



AGENDA ITEM SUMMARY FORM

MEETING DATE: 7/13/26

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Rezoning with Conditions Request - PRZN 26-01 – 31075 John R Road - B1 to B-2

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The applicant, Smokin' Bear Tobacco, on behalf of the property owner, South Lyon Company, LLC, requests to rezone one (1) parcel of land located at 31075 John R Road (TM# 44-25-02-478-021) from B-1, Neighborhood Business District, to B-2, Community Business District. The subject parcel is approximately 1.52 acres in size and is improved with a 17,000 square foot multi-unit retail commercial building. The property is located on the west side of John R Road just north of 13 Mile and is located just to the east of the Madison Heights City Hall/Library/Active Adult Center complex.

The applicant requests a Rezoning with Conditions under the provisions of Section 15.07.3.C of the Madison Heights Zoning Ordinance and has voluntarily offered a list of conditions that would apply to the rezoning.

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 beginning on page 13.