

**CITY OF MADISON HEIGHTS  
ELECTRONIC COUNCIL AGENDA REQUEST FORM**

SUBMITTED TO: Melissa Marsh - City Manager

SUBMITTED BY: Giles Tucker - CED Director DATE: 6/30/22

FOR CONSIDERATION AT THE COUNCIL MEETING OF: 7/11/22

**ACTION REQUESTED**

PRESENTATION _____	FUTURE PUBLIC HEARING _____
PUBLIC HEARING – SPECIAL APPROVAL _____	BID AWARDS / PURCHASES _____
PUBLIC HEARING – OTHER <u>✓</u> _____	ORDINANCE - FIRST _____
COMMUNICATION _____	ORDINANCE - SECOND <u>✓</u> _____
REPORT _____	OLD BUSINESS _____

**DESCRIPTION OF ITEM**

Rezoning Request PRZN 22-01(Ordinance No. 2184) - Rezone 30151, 30171 and 30183 Dequindre Road from R-2, One-Family Residential, to R-M, Multiple-Family Residential. 2nd Reading/ PH

**IF ORDINANCE, CITE TITLE/CHAPTER SECTIONS**

**POLICY CONSIDERATION**

Second Reading and Public Hearing. The applicant, Hudson Madison II LLC, requests to rezone three (3) parcels of land at 30151, 30171 and 30183 Dequindre Road (PIN Numbers 44-25-12-280-027, 44-25-12-280-026, and 44-25-280-025) from R-2, One-Family Residential, to R-M, Multiple Family Residential. The subject properties are located on the west side of Dequindre Road, south of Oakland Drive.

**FINANCIAL IMPACT**

No Impact <u>✓</u>	Fee Waiver Proposed _____
Budgeted Fund Name(s) _____	Department Name _____
Appropriated in Acct. No. _____	Budget Amount _____
Amount Available in Acct. _____	
Second Account Number _____	Budget Amount _____
Amount Available in 2 <sup>nd</sup> Acct. _____	Revenue Generated _____
Other Comments _____	

**REVIEW CHECKLIST**

DEPARTMENT _____	Giles Tucker, CED _____	DATE _____
DEPARTMENT _____		DATE _____
CITY MANAGER _____	Melissa Marsh _____	DATE _____



# MEMORANDUM

Date: June 23<sup>rd</sup>, 2022  
To: City of Madison Heights City Council  
From: Matt Lonnerstater, AICP – City Planner  
Subject: Rezoning Request PRZN 22-01 (Ordinance 2184) – 30151, 30171 and 30183 Dequindre Road – Second Reading

## Introduction

The applicant, Hudson Madison II LLC, requests to rezone three (3) parcels of land at **30151, 30171 and 30183 Dequindre Road** (PIN Numbers 44-25-12-280-027, 44-25-12-280-026, and 44-25-280-025) from **R-2, One-Family Residential, to R-M, Multiple Family Residential**. The subject properties are located on the west side of Dequindre Road, south of Oakland Drive.

## Background

The three subject properties contain a total of 2.86 acres and are improved with single-family detached homes and their accessory structures. The applicant requests a rezoning to R-M in order to construct a senior living, assisted living and memory care facility on site, which is permitted as a special use within the R-M district. The new facility will be associated with the independent senior living facility currently under construction immediately to the south of the site. Note that approval of the rezoning does not constitute special use or site plan approval.

Per the Zoning Ordinance, the R-M zoning district is, *“designed to provide sites for multiple-dwelling structures which will generally serve as zones of transition between the nonresidential districts and lower density single-family districts and is further provided to serve the limited needs for the apartment type of unit in an otherwise single-family residential community.”*

City Council should consider all of the potential uses that could be developed on this site if it were to be zoned R-M. Uses permitted by right within the R-M district include one and two-family dwellings, multiple-dwellings, and rental/management offices accessory to multiple-dwelling unit developments. Uses permitted as a special use include convalescent homes and general hospitals.

**When reviewing a rezoning request, the City Council should review the proposed district’s consistency and compatibility with adjacent land uses and the future land use map as laid out in the Master Plan.**

## Existing Land Use

Existing adjacent land uses and zoning designations are denoted in the table below:

	Existing Land Use	Existing Zoning
Site	Single-Family Homes	R-2, One-Family Residential
North	Fraternal Organization	R-2, One-Family Residential
South	Multiple-Family (under construction)	O-1, Office
East (across Dequindre)	Multiple-Family Residential/Retail	Multiple-family and Industrial (City of Warren)
West	Single-Family Homes/Vacant	R-3, One-Family Residential

The subject site is located immediately to the north of “The Reserve at Red Run,” an independent senior living facility currently under construction, zoned O-1, Office. Adjacent properties to the west and north are zoned R-3 and R-2, One-Family Residential. Properties to the east (across Dequindre Rd) are located within the City of Warren and are zoned for commercial and multi-family purposes.

