



**CITY OF MADISON HEIGHTS**  
**PLANNING COMMISSION MEETING MINUTES**

July 18, 2023  
Council Chambers – City Hall  
300 W. 13 Mile, Madison Heights, MI 48071

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**1. CALL TO ORDER**

Chair Champagne called the meeting of the Madison Heights Planning Commission to order at 5:32 p.m.

**2. ROLL CALL**

Present: Chair Josh Champagne  
Mayor Pro Tem Mark Bliss  
Commissioner Eric Graettinger  
Commissioner Melissa Kalnasy  
City Manager Melissa Marsh  
Commissioner Cliff Oglesby  
Commissioner Grant Sylvester

Absent: Mayor Roslyn Grafstein

Also Present: City Planner Matt Lonnerstater  
Assistant City Attorney Tim Burns  
Business Services Coordinator Mary Daley

**3. EXCUSE ABSENT MEMBERS**

Motion by Marsh, seconded by Oglesby to excuse Commissioner Roslyn Grafstein.  
Motion carries unanimously.

**4. APPROVAL OF THE MINUTES**

Motion by Bliss, seconded by Oglesby to approve the minutes of the regular Planning Commission meeting of June 20, 2023.

Motion carries unanimously.

**5. PUBLIC HEARING**

No public hearing scheduled.

**6. PUBLIC COMMENT - For items not listed on the agenda**

Chair Champagne opened the floor for public comment at 5:34 pm. Seeing none, public comment was closed at 5:33 pm.

## **7. UNFINISHED BUSINESS**

### **Regulated Uses - Massage Parlors/Establishments and Pawnshops - Section 10.502[A]**

At the previous meeting on June 20th, 2023 meeting, there was a consensus to remove the following uses from the list of Regulated Uses as part of the ongoing comprehensive Zoning Ordinance rewrite:

- Pool and Billiard Halls
- Tattoo Parlors
- Used Goods Uses

While massage parlors and pawnshops were also included in this discussion, the Planning Commission asked staff to return with more information on what other municipalities in the State do. Planner Lonnerstater reviewed comparative charts and additional analysis that he prepared and distributed in the packet. To note, the list of municipalities primarily consists of cities within the metro Detroit region, but also includes several cities whose zoning ordinances were used as references as part of the Zoning Ordinance rewrite project.

#### **Massage Parlors and Massage Establishments**

Planner Lonnerstater led the discussion pertaining to massage parlors and massage establishments and explained the differences in them as highlighted in the packet.

Massage parlor as a primary use is considered a regulated use and requires a massage therapist license through the City. The business license requires a license through the State. Some communities also require a professional membership with American Massage and Therapy Association (AMTA). Discussion continued regarding how the City should proceed with this use. The Planning Commission expressed interest in allowing massage establishments by right (similar to health spas, beauty parlors) in certain business districts with the requirement that all massage therapists be a professional member of the American Massage Therapy Association (AMTA) on top of being licensed through the State.

#### **Pawnbrokers**

Planner Lonnerstater read the definition as stated in the business license ordinance and reviewed comparative charts from other municipalities as detailed in the packet.

Without objection, the Chair opened the floor for public comment at 6:06 p.m. pertaining to the item currently being discussed.

Mathew Savaya, owner of Victoria Jewels, spoke to the Planning Commission. He state he currently participates with Leads Online which he believes helps solve crimes and he will do everything he can to protect this community.

Public comment was closed by the Chair at 6:08 p.m.

The Planning Commission discussed the idea of grouping pawnshops, cash checking, payday lending places, etc., as "Alternative Financial Institutions" which would possibly still have separation requirements (X feet from a school, residential, church), but not quite as strict as the current regulated use separation requirements. Planner Lonnerstater will conduct more research to see if adjacent communities have had any recent trouble with pawnshops.

The Planning Commission would like to modify the Special Use process in the new Zoning Ordinance to have special uses go to PC first for review and a recommendation before going to City Council.

#### **8. NEW BUSINESS - PEE 23-01 - Requested Alley Vacation - 601 W. 12 Mile Road**

Planner Lonnerstater introduced a request received by the Community & Economic Development Department to vacate a 20 ft.-wide improved alley right-of-way located between 601 W. 12 Mile Rd. and 28767 Dartmouth Rd. for potential future development. There is no concept plan yet. The alley also provides access to the property at 611 W. 12 Mile Road. All adjacent property owners have signed the petition. City Council has referred this request to the Planning Commission for study and recommendation.

It was noted by the Planner that the alley vacation request has been sent to DTE Energy, Consumers Energy, ATT, WOW Net, and Comcast for their input and approval. Their responses were outlined in the packet. The Department of Public Services does not oppose the vacation but does request that a public utility easement be dedicated to give them access to utilities.

**Motion by Grant, seconded by Graettinger to recommend to Council to postpone action on the alley vacation at 601 W. 12 Mile Road until the Commission has further information based on the following conditions:**

- 1. A minimum 15-foot-wide public utility easement shall be dedicated and recorded on the property benefiting the City of Madison Heights and utility companies for underground facilities such as water, sanitary sewer, and natural gas lines.**
- 2. Prior to formal approval of the alley vacation, the applicant shall coordinate with DTE Energy, Comcast, and any other remaining utility companies with facilities in the existing alley regarding necessary easements or facility relocation. Correspondence from such companies shall be provided to the City Planner prior to the alley vacation being recorded at Oakland County.**
- 3. Submittal of a concept plan for the proposed development, including information pertaining to traffic circulation.**

**Motion carries unanimously.**

#### **9. PLANNER UPDATES - Zoning Ordinance Rewrite Update**

Planner Lonnerstater briefly updates the Commission on the Zoning Ordinance Rewrite process.

#### **10. MEMBER UPDATES**

No member updates.

#### **11. ADJOURNMENT OF MEETING**

Meeting adjourned by the Chair at 7:23 pm.