Planning Commission Meeting
Madison Heights, Michigan
September 22, 2026 (DRAFT)

A Planning Commission Meeting was held on Tuesday, September 22, 2026 at 5:30 PM at Council Chambers - City Hall, 300 W. 13 Mile Rd.

CALL TO ORDER

Chair Champagne called the meeting of the Madison Heights Planning Commission to order at 5:30 pm.

ROLL CALL

PRESENT
Chair Josh Champagne
Mayor Corey Haines
Commissioner Sean Fleming
Commissioner Eric Graettinger
Commissioner Melissa Marsh
Commissioner Christopher Molencupp

ABSENT
Commissioner Ryan Fox
Commissioner Matthew Christopher Olson

OTHERS PRESENT:
City Planner Matt Lonnerstater
City Clerk Mary Daley
City Attorney Tim Burns

PC 26-30. Excuse Absent Members

Motion to excuse Commissioner Fox.

Motion made by Mayor Haines, Seconded by Commissioner Graettinger.
Voting Yea: Chair Champagne, Mayor Haines, Commissioner Fleming, Commissioner Graettinger, Commissioner Marsh, Commissioner Molencupp

Motion carried unanimously.

APPROVAL OF MINUTES

PC 26-31. Approval of August 25, 2026 Planning Commission meeting minutes.

Motion to approve the minutes of the regular Planning Commission meeting of August 25, 2026.

Motion made by Commissioner Marsh, seconded by Mayor Haines
Voting Yea: Chair Champagne, Mayor Haines, Commissioner Fleming, Commissioner Graettinger, Commissioner Marsh, Commissioner Molencupp
Motion carried unanimously.

PUBLIC HEARING:

a. City initiated rezoning – PRZN 26-02 – 27431 Hales – R-3 to N-P

Planner Lonnerstater introduced PRZN 26-02 and explained that The City of Madison Heights is initiating a rezoning of one (1) parcel of land at 27431 Hales Streetfrom R-3, One-Family

Residential, to N-P, Natural Preservation and Recreation. The property is 1.74 acres in size and is surrounded by Rosie's Park, which is owned by the City. The subject property is owned by the Federal Aviation Administration (FAA) of the U.S. government who operated and maintained a small structure/facility on the parcel; this structure has since been demolished. The city is in discussions with the FAA to purchase the property and formally combine it with the adjacent Rosie's Park property. To avoid split-zoning, the City is initiating a rezoning to the N-P, Natural Preservation and Recreation district which is consistent with the remainder of the city-owned Rosie's Park property.

Chair Champagne opened the floor for public comment for PRZN 26-02 at 5:34 pm. Seeing none, public comment was closed at 5:34 pm.

PC 26-32. City initiated rezoning – PRZN 26-02 – 27431 Hales – R-3 to N-P

Motion to recommend that City Council approve the rezoning of 27431 Hales Street, from R-3, One-Family Residential, to N-P, Natural Preservation and Recreation, after the required public hearing, based upon the following findings:

Rezoning to N-P satisfies the map amendment review standards contained in Section 15.07 of the Zoning Ordinance. In particular, the Planning Commission finds that a rezoning to N-P satisfies the following standards:

a. The site is compatible with the physical, geological, hydrological and other environmental features with the uses permitted in the proposed zoning district.
b. The uses allowed in the proposed N-P district are compatible with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.
c. The proposed zoning district is compatible with the goals, policies, and objectives of the Master Plan (including the Future Land Use Plan) and the "Recreation" future land use category.
d. The boundaries of the N-P district will be reasonable in relationship to surrounding zoning districts, and construction on the site will be able to meet the dimensional regulations for the requested zoning district.
e. The proposed district is considered to be more appropriate from the city's perspective than the existing R-3 district.
f. Rezoning the land is considered to be more appropriate than amending the list of permitted or special land uses in the current zoning district to allow the use.

Motion made by Mayor Haines, seconded by Commissioner Graettinger
Voting Yea: Chair Champagne, Mayor Haines, Commissioner Fleming, Commissioner Graettinger, Commissioner Marsh, Commissioner Molencupp
Motion carried unanimously.

MEETING OPEN TO THE PUBLIC FOR ITEMS NOT LISTED ON THE AGENDA:

Chair Champagne opened the floor for public comment for items not listed on the agenda at 5:37 pm. Seeing none, public comment was closed at 5:37 pm.

MEMBER UPDATES:

The Planning Commission welcomed Commissioner Christopher Molencupp aboard. He introduced himself and shared that he has over 30 years of volunteerism within the City with scouting and the Men's Club to name a few.

PLANNER UPDATES:
No updates at this time.

ADJOURNMENT:
Chair Champagne adjourned the meeting at 5:38 p.m.

DRAFT