



MEMORANDUM

Date: August 29th, 2025

To: City of Madison Heights City Council [September 8th, 2025 Meeting]

From: Matt Lonnerstater, AICP – City Planner

Subject: Alley Vacation Request # PEE 25-01 – Alley between 601 W. 12 Mile Road and 28767 Dartmouth Road

Note: This request was originally submitted in 2023 but was postponed and administratively closed due to lack of action. The applicant is requesting this alley vacation alongside Special Land Use request PSP #25-09 – Parking as a Principal Use at 28767 Dartmouth.

Introduction

The Community & Economic Development Department has received a request to vacate a 17 ft.-wide improved alley right-of-way located between 601 W. 12 Mile Rd. and 28767 Dartmouth Rd. The alley also provides access to the property at 611 W. 12 Mile Road. All adjacent property owners have signed the petition.

The aerial image below depicts the location of the alley



Background

Per Section 23-109 (*Vacation of Streets, Alleys, Etc.*) of Chapter 23 of the Code of Ordinances (*Streets and Sidewalks and Other Public Places*), City Council may consider petitions to vacate a street, alley, or right-of-way. When 100% of adjacent property owners sign the petition, City Council may consider the initial request and appoint a time not less than four weeks thereafter to establish a public hearing. If desired, City Council may, but is not required to, refer the matter to the Planning Commission for study and report back to Council.

601 W. 12 Mile Rd. is improved with a gas station, 28767 Dartmouth Rd. is improved with a single-family residence and detached garage, and 611 W. 12 Mile Rd. is vacant.

When a right-of-way is vacated, the new property is split and allocated to adjacent properties. An eight-inch (8") water line and a twelve-inch (12") sanitary sewer line are located within the existing right-of-way. Therefore, if vacated, the City should retain a public utility easement.

The application has been transmitted to applicable utility companies, the Department of Public Services, and the City Engineering Consultant for review; responses will be provided within the forthcoming weeks.

Next Step

Staff recommends that City Council establish a public hearing date for the October 13th, 2025 meeting, at which time staff will provide updated letters from impacted utility companies and the Department of Public Services.

City Council may refer the alley vacation to the Planning Commission for further study and recommendation. If City Council chooses to remand case PSP 25-09 back to the Planning Commission, staff recommends that this alley vacation request also be referred to the Planning Commission for review and comment. In any case, staff recommends that City Council act upon Special Land Use case PSP 25-09 prior to taking final action on this alley vacation request.