

Re: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Matt Lonnerstater

Thu 9/7/2023 10:57 AM

To: Brent Savidant <SavidantB@troymi.gov>

Thank you for the reply, Brent.

Best,



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


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

From: Brent Savidant <SavidantB@troymi.gov>
Sent: Thursday, September 7, 2023 10:50 AM
To: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>; Planning <planning@troymi.gov>; TroyPDCrimealert <TroyPDCrimealert@troymi.gov>
Subject: RE: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers






I defer to TPD on all police matters.

I don’t believe there are any pawnshops in Troy.

Anecdotally, we do not tend to see zoning violations associated with massage parlors.



R. Brent Savidant, AICP
Community Development Director
City of Troy
O: 248.524.3366



From: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>
Sent: Thursday, September 7, 2023 10:32 AM
To: Planning <planning@troymi.gov>; TroyPDCrimealert <TroyPDCrimealert@troymi.gov>; Brent Savidant <SavidantB@troymi.gov>
Subject: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

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Good morning:

As part of our comprehensive Zoning Ordinance rewrite project, the City of Madison Heights is reviewing our regulated use standards to determine if any changes are needed. In particular, the Planning Commission is interested in researching massage parlor and pawnbroker establishments. Our Police Department has concerns about these establishments, especially relating to theft and sale of stolen goods (pawnbrokers) and illicit sexual acts/trafficking (massage parlors).

I am writing to see if the City of Troy has any recent zoning violations or police action relating to massage parlors and pawnbrokers. Any information you can provide will help us in our Zoning Ordinance rewrite process.

Thank you for your time!

Best,



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

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

Re: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Matt Lonnerstater

Thu 9/7/2023 1:05 PM

To:Brandon A Parker <Brandon.Parker@troymi.gov>

Thank you, Sergeant Parker. I appreciate the insight.

Best,



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

From: Brandon A Parker <Brandon.Parker@troymi.gov>
Sent: Thursday, September 7, 2023 12:54 PM
To: Matt Lonnerstater <MattLonnerstater@madison-heights.org>
Subject: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Good afternoon,

I’m not aware of any pawn brokers in the city of Troy. We do have massage parlor establishments. Earlier this year we did have a massage parlor violation, where sexual acts were being given to a customer. However, it was a local ordinance violation enforced by the PD and not a zoning ordinance violation.

Thanks
Sgt. Brandon Parker

Sent from my iPhone

RE: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Taormina, Mark <mtaormina@livonia.gov>

Thu 9/7/2023 12:12 PM

To:Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>

📎 2 attachments (110 KB)
Livonia Regulations.docx; 2023-01-02-01_CR 80 and 81-23.pdf;

Hi Matt,

The City of Livonia treats massage establishments, pawn shops, and payday lenders as special land uses (referred to in Livonia as waiver uses) in the City’s most common commercial zoning district, C-2 General Business. I've attached the particular requirements as applied to each use. Over the years, the Livonia Police Department has had to close down a few massage businesses for illicit activities. Typically, the City adds a condition that prevents the waiver from being transferred to a new user/owner without first obtaining the City Council’s approval. A sample resolution is attached.

The City only has two (2) licensed pawn brokers that I’m aware of. Pawn shops were added as a waiver use a few years ago. I’m unaware of any major problems they may cause with our police department. If anything, they may provide a resource. I know they occasionally have to visit them for reports of stolen property, since brokers are required by law to maintain records of all transactions and customers.

Hopefully, this information helps.

Mark Taormina



Mark Taormina
Planning and Economic Development Director
City of Livonia | Planning Department
(734) 466-2292
mtaormina@livonia.gov
www.livonia.gov



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From: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>
Sent: Thursday, September 7, 2023 10:43 AM
To: Taormina, Mark <mtaormina@livonia.gov>; Goralski, Thomas <thomas.goralski@livoniapd.com>
Subject: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Good morning:

As part of our comprehensive Zoning Ordinance rewrite project, the City of Madison Heights is reviewing our regulated use standards to determine if any changes are needed. In particular, the Planning Commission is interested in researching massage parlor and pawnbroker establishments. Our Police Department has concerns about these establishments, especially relating to theft and sale of stolen goods (pawnbrokers) and illicit sexual acts/trafficking (massage parlors).

