



AGENDA ITEM SUMMARY FORM

MEETING DATE: 9/14/26

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Special Land Use Request PSP 26-06 – 26126 Groveland St. – Major Home Occupation [Massage Therapy]

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The applicant, property owner, and resident of the property, Tonya Cole, requests Special Land Use approval from the Planning Commission and City Council under Section 15.05 of the Madison Heights Zoning Ordinance to operate a Major Home Occupation (licensed massage therapy business) out of a detached accessory structure at 26126 Groveland Street, zoned R-3, One-Family Residential; tax parcel # 44-25-24-152-003. The property contains a single-family house, detached garage, and a 144 sq. ft. accessory shed (with a deck) and is located on the east side of Groveland Street, south of East Cowan Avenue.

Note: This is an “after-the-fact” request, as code enforcement records indicate that the home occupation has been operating from the detached shed on-and-off since at least 2022 without proper city approvals.

RECOMMENDATION:

Planning Commission Recommendation: Denial

Refer to staff report, including "Planning Commission Action and Findings" on page 1 and "Template Motion, Findings and Conditions" section on page 9.