



MEMORANDUM

Date: March 29th, 2025
To: City of Madison Heights Planning Commission
From: Matt Lonnerstater, AICP – City Planner
Subject: Temporary Use Request PTMPU 25-02 – 27591 Dequindre Road – Sand Staging

TEMPLATE MOTION AND FINDINGS INCLUDED ON PAGE 7

Introduction

The applicant and property owner, Whitehill Six, LLC, on behalf of Crown Contracting & Industrial, requests Temporary Use approval from the Planning Commission in accordance with Sections **7.03.43** and **15.08** of the Madison Heights Zoning Ordinance to operate a temporary sand staging and storage yard associated with the ongoing I-696 renovation project. The subject property, 27591 Dequindre Road, is located on the west side of Dequindre, north of 11 Mile Road, and is zoned O-1, Office; tax parcel 44-25-13-426-011.

Temporary sand staging and material storage is not explicitly listed as a permitted Temporary Use under Section 7.03.43. However, per subsection B, applicants seeking approval of a Temporary Use that is not specifically permitted in the Ordinance may submit for approval through the Planning Commission, provided that the use complies with other relevant development and operational standards as provided in the Zoning Ordinance.

Project Details, Site Information and Site History

The applicant and property owner requests Temporary Use approval to lease a portion of their property to Crown Contracting & Industrial for the staging and storage of sand which will be removed from the roadbed of I-696 as part of the ongoing reconstruction project. The property is approximately 3.6 acres in area and is currently vacant, but was previously developed with a landscaping business and storage yard known as “Green Carpet Sod Landscaping.” Per city records and aerial imagery, the office building, accessory buildings, and associated outdoor storage area related to this previous business were demolished in 2016. The parking lot on the east side of the property remains but is in disrepair.

See images on the following page for comparisons with historical imagery.

Streetview – 2023 (Top) and 2012 (Bottom)



Aerial Imagery – 2023 (Top) and 2015 (Bottom)



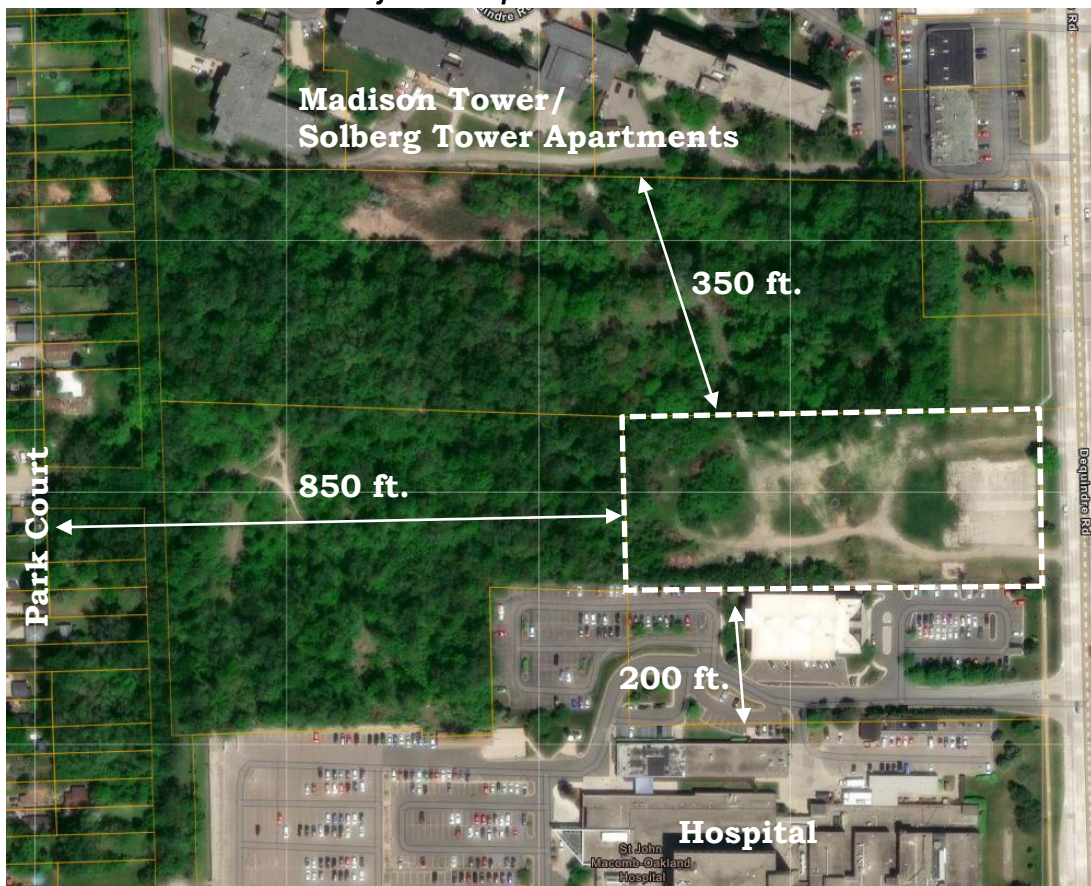
A summary of project details, as stated by the applicant, is provided below. Additional information is provided in the project narrative.

