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Fwd: regarding case #PSP 26-06- 26126 Groveland st (Tonya Cole)

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From SHARI MACLEOD <sharimacleod@wowway.com>

Date Wed 8/12/2026 7:13 PM

To Matt Lonnerstater <MLonnerstater@madisonheightsmi.gov>

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**From:** SHARI MACLEOD <sharimacleod@wowway.com>

**To:** MLonnerstater <MLonnerstater@madisonheightsmi.gov>

**Date:** Wednesday, 12 August 2026 7:10 PM EDT

**Subject:** regarding case #PSP 26-06- 26126 Groveland st (Tonya Cole)

Good evening City council members

I'm forwarding this email to make my comment regarding a business license for the address of 26126 Groveland St

I have lived at my address 26105 Groveland St for 23 years, . I love my neighbor hood but

I DO NOT WANT THIS KIND OF BUSINESS ON MY STREET THAT IS LIKE HAVING A POT PLACE BY A SCHOOL.

There has already been a lot of traffic at the address of 26126 home owner Tonya Cole , does not matter if it is morning afternoon evening and late night evenings, and when I say late I mean really late hours some times this has been going on for months now. And one of her clients showed up the wrong house on our street.

Now we have to worry about strange people showing up at our doors for a service she offers this is unacceptable!!!!!!

I don't think it would be a good idea to have this kind of business in our neighborhood, A business like this should not be in a residential neighborhood were we have seniors and young kids on this street.

A business like this needs to be in commercial building not a residential neighborhood.

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## Public Comment Regarding Tonya Cole's Special Land Use Permit Request

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From km1718@comcast.net <km1718@comcast.net>

Date Thu 8/20/2026 11:18 PM

To Matt Lonnerstater <MattLonnerstater@madison-heights.org>; Corey K. Haines <CKHaines@madison-heights.org>

Dear Members of the Planning Commission:

My name is Kim DeRocher, and I am a neighboring resident directly affected by the proposed special land use request for Tonya Cole's property.

I am unable to attend the meeting in person, but I respectfully request that this letter be **read aloud during the public hearing and entered into the official meeting record**. My husband, Zack DeRocher, will be attending the meeting on our behalf.

I am asking the Planning Commission to carefully consider the history and circumstances surrounding this property before making any decision to approve a special land use permit.

Our concerns are not based on a disagreement between neighbors or on speculation. They arise from the ongoing activity associated with the property, the documented involvement of city departments and law enforcement, and the impact that this activity has had on our residential neighborhood and our family.

The property is located in a residential area where neighboring residents should reasonably expect a safe, peaceful, and private environment. Over time, we have observed activity at the property that has raised significant concerns regarding the nature and intensity of the proposed use, including recurring customer traffic, activity occurring during evening and nighttime hours, and individuals arriving at the property for advertised services.

We have also previously brought concerns to the attention of the City regarding business activity, construction and permitting issues, and other activity occurring at the property. Code enforcement has been involved, including the posting of a stop-work notice related to construction activity. There have also been circumstances requiring law-enforcement involvement.

Another significant concern is privacy. Multiple exterior cameras have been installed at the property, including cameras that have appeared to be directed toward areas of our property and our home. This has caused our family to take additional steps simply to maintain privacy in our own backyard and home.

Our family has also experienced situations in which individuals associated with activity at the property have come to or near our residence. These incidents have required us to contact law enforcement. Regardless of the ultimate determination regarding the nature of the business, I believe these circumstances are relevant when evaluating whether the proposed use is compatible with the surrounding residential neighborhood.

I respectfully ask the Planning Commission to consider whether granting a special land use permit would increase or legitimize an intensity of commercial activity that is incompatible with the character of this residential area.

I also ask that the Commission consider not only the proposed use as described in the application, but the **actual history and circumstances of the property**, including prior code-enforcement matters, construction activity, customer traffic, privacy concerns, and the documented impact on neighboring residents.

A special land use approval is not simply a benefit to the property owner. It has the potential to affect every surrounding property owner for years to come. Once granted, the consequences of that approval will be experienced by the neighboring residents who live immediately adjacent to the property.