I am writing to see if the City of Livonia has any recent zoning violations or police action relating to massage parlors and pawnbrokers. Any information you can provide will help us in our Zoning Ordinance rewrite process.

Thank you for your time!

Best,

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

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

RE: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Rick Walters <R.Walters@cityofholland.com>

Thu 9/7/2023 2:44 PM

To:Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>;Steven Peterson <s.peterson@cityofholland.com>

Matt,

We have been fortunate in that we haven’t had issues with either massage parlors or pawnbrokers within city limits. I do understand the concern because I am aware of a massage parlor outside of the city that has had some questionable activity. We also have occasional contact with pawn shops outside of the city when investigating stolen property.

Rick Walters
Captain, Criminal Investigations
Holland Department of Public Safety
(616) 355-1143
r.walters@cityofholland.com



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From: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>
Sent: Thursday, September 7, 2023 12:53 PM
To: Steven Peterson <s.peterson@cityofholland.com>; Rick Walters <R.Walters@cityofholland.com>
Subject: Re: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Caution! This message was sent from outside your organization.

Thank you, Steve. I appreciate the insight.

Best,

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

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

From: Steven Peterson <s.peterson@cityofholland.com>
Sent: Thursday, September 7, 2023 12:48 PM
To: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>; Rick Walters <R.Walters@cityofholland.com>
Subject: RE: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Matt, checked around and from the zoning side of things we have not had any issues. I will let Rick answer for the Police Dept.

Steve Peterson, AICP
Senior Planner
City of Holland
270 S River Ave, Third Floor
Holland MI 49423
616-355-1365
S.Peterson@cityofholland.com



From: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>
Sent: Thursday, September 7, 2023 10:50 AM
To: Steven Peterson <s.peterson@cityofholland.com>; Rick Walters <R.Walters@cityofholland.com>
Subject: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Caution! This message was sent from outside your organization.

Good morning:

As part of our comprehensive Zoning Ordinance rewrite project, the City of Madison Heights is reviewing our regulated use standards to determine if any changes are needed. In particular, the Planning Commission is interested in researching massage parlor and pawnbroker establishments. Our Police Department has concerns about these establishments, especially relating to theft and sale of stolen goods (pawnbrokers) and illicit sexual acts/trafficking (massage parlors).

I am writing to see if the City of Holland has any recent zoning violations or police action relating to massage parlors and pawnbrokers. Any information you can provide will help us in our Zoning Ordinance rewrite process.

Thank you for your time!

Best,



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

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

RE: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Roger Caruso <RCaruso@ferndalemi.gov>

Thu 9/7/2023 11:21 AM

To:Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>;Kyle Bryce <KBryce@ferndalemi.gov>;Dennis Emmi <demmi@ferndalepolice.org>

Hi Matt,

I was about to copy Captain Spellman with the PD, but I see you attached the Chief. I don't think we have had any issues related to zoning with these uses. I do know we don't allow massage parlors in the industrial zone district, and a lady was recently told she can't operate there. She was very upset with the connotation of her business being a massage parlor since she is licensed with the state, it's therapeutical, and sometimes medically necessary.

She came to PC asking that she be allowed in the industrial zone district, and PC was receptive that during our zoning code overhaul (happening now) they would likely allow that use in the industrial zone district. That's about all I have for pawnbrokers and massage parlors in recent memory...

Roger Caruso
Community and Economic Development Director
City of Ferndale
248-546-2363
rcaruso@ferndalemi.gov

From: Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>
Sent: Thursday, September 7, 2023 10:46 AM
To: Roger Caruso <RCaruso@ferndalemi.gov>; Kyle Bryce <KBryce@ferndalemi.gov>; Dennis Emmi <demmi@ferndalepolice.org>
Subject: Regulated Use Zoning Standards - Massage Establishments and Pawnbrokers

Good morning:

As part of our comprehensive Zoning Ordinance rewrite project, the City of Madison Heights is reviewing our regulated use standards to determine if any changes are needed. In particular, the Planning Commission is interested in researching massage parlor and pawnbroker establishments. Our Police Department has concerns about these establishments, especially relating to theft and sale of stolen goods (pawnbrokers) and illicit sexual acts/trafficking (massage parlors).

I am writing to see if the City of Ferndale has any recent zoning violations or police action relating to massage parlors and pawnbrokers. Any information you can provide will help us in our Zoning Ordinance rewrite process.

Thank you for your time!

Best,

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

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