*Existing Conditions along Dequindre (looking north)*



#### Future Land Use

Adjacent future land uses, as envisioned by the 2021 Madison Heights Master Plan, are denoted in the table below:

	Future Land Use
Site	Office
North	Office
South	Office
East (across Dequindre Rd.)	Mixed-Use (City of Warren)
West	Single-Family Residential

The future land use designation of the subject site is “Office.” Per the Master Plan, the Office designation is intended to accommodate, *“a blend of local service, professional and general office uses into traditional office developments, as well as commercial uses that service office users.”*

If the R-M rezoning request is approved, any multi-family development on the subject parcel, including parking, will be subject to screening, buffering and site development requirements per the Zoning Ordinance.

#### **Staff Analysis**

While the proposed R-M zoning district is not completely aligned with the site’s “Office” Future Land Use designation, staff recognizes the importance of providing land for additional housing units within the city. In many cases, multiple-family zoning can provide for an appropriate mix of uses along major thoroughfares and arterials, such as Dequindre Road. Further, staff finds that a future multiple-family development on this subject site could be complementary to, and compatible with, the multiple-family independent senior living facility currently under construction to the south. The proposed R-M district promotes one of the Master Plan’s housing objectives to, *“provide a diverse range of housing options that meet the affordability, maintenance, and lifestyle needs of current and future residents.”*

### Planning Commission and City Council Action

At their **May 17<sup>th</sup>, 2022** meeting, the Planning Commission **recommended approval** of the requested rezoning based upon the following findings:

1. The applicant requests a rezoning from R-2, One-Family Residential, to R-M, Multiple-Family Residential, to construct a senior living, assisted living and memory care facility on site. The R-M district permits single and multiple-family residential uses.
2. The proposed R-M district is generally compatible and consistent with adjacent multiple-family and commercial uses along Dequindre Road and is compatible with single-family residential to the west.
3. The proposed R-M District is compatible with adjacent O-1-zoned parcels along Dequindre Road.
4. While the proposed R-M District is not entirely aligned with the “Office” future land use designation, the rezoning advances the Master Plan’s objective to, *“provide a diverse range of housing options that meet the affordability, maintenance and lifestyle needs of current and future residents.”*
5. The Site Plan Review Committee (SPRC) reviewed the proposed rezoning request at their May 4<sup>th</sup>, 2022 meeting and did not express any objections. The SPRC will separately review additional applications relating to this project, if submitted, including special use and site plan submittal. Special use approval through City Council is required for convalescent homes.

City Council approved the first reading at their **June 13<sup>th</sup>, 2022** meeting.

### Staff Recommendation and Next Step

Based on the Planning Commission’s findings and recommendation, staff recommends that the City Council approve rezoning request PRZN 22-01 and adopt Ordinance # 2184 upon second reading after the required public hearing.

## NOTICE OF PUBLIC HEARING

Notice is hereby given that the City Council for the City of Madison Heights will hold a public hearing on **July 11<sup>th</sup>, 2022 at 7:30 p.m. in the Training Room at Fire Station #1 located at 31313 Brush Street, Madison Heights, Michigan 48071** to consider the following rezoning requests:

**Rezoning Request No. PRZN 22-01** by Hudson Madison LLC to rezone three (3) parcels of land described as: 30151 Dequindre Rd. (TM# 44-25-12-28-0027); 30171 Dequindre Rd. (TM# 44-25-12-280-026); and 30183 Dequindre Rd. (TM# 44-25-12-280-025). The request is to rezone the properties from R-2, One-Family Residential, to R-M, Multiple-Family Residential.

**Rezoning Request No. PRZN 22-02** by EWM-Miller Wash, LLC to rezone three (3) parcels of land described as 29022 Stephenson Hwy (TMs: 44-25-11-377-015; 44-25-11-377-016; and 44-25-11-377-019). The request is to rezone the properties from M-1, Light Industrial, to B-3, General Business.

The applications and any supporting documents can be viewed during regular business hours at the Community and Economic Development Department. In addition, the agenda item can be viewed online after 4:00 p.m. on the Friday prior to the meeting at [www.madison-heights.org](http://www.madison-heights.org) in the Agenda Center.

For further information, please contact the Community and Economic Development Department at (248) 583-0831.

Cheryl Rottmann, CMC  
City Clerk  
(248) 583-0826

## ORDINANCE NO. 2184

AN ORDINANCE TO AMEND ORDINANCE NUMBER 571, BEING AN ORDINANCE CODIFYING AND ADOPTING A NEW CODE OF ORDINANCES FOR THE CITY OF MADISON HEIGHTS BY AMENDING THE ZONING MAP IN CONNECTION THEREWITH.

THE CITY OF MADISON HEIGHTS ORDAINS:

SECTION 1. That the Zoning Map in connection with the Zoning Ordinance of the City of Madison Heights shall be amended so that the zoning on the following described properties, to-wit:

T1N, R11E, SEC 12 PART OF NE ¼ BEG AT PT DIST N 01-13-00 E 521 FT FROM E 1/4 COR, TH N 88-39-00 W 408.45 FT, TH N 00-14-00 E 129.50FT, TH S 88-39-00 E 410.58 FT, TH S 01-13-00 W 129.50 FT TO BEG 1.22A

*PIN 44-25-12-280-027. 30151 Dequindre Rd*

T1N, R11E, SEC 12 PART OF NE ¼ BEG AT PT DIST N 01-13-00 E 650.50 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 1682.91 FT, TH S 00-14-00 W 129.53 FT, TH S 88-39-00 E 1680.68 FT TO BEG EXC E 60FT IN HWY, ALSO EXC W 1342 FT 0.83 A

*PIN 44-25-12-280-026. 30171 Dequindre Rd*

T1N, R11E, SEC 12 PART OF NE ¼ BEG AT PT DIST N 01-13-00 E 780 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 336.91 FT, TH S 01-13-00 W 129.50 FT, TH S 88-39-00 E 336.91 FT TO BEG EXC E 60 FT IN HWY 0.82 A

*PIN 44-25-12-280-025. 30183 Dequindre Rd*

Shall be changed from R-2, One-Family Residential, to R-M, Multiple Family Residential.