- No materials other than sand and small amounts of gravel are to be stored on site.
- The material storage location is proposed in a 40,000 square foot area at the rear of the site.
- The height of the sand will be a maximum of approximately twenty (20) feet.
- A temporary modular office will be placed on site near the sand storage area; no permanent structures are to be constructed.
- Trucks and vehicles will utilize the existing curb cut and gravel driveway on the south end of the property to access the rear of the site.
- Trucks, vehicles and equipment will be parked at the rear of the site near the office; no construction vehicles will be parked on the concrete pad at the front of the property.
- Vegetation along the south side of the property will be maintained. An 8-foot tall chain link fence with mesh fabric will be installed between the staging area and Dequindre Road.
- Lease terms will match the schedule for the I-696 project; approximately two (2) years.
- Operations will be intermittent. Trucks will likely not arrive before 7 am or after 5 pm.

Adjacent Properties

The subject property is located directly to the north of a medical office building and is approximately 200 feet from the Henry Ford Madison Heights Hospital (formerly Ascension Macomb-Oakland Hospital). Property to the west and north is vacant and wooded. The site is approximately 850 feet from the single-family residences on Park Court to the west and 350 feet from the Solberg Tower Apartments and Madison Tower Apartments to the north.

Adjacent Properties and Distances



Temporary Use Standards

Section 7.03.43.D contains standards applicable to all Temporary Uses, listed below:

- (1) No temporary use shall be established or conducted as to cause a threat to the public health, safety, comfort, convenience, and general welfare, either on or off the premises.
- (2) Temporary uses shall be set back a minimum of twenty-five (25) feet from abutting residentially-zoned parcels or residential uses, with the exception of existing mixed-use buildings.
- (3) Temporary use applicants shall either be the property owner or, if not the property owner, present a signed letter of authorization from the property owner agreeing to such temporary use.
- (4) Temporary uses shall not obstruct required fire lanes, access to buildings or utility equipment, clear vision triangles, ADA spaces or aisles, or egress from buildings on the or on adjoining property.
- (5) Temporary uses shall provide adequate parking area and improvements adequate to accommodate anticipated vehicular traffic. Safe pedestrian accessibility shall be provided between parking areas and the temporary use, with a separation between vehicular and pedestrian traffic areas.
- (6) Temporary uses shall be conducted completely within the lot on which the principal use is located, unless the City authorizes the use of City-owned property or right-of-way.
- (7) During the operation of the temporary use, the lot on which it is located shall be maintained in an orderly manner, shall be kept free of litter, debris, and other waste material, and all storage and display of goods shall be maintained within the designated area.
- (8) Signs for temporary uses shall be permitted only in accordance with Article 12, Signs.
- (9) Temporary uses shall comply with all requirements of the Fire Prevention Code and other applicable codes and regulations.

The approving authority (in this case, the Planning Commission) may impose conditions which it finds necessary for the protection and preservation of property rights and values of adjacent properties. Per Section 15.08.5, conditions shall be:

- A. Designed to protect natural resources, the health, safety, and welfare and social and economic well-being of the public; and
- B. Necessary to meet the intent and purpose of this Ordinance, related to the standards established in the section for the land use or activity under consideration and necessary to ensure compliance with those standards.