Our family should not have to continually monitor activity, document customer visits, contact city officials, involve law enforcement, or take measures to protect the privacy of our home simply because a commercial operation is being conducted next door.

I respectfully request that the Planning Commission **deny the special land use request**, or, at a minimum, thoroughly evaluate all of the documented history and potential impacts on the surrounding residential neighborhood before granting any approval.

I further respectfully request that this letter, along with the concerns expressed within it, be preserved as part of the official public record for this matter.

Thank you for your time and consideration.

Respectfully,

**Kim DeRocher**

Neighboring Resident

Madison Heights, Michigan

August 18, 2026

Planning Commission for the City of Madison Heights  
City Council Chambers  
300 W 13 Mile Rd.  
Madison Heights MI 48071

To Whom it may Concern:

I am writing as a long-time resident of this city, having lived here for over sixty years. I wish to formally object to the application submitted by Tonya Cole for Case #PSP-26-06-26126, requesting approval to operate a massage therapy business within her home on Groveland Street for many reasons.

We live in a residential area, and allowing a commercial operation sets a precedent that could alter the character and stability of our community. Approving this request may encourage future commercial activity in an area not intended or zoned for such use, changing the landscape of our neighborhood.

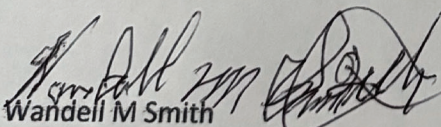
I also have concerns regarding the nature of the clientele frequently visiting the property. The presence of unfamiliar adult males entering and leaving a home in close proximity to young children raises legitimate safety concerns, including the potential for inappropriate behavior or exposure to situations that could put minors at risk, including kidnapping, sex trafficking, pedophilia, etc.

Additionally, there have been ongoing issues involving the applicant's interactions with neighbors, including verbal conflicts yelling profanities, inappropriate gestures, and disruptive behavior in front of these children. There has also been questionable activity with her neighbor's home that is currently empty, where her hired help was burying cable/wire in the yard of said empty home. Also there are incidents involving her pets (2 cats) roaming freely through neighboring yards and garages, creating further disturbance.

It is my understanding that Ms. Cole has previously been cited for operating this business without a license, and that law enforcement has already conducted visits to investigate potential illegal activity.

For these reasons, I respectfully request that the city deny this application.

Thank you for your consideration.

  
Wandell M Smith

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## Special land request

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**From** Collette LeClair <onthepointhomeinspections@gmail.com>

**Date** Mon 8/24/2026 8:00 PM

**To** Matt Lonnerstater <MLonnerstater@madisonheightsmi.gov>

This is to let you know that we oppose both Special PSP 26- Land Use requests: PSA 26-05 at 30159 Brush St and PSP 26-06 26126 Groveland St.

There are reasons why these are zoned residential and not commercial. We do not need barking dogs and strangers coming and going on residential streets. It is bad enough that the city has allowed AirBnBs on residential streets; we do not need any more.

If these people want a business, fine, rent a place that is zoned commercial and keep the traffic and strangers there and away from our children.

M. Deltar



Virus-free. [www.avast.com](https://www.avast.com)

Thomas and Linda Barrett  
26055 Groveland St  
Madison Heights. Mi 48071

Notice of Public Hearing Case #PSP26-06-26126 Groveland St

Planning Commission for the City of Madison Heights:

My husband and I are very much opposed to Tonya Cole, request of Special Land Use to operate a Major Home Occupation (Massage Therapy) at her residence at 26126 Groveland Street (tax map #44-25-24-152-003). This property is zoned R-3, One Family Residence. It should remain that way.

The good news for Ms. Cole is that Madison Heights has a DDA zone. One of the functions is providing grants, loans and marketing programs to attract and retain small businesses. These businesses are in commercial zones. We are sure, if this is in fact, a legitimate business, she should have no problems finding a vacant building. Her private residence is not the place. It would be a nuisance to the neighborhood, excessive traffic, neighbors being disturbed at all hours of the day.