SECTION 2. All ordinances or parts of ordinances in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect.

SECTION 3. This ordinance shall take effect ten (10) days after its adoption and upon publication.

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Roslyn Grafstein  
Mayor

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Cheryl E. Rottmann  
City Clerk

CERTIFICATION:

I, Cheryl Rottmann, the duly appointed City Clerk of the City of Madison Heights, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and correct copy of an Ordinance adopted by the Madison Heights City Council at their Regular Meeting held on July 11<sup>th</sup>, 2022.

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Cheryl E. Rottmann  
City Clerk

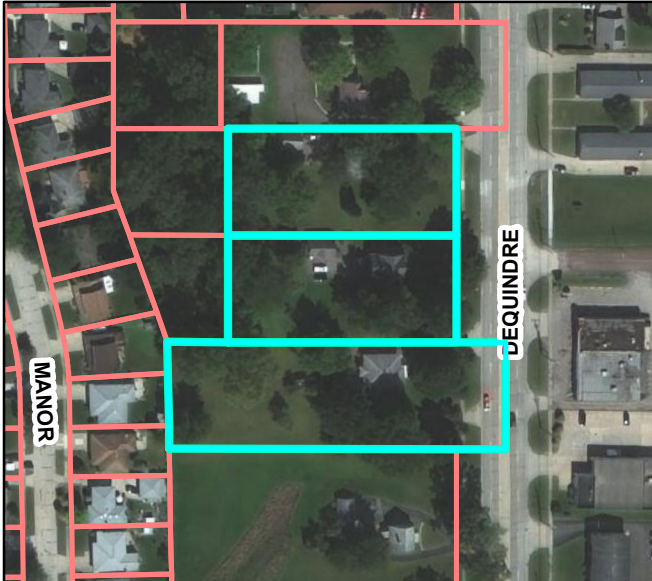
FIRST READING: June 13<sup>th</sup>, 2022  
PUBLIC HEARING: July 11<sup>th</sup>, 2022  
ADOPTED: ,2022  
PUBLISHED: ,2022  
EFFECTIVE: ,2022

# Site Address: 30151, 30171, 30183 Dequindre Road



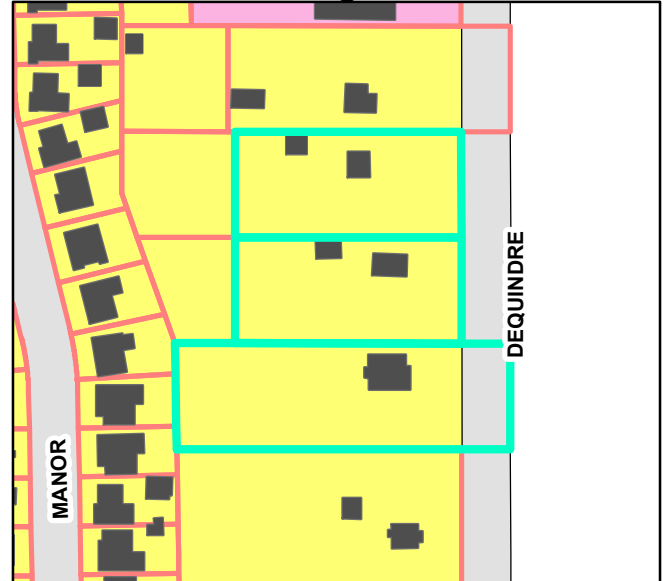
[Click for maps](#)

Aerial



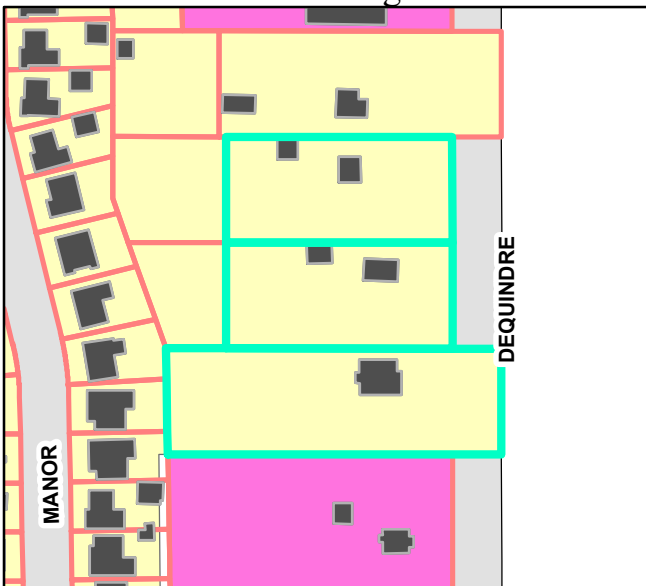
- 30151, 30171, 30183 Dequindre Rd
- Parcels