Staff Analysis and Concept Plan Review

The applicant is requesting approval of a Temporary Use (sand storage/staging) that is not explicitly listed in the Zoning Ordinance. Additionally, staff notes that the proposed Temporary Use is not generally consistent with the intent of, nor the land uses permitted in, the O-1, Office Zoning District, especially those existing medical-related uses directly to the south. However, based on historic aerial imagery, the property appears to have been used for landscaping supply and storage since at least the 1960s; this use only ceased in 2016 when the office and storage areas were demolished.

The Technical Review Committee (TRC) has reviewed the proposal. Staff and TRC concerns relating to the proposed temporary use primarily relate to vehicular access and circulation, sedimentation control, and visual impacts.

Vehicular Access and Circulation

Per the project narrative, trucks and vehicles will utilize the existing curb cut and gravel driveway at the south end of the property. Dequindre Road is under the jurisdiction of the Macomb County Department of Roads (MCDR). Staff has had initial discussions with MCDR regarding this project to inquire about permitting requirements. Per these discussions, it appears that a right-of-way permit will be required through MCDR. Additionally, MCDR will require the gravel curb cut to be replaced with a 30-foot-wide paved commercial approach and will require a cash guarantee deposit. As a condition of approval, MCDR has requested that an industrial vacuum truck be placed on site to remove sediment from the approach.

Sedimentation Control

The subject site is under the jurisdiction of the Oakland County Water Resources Commissioner (WRC). As such, a Soil Erosion and Sedimentation Control (SESC) permit may be required through WRC. Staff is awaiting a response from WRC regarding permitting requirements or exemptions.

Per the project narrative, the applicant states that industry standard practices will be followed for dust control, including wetting the sand, applying water to the driveway, and ceasing operations in the event of high winds.

Visual Impacts

As with most outdoor storage uses, staff has concerns about the visibility of the use from both the adjacent street and adjacent properties. While the site is adequately screened and buffered from the residential uses to the north and west by thick vegetation, the site directly abuts a medical office to the south. Staff has asked that the applicant maintain the existing line of trees located on the south side of the site to screen the sand staging uses from the adjacent office building.

While the sand staging area is set back approximately 300 feet from Dequindre Road, staff has asked the applicant to provide a screening fence between the staging/parking area and the right-of-way. An 8 ft.-tall chain link fence with mesh screening is proposed.

Per the project narrative, security lighting will be placed on site. Lighting levels shall comply with Zoning Ordinance standards.

Suggested Conditions

Should the Planning Commission move to approve the temporary use for a temporary sand staging area, staff suggests that the following conditions be incorporated as conditions of approval to protect natural resources, the health, safety, and welfare and social and economic well-being of the public.

1. Outdoor storage and staging of sand and gravel, and the placement of temporary office buildings and parking, shall be restricted to the areas shown on the sketch plan provided by the applicant as part of this application.
2. No permanent buildings or structures, defined as those with a permanent foundation, shall be permitted on site related to this Temporary Use.
3. Existing landscaping shall be preserved and maintained along the southern property line to screen the temporary use from the medical office building to the south.

4. A minimum eight (8) foot-tall fence or wall shall be installed between the staging, parking, and office areas and the Dequindre Road right-of-way. The fence or wall shall be opaque and shall be anchored to the ground. Fabric mesh or wood inserts may be utilized for screening purposes.
5. The existing parking lot located on the east side of the site, which is in disrepair, shall not be used as part of the operation of the Temporary Use.
6. Details of proposed security lighting shall be provided to the Community & Economic Development Department. Lighting levels shall comply with Section 8.04 of the Zoning Ordinance – *Exterior Lighting*.
7. Trucks shall not arrive or operate on site prior to 6 a.m. nor after 10 p.m.
8. The applicant shall obtain all necessary permits from the Macomb County Department of Roads (MCDR). If driveway improvements are required by MCDR, additional permits, including concrete permits, may be required through Madison Heights Community & Economic Development Department. Approved external permits shall be forwarded to the Madison Heights Community & Economic Development Department prior to commencing operation of the Temporary Use.
9. As requested by Macomb County Department of Roads (MCDR), an industrial vacuum truck shall be placed on site for sediment removal.
10. The applicant shall obtain all necessary permits from the Oakland County Water Resource Commissioner (WRC), including Soil Erosion and Sedimentation Control permits. Approved external permits or waivers shall be forwarded to the Madison Heights Community & Economic Development Department prior to commencing operation of the Temporary Use.
11. This Temporary Use approval shall only be valid for a period of two years from the date of Planning Commission approval. One (1) 12-month extension may be granted by the Technical Review Committee, upon review, if all other conditions continue to be met. Any extension of this time frame beyond 36 months from the date of Planning Commission approval, or any significant departure from the operations and conditions initially approved, shall require new approval from the Planning Commission.
12. All site improvements made to accommodate this Temporary Use, and all materials, vehicles, equipment, and temporary buildings associated with this Temporary Use, shall be removed upon completion of the operation.
13. Prior to the commencement of the Temporary Use, a site plan guarantee bond shall be deposited with the City of Madison Heights in accordance with Section 15.04.7 of the Zoning Ordinance.

