



CITY OF MADISON HEIGHTS
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
SPECIAL LAND USE APPLICATION

248 767-1239

I. APPLICANT INFORMATION

Applicant JACOB KAUFER (~~248 556 0888~~)
Applicant Address 929 N DORCHESTER AVE
City ROYAL OAK State MI ZIP 48067
Interest in Property (owner, tenant, option, etc.) TENANT
Contact Person KAPEEL BHAGWAN
Telephone Number [REDACTED] Email Address [REDACTED]

II. PROPERTY INFORMATION

Property Address 32525 STEPHENSON HWY
Tax ID _____ Zoning District _____
Owner Name (if different than applicant) KAPEEL BHAGWAN
Address 61 MELANIE
City TROY State MI Zip 48098
Telephone Number _____ Email Address [REDACTED]

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name _____ Company _____
Address _____
City _____ State _____ Zip _____
Telephone Number _____ Email Address _____

IV. PROJECT NAME

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief Description of Proposed Special Land Use:

INSTALL CAR AVOID

Required Attachments:

- Project Narrative:** Written description of the nature of the proposed use(s), including: products or services to be provided; activities to be conducted inside and outside the building; types of equipment to be used; hours of operation; number of employees; expected levels/ types of vehicular traffic coming to and from the site; other information.
- Conceptual Site Plan and Floor Plan:** Conceptual plans containing minimum information listed in Section 15.05 of Zoning Ordinance (refer to checklist, attached)
- Review Standards Response Form** (attached)

VI. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Special Land Use application. Applicant(s) and the property owner(s) do hereby consent to city staff to assess the property for purposes of evaluating the site for requested action(s).

Printed Name JACOB KAUFER Signature Jacob Kaifer Date 9/15/26

VII. PROPERTY OWNER CERTIFICATION

IF YOU ARE NOT THE PROPERTY OWNER, YOU MUST HAVE THE PROPERTY OWNER PROVIDE A NOTARIZED SIGNATURE, BELOW, OR PROVIDE A NOTARIZED LETTER OF AUTHORIZATION OR NOTARIZED POWER OF ATTORNEY AUTHORIZING YOU TO ACT ON THEIR BEHALF.

Printed Name KAPEEL BHAGWAN Signature [Signature] Date _____

Notary for Property Owner:

Subscribed and sworn before me, this 18 day of February, 2026.

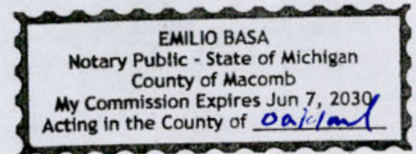
A Notary Public in and for Macomb County, Michigan.

Notary Name (Print): Emilio Basa

Notary Signature: [Signature]

My Commission Expires: 6/7/2030

Notary Stamp



STAFF USE ONLY

(DO NOT ACCEPT INCOMPLETE APPLICATIONS)

FILING FEE (\$750): 1750
DATE APPLICATION RECEIVED: 4/6

SPECIAL LAND USE NO.: PSP # 26-003
RECEIVED BY: [Signature]

SPECIAL LAND USE: REVIEW STANDARDS RESPONSE FORM

Section 15.05(3) of the Zoning Ordinance contains Special Land Use review standards and criteria. Please provide responses to the following review standards for consideration by staff, the Planning Commission, and City Council. (Provide additional separate sheets, if necessary).

- A. Describe how the proposed use will be designed, located, and operated in a way that protects the public health, safety and welfare.

We will have office space in the front & work on cars in the rear area, customers will not enter the work area.

- B. Describe how the use will be designed in a way that considers the natural environment and helps conserve natural resources and energy.

We are not using any harmful materials

- C. Will the Special Land Use will involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. If so, describe in detail.

NO

- D. Describe how the proposed land use will be designed and located so that it is compatible with surrounding properties, neighborhood, and vicinity. At a minimum, this shall include: 1) Location of use(s) on site; 2) Height of all improvements and structures; 3) Adjacent conforming land uses; 4) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission; and 5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.

NO changes to the building. simple cosmetic work.

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E. Describe how ingress/egress to the use will be controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:

1. Reduction in the number of Ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
4. Adequacy of sight distances;
5. Location and access of off-street parking; and
6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

We only plan on doing 2-4 cars per day.

F. Describe how the proposed use will be consistent with the intent and purpose of the zoning district in which it is proposed

Its already light industrial & believe this use fits

Project narrative

From Jacob Kaufer <[REDACTED]>

Date Tue 4/7/2026 7:07 PM

To Matt Lonnerstater [REDACTED]

Warning: Unusual sender [REDACTED]

You don't usually receive emails from this address.
Make sure you trust this sender before taking any actions.

The products that will be sold will be car, audio, alarms, remote starts speakers etc The hours will be 10 to 6 Monday through Saturday. There will be one employee on site which will be me. in a basic description of what I do is installing the products that I sell into cars, there will be no fluids removed out of vehicles no major components removed off of vehicles just basic electronics being installed into the vehicles. all activities will be conducted inside the garage nothing outdoors. if you need anything else, please let me know. Thank you.