Existing Land Use



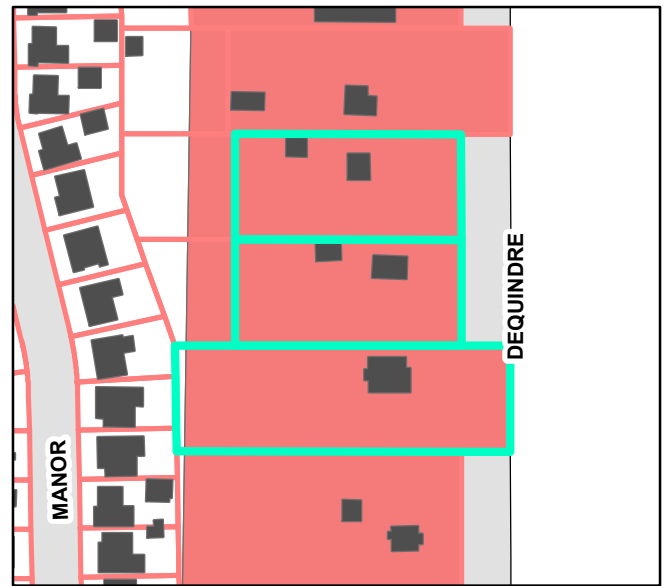
- 30151, 30171, 30183 Dequindre Rd
- Buildings
- Parcels
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning



- 30151, 30171, 30183 Dequindre Rd
- Buildings
- Parcels
- R-1 Residential
- R-2 Residential
- R-3 Residential
- O-1 Office

Future Land Use



- 30151, 30171, 30183 Dequindre Rd
- Single Family
- Multiple Family
- Office
- Commercial
- Recreation
- Conservation
- Mixed Use Innovation



