



Outlook

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

From SHARI MACLEOD <[REDACTED]>
Date Wed 8/12/2026 7:13 PM
To Matt Lonnerstater <MLonnerstater@madisonheightsmi.gov>

From: SHARI MACLEOD <[REDACTED]>
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

From [REDACTED]

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