



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES (DRAFT)

August 20, 2024
Council Chambers – City Hall
300 W. 13 Mile, Madison Heights, MI 48071

1. CALL TO ORDER

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

2. ROLL CALL

Present: Chair Josh Champagne
Mayor Roslyn Grafstein
City Manager Melissa Marsh
Commissioner Eric Graettinger
Commissioner Melissa Kalnasy

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

3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Marsh, seconded by Commissioner Graettinger to excuse Commissioners Bliss, Sylvester, and Oglesby.

Motion carries unanimously.

4. APPROVAL OF THE MINUTES

Motion by Commissioner Graettinger, seconded by Marsh to approve the minutes of the regular Planning Commission meeting of April 16, 2024.

Motion carries unanimously.

5. PUBLIC COMMENT - For items not listed on the agenda

Chair Champagne opened the floor for public comment at 5:31p.m. Seeing none, public comment was closed at 5:32 pm.

5. NEW BUSINESS

Planner Lonnerstater reviewed the following text amendments to the new Zoning Ordinance that Madison Heights City Council adopted on May 13th, 2024. Since going into effect, Staff felt several sections that could benefit from clarification or refinement:

Discussion: ZTA 24-01 - Accessory Buildings, Structures and Uses - Gazebos, Pergolas, and Utility Structures

The proposed amendments to section Section 8.03, addressed in the packet, were discussed and reviewed by the Commission.

Motion by Marsh, seconded by Kalnasy to hold a public hearing for Section 8.03 – Accessory Buildings, Structures, and Uses at the September 17th, 2024 regular meeting of the Planning Commission.

Motion carries unanimously.

Discussion: ZTA 24-02 - Detached One-Family Dwelling Standards – Driveways

The proposed amendments to section Section 7.03.10, addressed in the packet, were discussed and reviewed by the Commission.

Motion by Marsh, seconded by Kalnasy to hold a public hearing for Section 7.03.10 - Use Specific Standards related to Detached One-Family Dwellings at the September 17th, 2024 regular meeting of the Planning Commission.

Motion carries unanimously.

Discussion: ZTA 24-03 - Temporary Uses

The proposed amendments to section Section 7.03.43, addressed in the packet, were discussed and reviewed by the Commission.

Motion by Marsh, seconded by Graettinger to hold a public hearing for Section 7.03.43 - Use Specific Standards related to Temporary Uses at the September 17th, 2024 regular meeting of the Planning Commission.

Motion carries unanimously.

Discussion: ZTA 24-04 - Signs - Wall Sign Allowances

The proposed amendments to section Section 12.06 and 12.07, addressed in the packet, were discussed and reviewed by the Commission.

Motion by Marsh, seconded by Graettinger to hold a public hearing for Sections 12.06 and 12.07 – Signs – Wall Signs at the September 17th, 2024 regular meeting of the Planning Commission.

Motion carries unanimously.

7. PLANNER UPDATES

SE Oakland County Safe Streets for All (SS4A)- Action Plan Update

Lonnerstater shared some of the updates from the second public open house which was held on July

17, 2024. This study includes the following communities: Oak Park, Ferndale, Hazel Park, Pleasant Ridge, Huntington Woods, Berkley, and Madison Heights. Those present at the open house discussed crash data and how to prioritize improvements.

Special Use and Site Plan Development Report

Planner Lonnerstater reviewed the Special use and site plan submittals for January 2024 to July 2024.

8. PUBLIC COMMENT

Seeing no further comments, Chair Champagne adjourned the meeting at 6:23 p.m.