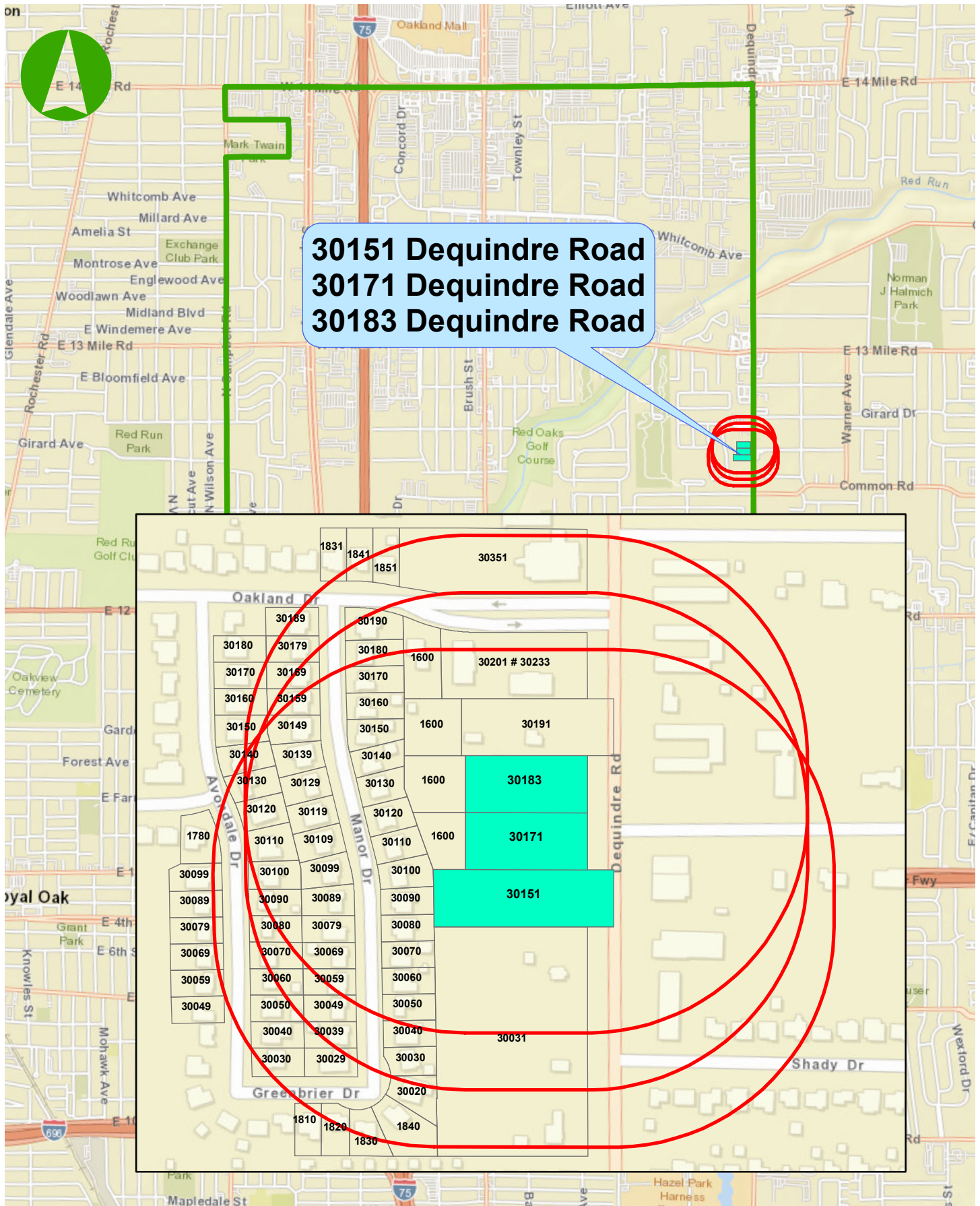
# PRZN CASE: 22 - 01





# PRZN CASE: 22 - 01

## BUFFER 500 FT





COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
300 W. THIRTEEN MILE RD.  
MADISON HEIGHTS, MI 48071  
(248) 583-0831

Application to Rezone Land

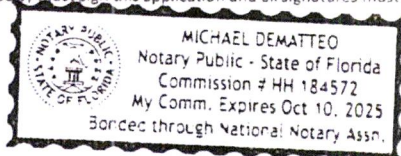
I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

1. Request is hereby made that the following property be rezoned from R2 to Rm.
2. The property address is 30151 Deguindre and the parcel is located on the West side of Deguindre street between 12 mile and 13 mile streets.
3. The legal description of said property is as follows (attach separately if necessary)  
See Attach PRD
4. The sidwell number for the property is: 25-12-28-00-21
5. The owner of said property is:  
Name: Betty Huffman  
Street Address: 30151 Deguindre  
City, State, Zip: Madison Heights, MI 48071  
Phone: 248-202-2310 Email: Berow25@gmail.com
6. The Applicant is:  
Name: Cypress Partners Hudson Madison LLC (Jeffrey Buck)  
Street Address: 270 West Maple Road  
City, State, Zip: Birmingham, MI 48009  
Phone: 248-540-9380 Email: JBuck@CypressPartners.biz
7. The applicant is the:  
☒ Owner ☐ Legal Representative ☒ Purchaser ☐ Other \_\_\_\_\_
8. Description of proposed use:  
Senior Living, Assistant Living & Memory Care
9. Attached two (2) copies of the plot plan prepared in compliance with the requirements shown in item number three (3) of the "Procedure for Filing Rezoning Application" and the \$1,500.00 application fee.

Signature of Owner: Krisanida H. Crowe POA Betty Huffman  
Signature of Applicant: Jeffrey Buck  
Date: 4-18-2022

Notary's Signature: Michael DeMatteo  
Notary's Print Name: Michael DeMatteo  
Notary Public, State of Florida, County of: Pine Hills  
My Commission Expires on: 10-10-2025  
Acting in the County of: Pine Hills

Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.







COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
300 W. THIRTEEN MILE RD.  
MADISON HEIGHTS, MI 48071  
(248) 583-0831

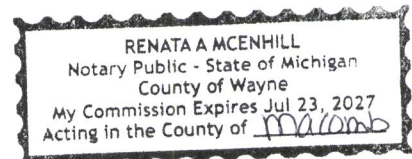
Application to Rezone Land

I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

1. Request is hereby made that the following property be rezoned from R-2 to R-M.
2. The property address is 30171 Dequindre Road and the parcel is located on the West side of Dequindre Road street between Moulin Avenue and Oakland Drive streets.
3. The legal description of said property is as follows: (attach separately if necessary)  
See Attached
4. The sidwell number for the property is: 44 - 25 - 12 - 280 - 026
5. The owner of said property is:  
Name: Walter Kozak  
Street Address: 30171 Dequindre Road  
City, State, Zip: Madison Heights, MI 48071  
Phone: 248-585-9596 Email: \_\_\_\_\_
6. The Applicant is:  
Name: Hudson Madison LLC (Jeff Buck) Jeffrey Buck *g.b.*  
Street Address: 280 West Maple Road, Suite 230  
City, State, Zip: Birmingham, MI 48009  
Phone: 248-540-9300 ext. 12 Email: jbuck@cypresspartners.biz
7. The applicant is the:  
☐ Owner ☐ Legal Representative ☒ Purchaser ☐ Other \_\_\_\_\_
8. Description of proposed use:  
One (1) Story Senior Living (Assisted & Memory Care)
9. Attached two (2) copies of the plot plan prepared in compliance with the requirements shown in item number three (3) of the "Procedure for Filing Rezoning Application" and the \$1,500.00 application fee.

