

Planning Commission Meeting **(DRAFT)**  
Madison Heights, Michigan  
July 20, 2026

A Planning Commission Meeting was held on Monday, July 20, 2026 at 5:30 PM at Council Chambers - City Hall, 300 W. 13 Mile Rd.

## **CALL TO ORDER**

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

## **ROLL CALL**

### **PRESENT**

Chair Josh Champagne  
Mayor Corey Haines  
Commissioner Ryan Fox  
Commissioner Eric Graettinger  
Commissioner Melissa Marsh  
Commissioner Matthew Olson

### **ABSENT**

Commissioner Sean Fleming  
Commissioner Clifford Oglesby

### **OTHERS PRESENT**

City Planner Matt Lonnerstater  
Business Services Coordinator Mary Daley  
City Attorney Tim Burns

## **EXCUSE ABSENT MEMBERS**

### **PC 26-24. Excuse Absent Members**

Motion made by Commissioner Marsh, Seconded by Commissioner Haines to excuse Commissioner Fleming.

Voting Yea: Chair Champagne, Mayor Haines, Commissioner Fox, Commissioner Graettinger, Commissioner Marsh, Commissioner Olson

## **APPROVAL OF MINUTES - June 15th, 2026 Meeting Minutes**

### **PC 26-25. June 15, 2026 Meeting Minutes**

Motion made by Commissioner Fox, Seconded by Mayor Haines to approve the Planning Commission minutes of June 15, 2026.

Voting Yea: Chair Champagne, Mayor Haines, Commissioner Fox, Commissioner Graettinger, Commissioner Marsh, Commissioner Olson

Motion carried.

## MEETING OPEN TO THE PUBLIC: Items not listed on agenda

Chair Champagne opened the meeting to the public for items not listed on the agenda at 5:31 pm. Seeing no one wishing to speak, public comment was closed at 5:31 pm.

## NEW BUSINESS

### A. Master Plan Update - Modified Goals and Objectives

Staff and the Master Plan subcommittee have been working for several months to update and strengthen the Goals and Objective chapter for the Master plan update. Planner Lonnerstater presented the subcommittees recommended modifications to this chapter. These modifications are detailed in the packet.

1. **Community Character** - Updated to include an emphasis on local placemaking, the city center, and the public tree canopy.
2. **Transportation** - Strengthened to focus on multimodal connectivity, income levels, and safety, specifically referencing the "Safe Streets for All" plan. Discussion ensued regarding the classification of e-bikes and their impact on sidewalks and parks.
3. **Housing** - Focused on a diversified range of housing (duplexes, townhomes, etc.) to allow for aging in place and varied income levels.
4. **Commercial and Industrial Development** - Emphasis placed on adaptive reuse, repurposing warehouse buildings, and utilizing underutilized parking areas.
5. **Public Services and Infrastructure** - The subcommittee felt like this was a very broad category, so this section was split into two distinct goals. *Public Services* focuses on recreational facility accessibility, public services that meet the needs and are accessible to all residents, and community spaces used for leisure. The new goal called *Infrastructure and Sustainability* prioritizes well maintained and modern infrastructure for residents and businesses, renewable energy, and long-term resilience and promotes industrial practices that minimize all forms of pollution.

Planner Lonnerstater reviewed the revised project schedule for the Master Plan update. He is hoping to bring the modifications back to the Planning Commission sometime in October or November.

### B. Zoning Text Amendment - Initial Discussion - Residential Impervious Surface Maximums

**Zoning Text Amendment Initial Discussion: Residential Impervious Surface Maximum** Planner Lonnerstater introduced discussion on a potential zoning text amendment to regulate impervious surfaces (pavement and concrete) on residential lots to mitigate stormwater runoff issues. The proposed standards utilize a sliding scale based on lot size, ranging from a 75% maximum for small lots to 55% for larger lots. Planner Lonnerstater analyzed the zoning standards of several different communities to see how they regulate impervious surface coverage in residential areas. The commission discussed the environmental benefits, such as reducing heat island effects, and considered the potential for incentivizing permeable pavers and would like to move forward with setting a public hearing for a public meeting to discuss this zoning text amendment.

## **PLANNER UPDATES**

### **Development Update - July 2026**

Planner Lonnerstater provided a development overview on special use and site plan submittals from December 2025 - July 2026. A detailed list was included in the packet.

### **Michigan Planner - Data Centers and AI**

Planner Lonnerstater presented information and an educational article on the unique zoning challenges posed by data centers, including high energy and water consumption and noise. Overall, Commissioners expressed concerns regarding industrial pollution and quality of life reduction. Discussion occurred regarding a potential moratorium to allow time for the city to draft specific zoning standards. City Attorney Burns is currently working on some language to present at a future meeting.

***Chair Champagne opened this item agenda up for public comment at 6:20 pm.***

Speaker - Adam Adam Awdish, Madison Heights Resident

Spoke in opposition to data centers and encouraged Commissioners to consider a potential moratorium. He feels that many residents would agree with him. He expressed gratitude for seeing the Commissioners promote green space in the Master Plan.

### **Zoning Practice - Zoning for Drones**

Planner Lonnerstater noted that while the City is preempted by state law regarding drones in flight, it can regulate landing and launch facilities. Commissioners noted privacy and noise complaints from residents regarding commercial delivery drones and showed concern for the potential for additional businesses or organizations utilizing drones as well.

***Chair Champagne opened up public comment on this item on the agenda at 6:29 pm.***

Speaker Adam Awdish, resident of Madison Heights

Spoke about his dislike of drones. He says they fly directly over his yard between 2 and 3 times per day and it is very off putting. He encouraged the Commissioners to protect its citizens with whatever limitations they can create pertaining to drones.

## **ADJOURNMENT**

Chair Champagne adjourned the meeting at 6:40 p.m.