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**Re: Concerns Regarding Rezoning Request PRZN 25-05 (500 W Gardenia)**

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**From** Catherine <catherinesullivan1985@gmail.com>

**Date** Thu 8/14/2025 9:25 AM

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

Good morning

Thank you for taking the time to hear our concerns and share them with the planning committee. This issue is deeply felt by many of us in the neighborhood. To my understanding, the property at 500 W Gardenia is currently zoned for single-family residential use. The proposed rezoning would allow for multi-family dwellings such as apartments or condos, which feels out of step with the character and layout of our area.

While I can understand the rationale for rezoning properties along major roads, this particular site is nestled in the heart of an already busy residential neighborhood. It's not just about traffic or aesthetics—it's about preserving the integrity and rhythm of our community.

Personally, I live directly behind the church adjacent to the property, with a gate that opens into its parking lot. If the rezoning is approved and the church ever decides to sell, I could be facing multi-family development quite literally in my backyard. That's a deeply unsettling prospect, not just for me, but for the many families who chose this neighborhood for its quiet, single-family charm.

We're not opposed to thoughtful development—but we ask that it be done with respect for the existing community and its long-standing character.

Catherine Moran  
28183 Diesing Drive  
248-224-6300

On Wed, Aug 13, 2025, 8:12 AM Matt Lonnerstater <[MattLonnerstater@madison-heights.org](mailto:MattLonnerstater@madison-heights.org)> wrote:  
Good morning. Thank you for the email. I will forward this onto the Planning Commission for their consideration.

Best,



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*Matt Lonnerstater, AICP*  
*City Planner*  
*City of Madison Heights*  
[MattLonnerstater@Madison-Heights.org](mailto:MattLonnerstater@Madison-Heights.org)  
*Office: (248) 837-2649*

<https://www.madison-heights.org/209/Planning-Services>

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**From:** Catherine <[catherinesullivan1985@gmail.com](mailto:catherinesullivan1985@gmail.com)>

**Sent:** Tuesday, August 12, 2025 10:24 PM

**To:** Matt Lonnerstater <[MattLonnerstater@madison-heights.org](mailto:MattLonnerstater@madison-heights.org)>

**Subject:** Concerns Regarding Rezoning Request PRZN 25-05 (500 W Gardenia)

Good evening,

I'm writing to express my deep concern about the proposed rezoning of 500 W Gardenia (Request No. PRZN 25-05), which directly borders my property and neighborhood.

I have already emailed Mr Wright and Mr. Haines to get their respective opinions but i would also like to express mine.

This isn't just an empty lot—I understand why the church is so willing to re zone and sell. In today's market it's a move that may help keep their congregation afloat for some time. But at what cost to the city and my neighborhood?

I would like to express my concerns as this move would essentially eliminate any chance or privacy for several homes in my neighborhood. This specific home/block it's part of the reason I chose to build my life here.

I'm a lifelong Madison Heights resident. I attended Edison, Wilkinson, and Madison High school, and now I'm raising my own family in the Lamphere district—Edmonson and Page. We chose this quiet neighborhood because of its peaceful character and the green space that surrounds it.

This particular area is more than just land. It's where my kids have picnics with friends, where we catch fireflies, admire rainbows, and collect cicadas from the same oak tree every summer. We even gather sticks from the cottonwood to see their "stars." These moments are woven into the fabric of our lives.

I understand the city's goal of increasing workforce housing, and I support efforts to make Madison Heights more inclusive and accessible. But I respectfully ask: why here? Why rezone a quiet residential area when there are other underutilized properties—like the church south of 13 mile on John R or the long-stalled condo development at 11 Mile and John R—that could better serve this purpose? Better yet let's focus on the blight in clear display at 12 & John R I have been in touch with code enforcement and apparently there is nothing that can be done...

Rezoning this parcel opens the door to multi-family developments that would dramatically alter the character of our neighborhood. I would be devastated to lose this green space, and I'm not alone—many of my neighbors share these concerns. While I'd still be saddened to see any development here, I could understand single-family homes, which are already permitted under the current zoning. At least that would preserve some sense of privacy and neighborhood continuity.

My neighbors and I plan to attend the public hearing on August 19th at 5:30 PM, and we hope to better understand your perspective on this proposal. We also hope you'll consider ours.

Thank you for your time and for listening to the voices of the community.

Catherine Moran

28183 Diesing Drive  
Madison Heights MI 48071  
248-224-6300

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From: **Catherine** <[catherinesullivan1985@gmail.com](mailto:catherinesullivan1985@gmail.com)>

Date: Tue, Aug 12, 2025, 9:42 PM

Subject: Concerns Regarding Rezoning Request PRZN 25-05 (500 W Gardenia)

To: [4mayor@quinnwright.com](mailto:4mayor@quinnwright.com) <[4mayor@quinnwright.com](mailto:4mayor@quinnwright.com)>

Dear Mr Wright

I'm writing to express my deep concern about the proposed rezoning of 500 W Gardenia (Request No. PRZN 25-05), which directly borders my property and neighborhood. This isn't just an empty lot—it's part of the reason I chose to build my life here.

I'm a lifelong Madison Heights resident. I attended Edison, Wilkinson, and Madison High school, and now I'm raising my own family in the Lamphere district—Edmonson and Page. We chose this quiet neighborhood because of its peaceful character and the green space that surrounds it.

This particular area is more than just land. It's where my kids have picnics with friends, where we catch fireflies, admire rainbows, and collect cicadas from the same oak tree every summer. We even gather sticks from the cottonwood to see their "stars." These moments are woven into the fabric of our lives.

I understand the city's goal of increasing workforce housing, and I support efforts to make Madison Heights more inclusive and accessible. But I respectfully ask: why here? Why rezone a quiet residential area when there are other underutilized properties—like the abandoned church on John R or the long-stalled condo development at 11 Mile and John R—that could better serve this purpose?

Rezoning this parcel opens the door to multi-family developments that would dramatically alter the character of our neighborhood. I would be devastated to lose this green space, and I'm not alone—many of my neighbors share these concerns. While I'd still be saddened to see any development here, I could understand single-family homes, which are already permitted under the current zoning. At least that would preserve some sense of privacy and neighborhood continuity.

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Thank you for your time and for listening to the voices of the community.

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