Signature of Owner: [Signature]  
Signature of Applicant: [Signature]  
Date: 4/18/22

Notary's Signature: [Signature]  
Notary's Print Name: Renata A. McEnhill  
Notary Public, State of Michigan, County of: Wayne  
My Commission Expires on: July 23, 2027  
Acting in the County of: Macomb



Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
300 W. THIRTEEN MILE RD.  
MADISON HEIGHTS, MI 48071  
(248) 583-0831

Application to Rezone Land

I (we) the undersigned do hereby respectfully apply and petition the City of Madison Heights to amend the Zoning Ordinance by changing the zoning map as hereinafter requested. As part of this application, the following facts are shown:

1. Request is hereby made that the following property be rezoned from R-2 to R-M.
2. The property address is 30183 Dequindre Road and the parcel is located on the West side of Dequindre Road street between Moulin Avenue and Oakland Drive streets.
3. The legal description of said property is as follows: (attach separately if necessary)  
See Attached
4. The sidwell number for the property is: 44 - 25 - 12 - 280 - 025
5. The owner of said property is:  
Name: Marvin Huffman  
Street Address: 30183 Dequindre Road  
City, State, Zip: Madison Heights, MI 48071  
Phone: 313-930-6862 Email: marty.huffman5@gmail.com
6. The Applicant is:  
Name: Hudson Madison LLC (Jeffrey Buck)  
Street Address: 280 West Maple Road, Suite 230  
City, State, Zip: Birmingham, MI 48009  
Phone: 248-540-9300 ext. 12 Email: jbuck@cypresspartners.biz
7. The applicant is the:  
☐ Owner ☐ Legal Representative ☒ Purchaser ☐ Other \_\_\_\_\_
8. Description of proposed use:  
One (1) Story Senior Living (Assisted & Memory Care)
9. Attached two (2) copies of the plot plan prepared in compliance with the requirements shown in item number three (3) of the "Procedure for Filing Rezoning Application" and the \$1,500.00 application fee.

Signature of Owner: [Signature]  
Signature of Applicant: [Signature]  
Date: 4-19-2022

Notary's Signature: [Signature]  
Notary's Print Name: Cheryl E. Rottmann  
Notary Public, State of Michigan, County of: Oakland  
My Commission Expires on: 1-27-29  
Acting in the County of: Oakland, MI

Note: All owners of the property must sign this application and all signatures must be notarized, or legal proof of authority to apply, such as a Power of Attorney, must be attached.

## **Legal Descriptions**

**Betty Huffman**

**30151 Dequindre Road, Madison Heights, Michigan 48071**

**44-25-12-280-027**

T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 521 FT FROM E 1/4 COR, TH N 88-39-00 W 408.45 FT, TH N 00-14-00 E 129.50 FT, TH S 88-39-00 E 410.58 FT, TH S 01-13-00 W 129.50 FT TO BEG 1.22 A

**Walter Kozak**

**30171 Dequindre Road, Madison Heights, Michigan 48071**

**44-25-12-280-026**

T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 650.50 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 1682.91 FT, TH S 00-14-00 W 129.53 FT, TH S 88-39-00 E 1680.68 FT TO BEG EXC E 60 FT IN HWY, ALSO EXC W 1342 FT 0.83 A