Next Step

After discussion, the Planning Commission may take action on the requested Temporary Use in the form of a motion. Any motion shall include findings based upon the Temporary Use approval standards 7.03.43. The Planning Commission may postpone action on a Temporary Land Use request to allow verification, compilation, or submission of additional or supplemental information or to address other concerns or issues. **A template motion of approval is provided on the following page.**

Attachments

- **Temporary Land Use Application – PTMPU 25-02**
- **Project Narrative and Concept Plan**
- **Associated Maps**
- **Section 7.03.43– Temporary Land Uses**
- **Section 15.08 – Temporary Use Permits**

Template Motion, Findings and Conditions

Staff offers the following motion of approval, findings and conditions as a suggested template and guide for the Planning Commission’s consideration. The Planning Commission may provide additional detailed findings and/or conditions, as needed, to substantiate any motion for approval or denial. A motion for denial may follow this same outline.

MOTION BY _____, SECONDED BY _____, THAT THE PLANNING COMMISSION HEREBY **APPROVES** TEMPORARY LAND USE REQUEST NUMBER PTMPU 25-02 FOR TEMPORARY SAND STAGING AND STORAGE AT 27591 DEQUINDRE ROAD BASED UPON THE FOLLOWING FINDINGS:

1. In accordance with Section 7.03.43 and Section 15.08 of the Zoning Ordinance, the applicant requests Temporary Land Use approval for the temporary staging and storage of sand, gravel, and associated aggregates removed from I-696 as part of the ongoing reconstruction project.
2. Temporary material storage is not explicitly listed as a permitted Temporary Use in the Zoning Ordinance. Per Section 15.08.4, the Planning Commission may consider temporary uses not specifically permitted nor deemed similar by the Planning and Zoning Administrator, provided that the use complies with all other relevant development and operational standards for the use as provided in the Zoning Ordinance.
3. The proposed sand staging and storage use generally complies with the use-specific standards applicable to all Temporary Uses as contained in Section 7.03.43. of the Zoning Ordinance.

APPROVAL IS GRANTED WITH THE **FOLLOWING CONDITIONS**

1. Outdoor storage and staging of sand and gravel, and the placement of temporary office buildings and parking, shall be restricted to the areas shown on the sketch plan provided by the applicant as part of this application.
2. No permanent buildings or structures, defined as those with a permanent foundation, shall be permitted on site related to this Temporary Use.
3. Existing landscaping shall be preserved and maintained along the southern property line to screen the temporary use from the medical office building to the south.
4. A minimum eight (8) foot-tall fence or wall shall be installed between the staging, parking, and office areas and the Dequindre Road right-of-way. The fence or wall shall be opaque and shall be anchored to the ground. Fabric mesh or wood inserts may be utilized for screening purposes.
5. The existing parking lot located on the east side of the site, which is in disrepair, shall not be used as part of the operation of the Temporary Use.
6. Details of proposed security lighting shall be provided to the Community & Economic Development Department. Lighting levels shall comply with Section 8.04 of the Zoning Ordinance – *Exterior Lighting*.
7. Trucks shall not arrive or operate on site prior to 6 a.m. nor after 10 p.m.
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