

Planning Commission Meeting
Madison Heights, Michigan
February 17, 2026

A Planning Commission Meeting was held on Tuesday, February 17, 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 p.m.

ROLL CALL

PRESENT

Chair Josh Champagne
Commissioner Sean Fleming
Commissioner Ryan Fox
Commissioner Eric Graettinger
Commissioner Melissa Marsh
Commissioner Clifford Oglesby
Commissioner Matthew Olson

ABSENT

Mayor Corey Haines
Commissioner Grant Sylvester

EXCUSE ABSENT MEMBERS

PC 26-04. Excuse Absent Members

Motion by Commissioner Marsh, seconded by Commissioner Fox to excuse Mayor Corey Haines and Commissioner Sylvester.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

APPROVAL OF AGENDA

PC 26-05. Approval of Agenda.

Motion by Marsh, seconded by Graettinger to add an item to the agenda pertaining to amending the Bylaws under Planner Updates.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

APPROVAL OF MINUTES

PC 26-06. Minutes.

Motion to approve the Planning Commission meeting minutes of January 20, 2026, as printed.

Motion made by Commissioner Fox, Seconded by Commissioner Graettinger.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

PUBLIC HEARING: SPECIAL LAND USE REQUEST PSP #26-01 - 32371 DEQUINDRE ROAD - MINOR AUTO REPAIR AND SERVICE

Chair Champagne open the hearing up to the public for comment at 5:33 pm. Seeing no one wished to speak, the public comment was closed at 5:33 pm.

CED Director Giles Tucker summarized the special land use request from applicant Imad Potres on behalf of the property owner, Sergio Basmajian. Mr. Potres is seeking approval from the Planning Commission and ultimately City Council to operate a Minor Auto Repair and Service at 32371 Dequindre, which is zoned M-1 Light Industrial. The building has been vacant for a few years but was most recently occupied by engineering and industrial offices. Per the project plan, the applicant intends to repurpose the building and site into an automotive repair use with six (6) service bays. Proposed services include oil change, brakes, and engine repair, collectively classified as “Minor Auto Repair” in the Zoning Ordinance. Minor Auto Repair requires Special Land Use approval in the M-1 zoning district.

CED Director Tucker reviews the history of the property and use specific standards for Auto Repair and service facilities.

Discussion among the Commissioners was held regarding prior uses and adjacent properties. Commissioner Marsh clarified that this particular property was intended to be a marijuana dispensary but that has fallen through since November.

The Commission debated several other issues:

- **Consistency with the 2024 Zoning Ordinance:** Several commissioners noted that the 2024 zoning update intentionally made auto repair a "special land use" to prevent further "autocentric" development and encourage pedestrian-friendly uses. It is argued that approving another auto use would contradict the city's goal of diversifying business types.
- **Environmental Sustainability:** A major point of discussion was the bio-retention/bio-swale system within the parking lot and in the front yard. Commissioners emphasized that the proposed ornamental plants (like Ginkgo and Dwarf Birch) would not survive road salt exposure and summer droughts. Some would like to see a revised plan using native, tolerant species to ensure long-term storm water infiltration.

- Questions were asked about waste removal, with the applicant clarifying that containment systems would be provided within the building.
- Economic Viability and Market Saturation: Commissioner Fox raised concerns about an oversaturated market for auto repair and whether it is economically feasible. The applicant stated that he may pursue an auto dealership component in future.
- Questions were asked about the bumper blocks along the northern edge of the driveway. The applicant is not opposed to curbing this in the future but it is a cost issue.
- Questions were asked about shared parking arrangement with the gun range to the north. A recorded easement or shared parking agreement is not known at this time.
- Property History and Maintenance: The building had been vacant for several years, partly due to a previously encumbered marijuana license that was only resolved in late 2025.
- An occupied, maintained building was preferable to continued vacancy and blight. Occupying the site ensures the property is maintained and utilized, preventing structural degradation and blight that could result from continued vacancy.
- Regarding the suitability of the location, the site is situated in a predominantly industrial area (M1) that already contains similar successful auto-related uses and has no residential properties in the immediate vicinity.
- Discussion regarding the future re-use of building.

Property owner Sergio Basmajian was in attendance and clarified the recent history of the property. The building had offices and warehousing. Not much work is needed inside to adapt it to auto repair. The property has recently sat vacant. All proposed activity will take place within the building or in the parking lot behind it. Improvements will beautify the building/area. Additional conversation regarding bioswale improvements. Hours of operation will be within regulations.