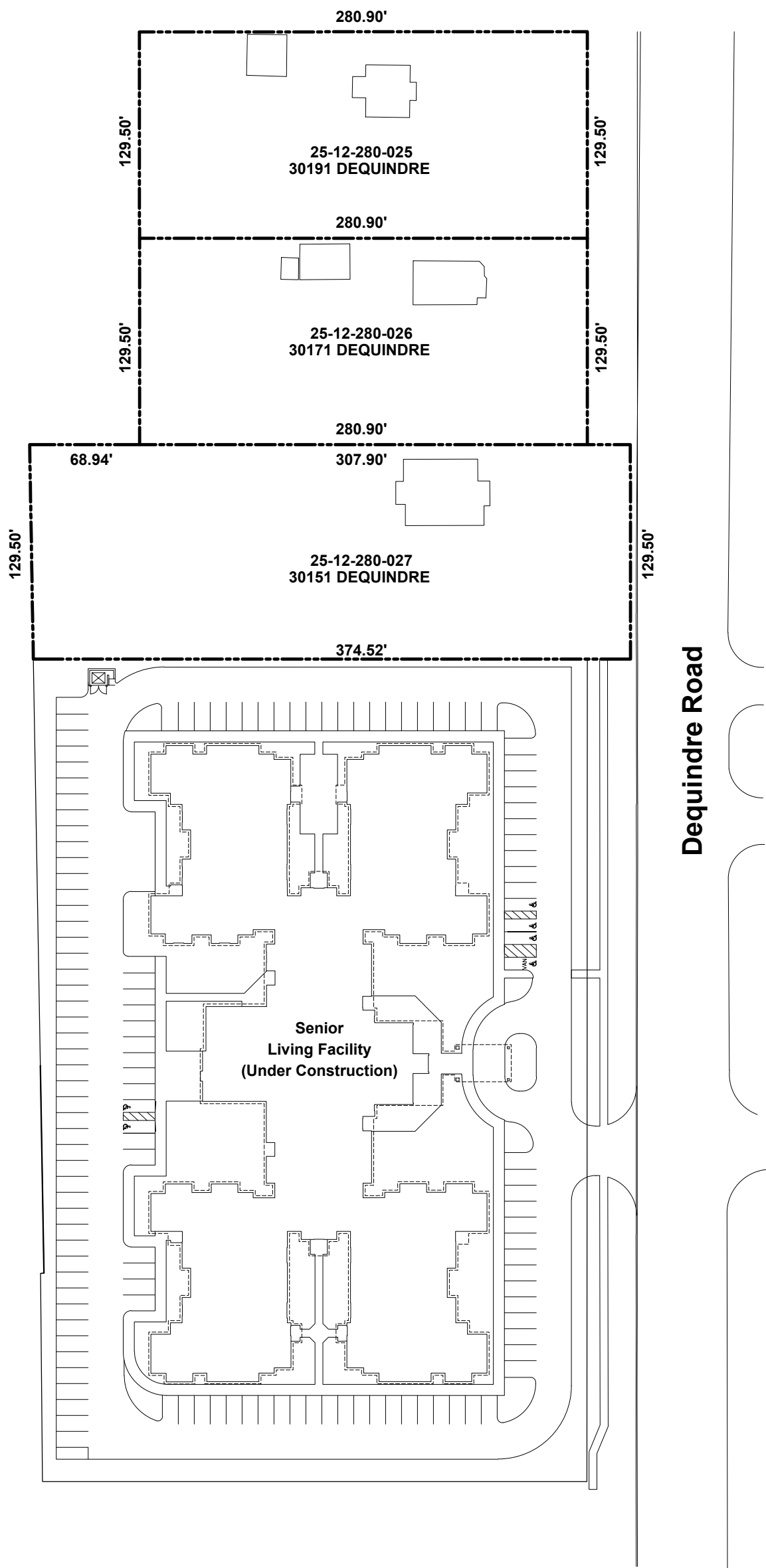
**Marvin Huffman**

**30183 Dequindre Road, Madison Heights, Michigan 48071**

**44-25-12-280-025**

T1N, R11E, SEC 12 PART OF NE 1/4 BEG AT PT DIST N 01-13-00 E 780 FT FROM E 1/4 COR, TH N 01-13-00 E 129.50 FT, TH N 88-39-00 W 336.91 FT, TH S 01-13-00 W 129.50 FT, TH S 88-39-00 E 336.91 FT TO BEG EXC E 60 FT IN HWY 0.82 A

EXHIBIT A  
EXISTING CONDITIONS PLAN



**HUDSON MADISON , LLC**  
280 WEST MAPLE ROAD, SUITE: 230  
BIRMINGHAM, MICHIGAN 48009

**SHEET 1 OF 1**  
MARCH 18, 2022  
2019-236A

**PEA**  
**GROUP**

t: 844.813.2949  
www.peagroup.com



# CITY OF MADISON HEIGHTS

## PLANNING COMMISSION MEETING MINUTES

May 17th, 2022

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 5:34 p.m.

### 2. ROLL CALL

Present: Mayor Pro Tem Mark Bliss  
Chairperson Josh Champagne  
Member Bruce Conn  
Member Eric Graettinger  
Mayor Roslyn Grafstein  
City Manager Melissa Marsh

Absent: Member Kalnasy, Member Oglesby, Member Sylvester

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

Motion by Commissioner Marsh, seconded by Commissioner Graettinger to excuse Commissioner Sylvester and Commissioner Kalnasy.

Motion carries unanimously.

### 3. APPROVAL OF AGENDA

There were no additions or deletions to the agenda

### 4. APPROVAL OF MINUTES

Motion by Commissioner Conn, supported by Commissioner Marsh, to approve the minutes of the regular Planning Commission meeting of April 19th, 2022.

Motion carries unanimously.

### 5. PUBLIC HEARING:

#### **a. Rezoning PRZN 22-01: 30151, 30171 and 30183 Dequindre Rd.**

Planner Lonnerstater introduced the Rezoning request by Hudson Madison II LLC to rezone three (3) parcels of land at 30151, 30171 and 30183 Dequindre Road from R-3, One-Family Residential, to R-M, Multiple-Family Residential.



The applicant requests a rezoning to R-M in order to construct a senior living, assisted living and memory care facility on site, which is permitted as a special use within the R-M district. The new facility will be associated with the independent senior living facility currently under construction immediately to the south of the site. Planner Lonnerstater wanted to remind the Commission that the request today is only for the rezoning. The client would still have to go in front of Council for special use and Site Plan Review Committee for site plan approval.

Planner Lonnerstater asked the Planning Commission to consider compatibility with adjacent land uses and the future land use map as laid out in the Master Plan. The Planning Commission should also consider all potential uses permitted in R-M district including one/two family dwellings, multiple-family developments, rental management offices, and memory/dependent care as a special use.

Staff finds that the proposed R-M district is generally compatible with the adjacent multi-family Reserve at Red Run project under construction, and is compatible with adjacent single-family uses to west, and furthers the Master Plan's housing goals. Therefore, staff recommends approval of requested rezoning from R-3 to R-M.

There are three landlocked parcels directly behind this request. They have different property owners. There would be no development on these parcels.

Applicant presentation:

The applicant, Jeff Buck of Hudson Madison II, was there to present to the Commission and take questions. Mr. Buck expressed that there is a strong need for higher level care while residents age in place. They currently have three parcels under contract to build an assisted living medical building. The preliminary design is 35,000 square feet and it doesn't require a lot of parking because the majority of the residents in the building will not be driving, so parking will mainly be for visitors and staff.

