 p.m. Seeing none, public comment was closed at 5:49 p.m.

7. Election of Planning Commission Officers: Chair, Vice-Chair, and Secretary

Motion by Commissioner Grafstein, seconded by Commissioner Oglesby to re-elect the following officers in their current roles:

Chairperson – Josh Champagne

Vice Chairperson – Eric Graettinger

Secretary – Melissa Kalnasy

Voting Yea: Commissioner Bliss, Commissioner Champagne, Commissioner Graettinger, Commissioner Grafstein, Commissioner Kalnasy, Commissioner Oglesby

Motion carries unanimously.

8. 2024 Annual Report

City Planner Lonnerstater stated that as part of the Planning Commission by-laws, the committee is required to forward an annual report to the City Council. The report will include the Zoning Ordinance Rewrite, text amendments, rezonings, Southeast Oakland County Safe Streets for All Plan, and 11 Mile Downtown Streetscape Project.

Motion by Commissioner Graettinger, seconded by Commissioner Kalnasy to forward the Planning Commission 2024 Annual Report to the City Council for consideration.

Motion carries unanimously.

9. Development Report: June to December 2024

City Planner Lonnerstater informed the commissioners that there haven't been any new special land use applications since last year in June. We have had some major site plans received to include the following: expansions of existing facilities of a dispensary on Dequindre; Detroit 75 Kitchen mobile food truck site on Stephenson; and there have been some preliminary discussions for major residential projects for conversions of hotels into residential housing. The Planning Commission should expect some site plan applications coming forward for final approval.

10. ADJOURNMENT

Seeing no further comments, Chair Champagne adjourned the meeting at 5:55 p.m.