Zoning Ordinance are created for specific reasons. They should be followed!

Respectfully,

Thomas and Linda Barrett

August 24, 2026

Planning Commission of Madison Heights/City Council/Board of Zoning Appeals

300 W. 13 Mile Road, Madison Heights, MI 48071

Re: Formal Opposition to Proposed Rezoning / Special Use Permit for Home-Base Massage Therapy Business / Case #PSP 26-06-26126 Groveland St.

Dear Members of the Board,

Please accept this letter as our formal written statement of opposition to the proposed rezoning request and home occupation permit for operating a commercial massage therapy business at 26126 Groveland, Madison Heights, MI 48071

As a property owner, We have serious concerns regarding the potential impact this commercial activity will have on the character, safety, and liveability of our Single-Family Residential neighbor.

Our principal objections on the following issues:

**Increased Traffic and Parking Congestion:** A client-based business naturally introduces continuous vehicle arrivals and departures throughout the day. Increased vehicle volume creates safety hazards for pedestrians, children, and pet walkers, while client street parking disrupts neighborhood access and sightlines.

**Preservations of Residential Character:** Single-family zones are established to maintain a quiet, predictable, and residential atmosphere.

**Neighborhood Safety and Privacy:** A steady flow of unknown clients entering and leaving the neighborhood introduces security and privacy concerns for surrounding families, altering the private nature of our street.

**Property Values:** Commercializing single family resident blocks can negatively impact surrounding property values and deter prospective home buyers who specifically seek dedicated residential neighborhoods.

While I fully respect small business ownership, commercial operations that serve clients on-site belong in designed commercial or business zones- not embedded within quiet residential neighborhoods.

I respectfully request that the Planning commission uphold our existing zoning standards and deny this application. Thank you for your time, consideration, and dedication to protecting our community's residential integrity.

[REDACTED]

[REDACTED]

Please block off our names, address, and phone number

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**Files and document.**

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**From** Elliot <elliott.bedell@gmail.com>

**Date** Tue 8/25/2026 9:54 AM

**To** Matt Lonnerstater <MattLonnerstater@madison-heights.org>

I took the liberty of asking AI to review your packet and subsequently this video. It extrapolated that many of these shots were taken on site during the time that she was being ticketed and told not to operate at that location. The offenses should probably be verified by someone in your office.

These screenshots provide powerful, timestamped, direct evidence created by the applicant that completely refutes her official narrative on multiple key zoning standards.

#### Critical Evidentiary Findings from the Screenshots

##### Direct Violation of Permitted Hours (Standard 8 & Staff Condition 2):

The Standard: Section 7.03.18(C)(8) mandates client visits end by 8:00 PM; staff recommended 6:00 PM.

##### Her Public Record:

01:31 / 01:35: Video timestamped 11:27 PM actively conducting a session in the illuminated shed.

02:04: Post advertising "SPOTS OPEN UNTIL 11PM TONIGHT."

02:09: Video showing active session with a giant clock overlay: 10:04 PM in red mood lighting.

02:13 / 02:14: Post advertising "I HAVE 8, 9, 11PM SLOTS OPEN."

Significance: Proves the late-night traffic complaints from neighbors (like Shari MacLeod and Kim DeRocher) are 100% accurate and routine.

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##### Violation of "Entirely Enclosed / Indoor" Claim (Standard 4 & Standard 1):

The Claim: Her project narrative explicitly promises all services occur strictly indoors behind closed doors with zero impact on neighbors.

##### Her Public Record:

01:11–01:27: Multiple videos showing full massage sessions occurring with the French doors wide open to the backyard, directly visible across the residential lawn.

Significance: Defeats her claim that activity is invisible/contained within an enclosed accessory building.

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Proof of Continued Commercial Operation During 2023 Enforcement:

The City Record: Shows a ticket in May 2023.

Her Public Record:

01:01–01:06: Documents dated May 2023 showing over \$14,000 to \$16,700 in monthly revenue.

01:44–02:19: Active commercial sessions throughout June, July, and August 2023 inside the shed.