**Chair Champagne opened the public hearing at 5:44 p.m. to hear comments on PRZN 22-01.**

A resident, who lives directly behind the properties, addressed the Commission. She expressed her concern for the area behind the Reserve at Red Run and states she feels it has been sorely neglected. She says that her concern is regarding the landlocked parcels and overgrown vegetation and if this requested rezoning is granted, these parcels will have no future.

Randall Carlisle, member of the Knights of Columbus, spoke on behalf of the property at 30191 Dequindre road. He mentioned that the group at that location received a waiver in 1989 to use this property for non-residential. His concern is potential turmoil in the future pertaining to being sold out or relocated.

A resident spoke against this rezoning request. She stated she does not want memory care in her neighborhood and Madison Heights does not have enough single family homes.

**Chair Champagne closed the public input portion of this rezoning request at 6:06 pm.**

For clarification, Chair Champagne requested Planner Lonnerstater review the list of principal uses allowed by right under the proposed R-M zoning. Planner Lonnerstater responded that the following uses could be permitted by right in the R-M district:

1. One/two family dwellings
2. Multiple-family developments
3. Rental management offices accessory to multiple-dwelling unit developments
4. Memory/dependent care as a special use

Attorney Burns suggests the Commission should take into consideration that the rezoning could be for any of those uses the City Planner mentioned and not specifically for any proposed use on that site.

Discussion continues amongst the Commission members. Commissioner Bliss asks the applicant if they have engaged in any public outreach to neighbors pertaining to this case. Developer explains that they have not but are open to have conversation with neighbors.

Motion by Commissioner Bliss, seconded by Commissioner Conn, to recommend to City Council to approve rezoning request PRZN 22-01 by Hudson Madison II LLC to rezone three parcels of land at 30151, 30171, and 30183 Dequindre from R-3 one family residential, to R-M Multiple-Family residential.

Ayes: Graettinger, Grafstein, Marsh, Bliss, Conn, Champagne

Nays: None

Absent: Kalnasy, Oglesby, Sylvester

Motion carries.

b. **Rezoning PRZN 22-02: 29022 Stephenson Highway**

Planner Lonnerstater introduced the rezoning request from EWM-Miller Wash, LLC, to rezone three (3) parcels of land at 29022 Stephenson Highway Road from M-1, Light Industrial, to B-3, General Business. The subject properties are located at the northeast corner of Stephenson Highway and E. 12 Mile Road, immediately to the west of the I-75 interchange.

The site consists of 3 parcels of land with total area of approximately 1.14 acres. The petitioner does eventually wish to apply for special use for an auto car wash facility but Planner Lonnerstater reminds the Commission that approval of this rezoning does not constitute site plan approval.

Staff believes that the uses permitted within the proposed B-3 district are consistent the existing land use pattern in the vicinity.

Planner Lonnerstater pointed out that if the rezoning request were to be approved, further notes that a rezoning to B-3 would remove the subject parcels from the Marihuana Overlay District. Medical and adult-use marijuana establishments are not permitted within the B-3 zoning district.

Chair Champagne welcomed the applicant at this time to speak to the Commission. The applicant's attorney, John Gaber spoke on behalf of the applicant. Mr Gaber stated that the proposed use for the site is a state of the art car wash with extensive landscaping. He feels that what is being proposed is consistent with the uses in the 12 Mile corridor and feels that this parcel fits better with the B-3 commercial corridor than an industrial use.

Commissioner Conn asked for clarification on whether the proposed car wash is a do-it-yourself car wash or an automated wash. Mr. Gaber explained that it would be a hybrid. There would be at

least 1-3 employees on site, but the car wash would be automated with a pay station.

Chair Champagne opened the meeting to public input at 6:24 pm. Seeing no comments, public input was closed at 6:25 pm.

Planner Lonnerstater reminded the Commission that rezoning is not bound by the use that is being described by the applicant. He points out that uses permitted by right within the B-3 district include, but are not limited to, general retail, personal service establishments, sit-down and drive-through restaurants, professional offices, new car auto sales and showrooms, and mixed-use developments. Uses permitted through the special approval process include, but are not limited to, gasoline stations, auto washes, bars, and motor vehicle repair facilities.

Motion by Commissioner Conn, seconded by Commissioner Graettinger to recommend that City Council approve the rezoning of three parcels of land at 29022 Stephenson Hwy from M-1, Light Industrial, to B-3, General Business.

Ayes: Grafstein, Marsh, Bliss, Conn, Graettinger, Champagne

Nays: None

Absent: Kalnasy, Oglesby, Sylvester

## **6. MATTERS FOR CONSIDERATION**

Zoning Ordinance Rewrite Project Update – Staff and the site plan review committee met with the consultants to do a kick off meeting for the steering committee. The next step will be from McKenna to complete what they refer to as a diagnostic review. They will review our current ordinance, mark it up and create a list of items that should be revised in new ordinance. From there, they will create a report to be presented to the planning commission.

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

No public comment.

## **8. MEMBER UPDATES**

Commissioner Marsh reminded the Planning Commission that the Council Chambers will begin renovation soon so the next Planning Commission meeting will occur at the Fire Station 1.

## **9. PLANNER UPDATES**

Planner Lonnerstater has no further comments.

## **10. ADJOURNMENT OF MEETING**

Meeting adjourned by the Chair at 6:29 p.m.