PC 26-07 - special land use request PSP #26-01 - 32371 Dequindre road - minor auto repair and service

Motion by Marsh, seconded by Olson to deny the special land use request PSP #26-01 located at 32371 Dequindre road - minor auto repair and service because it is not in compliance with the master plan and future land use goals of the City, specifically citing the following sections of the ordinance:

Section 15.05.3 (D): Regarding compatibility with permitted principal uses and consistency with the intent of the zoning district.

Section 15.05.3 (F): Regarding the use being consistent with the intended purpose of the zoning district in which it is proposed.

Voting Yea: Commissioner Fleming, Commissioner Marsh

Voting Nay: Chair Champagne, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Olson

Motion fails 2-5.

PC 26-08 - special land use request PSP #26-01 - 32371 Dequindre road - minor auto repair and service

Motion by Olson, Seconded by Oglesby, that, following the required public hearing, the Planning Commission hereby **recommends that city council approve** 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 of fact indicated by the provided Staff report :

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 17, 2026 meeting.
3. The proposed Minor Auto Repair and Service use is consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular:
 - a. The use is designed, located, and proposed to be operated in a way that protects the public health, safety and welfare.
 - b. The use will not involve activities that will be detrimental to adjacent industrial land uses.
 - c. The use is designed and located so that it is compatible with the principal uses permitted in the M-1, Light Industrial district.
 - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Industrial future land use designation.
4. With modifications required as conditions of approval, the use satisfies the use-specific standards for Major Auto Repair and Service facilities as contained in 7.03.2 of the Madison Heights Zoning Ordinance and is in general compliance with site design standards contained within the Zoning Ordinance.

APPROVAL IS GRANTED WITH THE FOLLOWING CONDITIONS:

1. The Major Site Plan, when submitted, shall be substantially consistent with the concept plan approved with this Special Land Use submittal. However, the site plan shall be modified, as needed, to denote the following:
 - a. Provide a site demolition plan, including locations of asphalt removal and replacement. Given the state of disrepair, complete milling and repaving and new stormwater quality structures may be required; and
 - b. Include details of new concrete curbs and gutters; and
 - c. Add the required concrete dumpster pad; and
 - d. Revise the landscape plan for the bio-retention area to include plant species tolerant of periodic inundation, road salt exposure and summer drought conditions so that the stormwater feature maintains long term infiltration performance subject to the approval of the City Planner and engineer.
2. Given the adjacent industrial land uses and minimal buffer widths, the minimum perimeter parking lot landscaping requirements of Section 11.06.3 may be reduced along the northern, western and southern property lines as part of Major Site Plan review.
3. The final site plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.

Voting Yea: Chair Champagne, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Olson

Voting Nay: Commissioner Fleming, Commissioner Marsh

Motion carries 5-2.

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

Chair Champagne opened up public comment for items not listed on the agenda at 7:01 pm. Seeing none, public comment was closed at 7:01 p.m.

MEMBER UPDATES

No member updates at this time.

PLANNER UPDATES

4. Master Plan Update – Planner Lonnerstater will be sending an email out soon to those members serving on the Master Plan Subcommittee.
5. Continuing Education – Zoning Practice
The Redevelopment Ready Community (RRC) program encourages Michigan municipalities to provide their boards and commissions with continuous opportunities for training and education. Planner Lonnerstater has shared a monthly publication put out by the American Planning Association (APA) with the Commissioners. Zoning Practice provides insights on current zoning issues and trends and provides guidelines and recommendations for municipalities to update their zoning codes.
6. Amendment to Planning Commission Bylaws - Discussion was held regarding changing the time of the Planning Commission meeting dates. This would require an amendment to the bylaws. Due to some conflicts among some current members, it was suggested to move the meetings from the 3rd Tuesdays of the month to the 3rd Mondays of the month.

PC 26-09 – Amendment to the Planning Commission bylaws

Motion by Commissioner Marsh, seconded by Commissioner Graettinger to amend the bylaws of the Planning Commission to reflect that “meetings shall be scheduled on the third Monday of each month.”

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

ADJOURNMENT

Seeing no further comments, Chair Champagne adjourned the meeting at 7:10 pm.