Significance: Proves she did not cease operations after the city ticketed her in May 2023.

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Multi-Discipline Esthetician/Nail/Medical Services (Instagram Bio):

Her profile bio explicitly lists: "Licensed massage therapist. Licensed medical esthetician. Licensed medical nail technician" and advertises a link to [fullbodytreat.me](https://fullbodytreat.me).

Significance: Corroborates that the scope of operations goes well beyond a simple one-on-one massage room into a full multi-service personal spa.

How to Deploy This at the Meeting

Do not get into the sexually suggestive imagery or Telegram handles during public comment—doing so risks letting the applicant or Commission dismiss your points as "moral outrage" or personal attacks.

Instead, use her posts strictly as hard proof of operating hours and open-door operations:

"The application promises quiet, enclosed operations ending by 8:00 PM. Yet the applicant's own public social media posts directly advertising this location show sessions operating at 10:00 PM and 11:30 PM, actively soliciting 11:00 PM appointments, and conducting sessions with the shed doors wide open to the yard. This isn't neighborhood speculation; it is the applicant's own public marketing record."

This turns her own social media into conclusive proof that the proposal fails Section 15.05.3 (neighborhood compatibility) and Section 7.03.18 (operating hours and nuisance mitigation).



1000005360.mp4

My intended presentation

Before I begin, I'm providing the clerk with a written copy of my remarks and the supporting public posts I'll reference tonight, and I respectfully ask that these materials be accepted into the record for PSP 26-06.

Good evening. My name is Elliot Bedell, and I live near 26126 Groveland.

I have nothing against massage therapy. After sitting through a Planning Commission meeting, I may need one myself.

You've already heard neighbors address traffic, privacy, safety, and clients arriving at neighboring homes. I want to focus on the city's own record and why I am asking you to recommend denial of PSP 26-06 to City Council — not postponement and not conditional approval.

The city planner describes this as an after-the-fact request.

This was not one misunderstanding.

A warning was issued in 2022. The operation stopped, then resumed in 2023. Another warning followed; continued operation was observed and a ticket issued. In 2026, a repeat violation resulted in another ticket and a court appearance before this application was submitted.

That is not speculation about future compliance. That is the documented history.

The zoning narrative was professionally prepared specifically to demonstrate compliance with city standards. That makes the accuracy of its representations especially important.

The application says there will be no visible exterior evidence — no signage or displays. Yet the city's own photographs on pages 54 and 55 show an OPEN sign.

It represents business-related visits between 8 a.m. and 8 p.m. But the applicant's own historical business posts show an 11:27 p.m. client session, "spots open until 11 p.m.," and another post offering 8, 9, and 11 p.m. appointments.

Those posts predate the current ordinance, so I am not claiming they violated today's Standard 8 at the time. They are relevant because you are now being asked to rely upon representations about future operating hours.

The business also advertises services beyond massage, including three-hour Jacuzzi rentals, raising legitimate questions about whether the actual operation matches the quiet, indoor, one-client-at-a-time practice described in this application.

Staff says only that a majority of the Major Home Occupation standards appear satisfied.

Standard 4 — negative impacts on surrounding residential property — is specifically flagged for your consideration.

Standard 9 prohibits signage, yet the city's photographs show signage.

And Standard 12 requires a Certificate of Occupancy, while multiple shed-related permits and an after-the-fact rat-wall inspection remain awaiting final approval.

Staff is recommending additional conditions, including one client at a time, reduced operating hours, and no outdoor business activity.

Finalizing permits later, removing a sign later, changing advertised hours later, or adding more conditions does not erase the documented history that brought this application here.

The issue is not whether this Commission can recommend enough conditions.

The issue is whether this record provides a reasonable basis to believe this applicant will follow them.

Conditions protect a residential neighborhood only when they are followed. The city's own record shows repeated enforcement has already been necessary.

For those reasons, I respectfully ask this Commission to recommend denial of PSP 26-06 to City Council.

And if City Council ultimately denies this application, I ask that the record be clear that unauthorized client-facing commercial activity at this property must cease and that continued operation will be enforced.

Thank you.