

The applicant, Imad Potres, on behalf of business owner Steve Saka, requests Special Land Use approval from the Planning Commission and City Council under Section 15.05 of the Madison Heights Zoning Ordinance to operate a Minor Auto Repair and Service use at 32371 Dequindre Road, zoned M-1, Light Industrial; tax parcel # 44-25-01-226-021. The property is located on the west side of Dequindre Road, north of Avis Drive.

MOTION THAT CITY COUNCIL HEREBY DENIES SPECIAL LAND USE REQUEST NUMBER PSP 26-01 FOR A MINOR AUTO REPAIR AND SERVICE FACILITY AT 32371 DEQUINDRE ROAD BASED UPON THE FOLLOWING FINDINGS

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service facility at 32371 Dequindre Road as permitted by Section 3.17 of the Zoning Ordinance, M-1 Light Industrial District
2. The Planning Commission held a public hearing for PSP 26-01 at their February 17th, 2026 meeting.
3. The proposed Minor Auto Repair and Service use is not consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular (PROVIDE SPECIFIC DETAILS AS TO WHY THE CRITERIA IS NOT MET; NOT ALL CRITERIA NEED TO BE REFERENCED):
  - a. The use is not designed, located and proposed to be operated in a way that protects the public health, safety and welfare.
  - b. The use is not designed in a way that considers the natural environment and helps conserve natural resources and energy.
  - c. 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.
  - d. The use is not designed and located so that it is compatible with the 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;
    - 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.

e. Ingress/egress to the use is not 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;
- 6) Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

f. The use is not consistent with the intent and purpose of the M-1 zoning district in which it is proposed.

Motion made by Mayor Pro Tem Mier, Seconded by Councilman Fleming.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming

Voting Nay: Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried 4-3.

**CM-26-53. City Manager - Water and Sewer Rates FY 2027**

Motion to approve a resolution to adopt water and wastewater rates effective for bills processed on or after July 1, 2026 for \$5.01 per unit of water and \$7.29 per unit of wastewater, as follows:

**RESOLUTION  
AMENDMENT TO WATER AND SEWER CHARGE SCHEDULE**

**WHEREAS**, the City of Madison Heights has adopted a City Code containing a building code, housing code, and other provisions to protect the public health, safety and welfare: and

**WHEREAS**, it is provided in said Code that the City Council, by resolution, shall establish reasonable fees to be charged by the City for acts and services performed there under; and

**WHEREAS**, in accordance with Section 13.3 of the Charter of Madison Heights, the City Council shall have the power to fix from time to time such just and reasonable rates and other charges as may be deemed advisable for supplying public utility services; and