

**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 <input checked="" type="checkbox"/>	ORDINANCE - FIRST
COMMUNICATION	ORDINANCE - SECOND <input checked="" type="checkbox"/>
REPORT	OLD BUSINESS

DESCRIPTION OF ITEM

Rezoning Request PRZN 22-02(Ordinance No. 2185) - Rezone three (3) parcels of land at 29022 Stephenson Hwy. from M-1, Light Industrial, to B-3, General Business. 2nd Reading/PH

IF ORDINANCE, CITE TITLE/CHAPTER SECTIONS

POLICY CONSIDERATION

Second Reading and Public Hearing. The applicant, EWM-Miller Wash, LLC, requests to rezone three (3) parcels of land at 29022 Stephenson Highway (PIN Numbers 44-25-11-377-015, 44-25-11-377-016, and 44-25-11-377-019) 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.

FINANCIAL IMPACT

No Impact <input checked="" type="checkbox"/>	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 nd Acct.	Revenue Generated
Other Comments	

REVIEW CHECKLIST

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



MEMORANDUM

Date: June 23rd, 2022
To: City of Madison Heights City Council
From: Matt Lonnerstater, AICP – City Planner
Subject: Rezoning Request PRZN 22-02 (Ordinance 2185) – 29022 Stephenson Hwy. – Second Reading

Introduction

The applicant, EWM-Miller Wash, LLC, requests to rezone three (3) parcels of land at **29022 Stephenson Highway** (PIN Numbers 44-25-11-377-015, 44-25-11-377-016, and 44-25-11-377-019) 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.

Background

The subject site consists of three (3) parcels which contain a total area of approximately 1.14 acres. The site is improved with an existing 3,285 sq. ft. commercial structure currently occupied by Col's Place restaurant. The applicant requests a rezoning to B-3 in order to construct an auto car wash facility, which is permitted as a special use within the B-3 district. Note that approval of the rezoning would not constitute special use or site plan approval. City Council should consider all of the potential uses that could be developed on this site if it were to be zoned B-3. The applicant has provided conceptual plans for an express car wash on-site; these conceptual plans are included for demonstrative purposes only and are not subject to this rezoning review.

Per the Zoning Ordinance, the proposed B-3 zoning district is, *“designed to provide sites for more diversified business types and is often located so as to serve the passer-by traffic.”* 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.

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	Restaurant	M-1, Light Industrial
North	Oakland County Water	M-1, Light Industrial
South (across 12 Mile)	Retail	General Business (City of Royal Oak)
East	--	I-75
West (across Stephenson)	Gas Station	M-1, Light Industrial

The subject site is located immediately to the west of the 12 Mile Road/I-75 interchange. Adjacent land uses consist primarily of auto-oriented uses, including a gas station across Stephenson Highway, an auto repair shop across 12 Mile Road, and a new drive-through fast food restaurant kitty-corner at the intersection of 12 Mile Road and Stephenson Highway (in Royal Oak).

Existing Conditions at Stephenson/12 Mile (looking north)



Existing Conditions at Stephenson/12 Mile (looking south)



Existing Conditions at Stephenson/12 Mile (looking east toward I-75)



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	Industrial
North	Industrial
South (across 12 Mile)	General Commercial (City of Royal Oak)
East	I-75
West (across Stephenson)	Industrial

The future land use designation of the subject site is “Industrial.” Per the Master Plan, the Industrial designation is intended to accommodate manufacturing, processing, warehousing, storage of raw materials and intermediate and finished products, industrial service providers, industrial parks, and industrial research activities.

Staff Analysis

While the proposed B-3 zoning district is not completely aligned with the site’s “Industrial” Future Land Use designation, staff recognizes the existing auto-oriented nature of the 12-Mile Road/I-75 interchange, as well as the existing regional commercial uses located at or near the intersection of Stephenson Highway and E. 12 Mile Road. Existing uses at the Stephenson/12 Mile intersection include several gas stations, an auto repair shop, a Kroger Marketplace, and several commercial outlots. Further, the 12 Mile corridor on the east side of I-75 is currently improved with several regional retail developments, including Lowe’s, Home Depot, and BJ’s Wholesale Club. Staff believes that the uses permitted within the proposed B-3 district are consistent with and complementary to the existing land use pattern in the vicinity.

If the B-3 rezoning request were to be approved, any major re-development on the subject parcel would be subject to site plan approval through the Site Plan Review Committee. Certain uses, such as a potential auto wash, would require special approval through City Council. Staff 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.

Planning Commission and City Council Action

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

1. The applicant requests a rezoning from M-1, Light Industrial, to B-3, General Business, to construct an automatic express car wash facility on site. The B-3 district permits a range of general commercial, retail, restaurant, and office uses.
2. The proposed B-3 district is generally compatible and consistent with adjacent auto-oriented uses and regional commercial developments near the 12 Mile Road/I-75 Interchange.
3. The proposed B-3 District is compatible with adjacent M-1 zoned parcels within Madison Heights and commercially-zoned parcels within Royal Oak.

4. While the proposed B-3 District is not entirely aligned with the “Industrial” future land use designation, the subject site is located at the very southern end of the Stephenson Highway industrial corridor and is adjacent to a number of existing auto-oriented commercial uses.
5. The Site Plan Review Committee (SPRC) reviewed the proposed rezoning request at their May 4th, 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 auto washes.

City Council approved the first reading at their June 13th, 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 22-02 and adopt Ordinance #2185 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 11th, 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 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. 2185

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 11 PART OF SW 1/4 BEG AT PT DIST S 88-11-35 W 544.34 FT & N 01-48-25 W 267.10 FT FROM S 1/4 COR, TH N 01-48-25 W 60.00 FT, TH N 87-11-21 E 191.48 FT, TH S 08-02-22 W 61.31 FT, TH S 87-15-35 W 180.99 FT TO BEG 0.26 A
PIN 44-25-11-377-015. 29022 STEPHENSON HWY.

T1N, R11E, SEC 11 PART OF SW 1/4 BEG AT PT DIST S 88-11-35 W 544.34 FT & N 01-48-25 W 75.00 FT FROM S 1/4 COR, TH N 52-16-00 E 265.16 FT, TH N 17-41-59 E 106.98 FT, TH S 87-15-35 W 59.00 FT, TH S 08-02-22 W 61.31 FT, TH S 87-15-35 W 180.99 FT, TH S 01-4.
PIN 44-25-11-377-016. 29022 STEPHENSON HWY.

T1N, R11E, SEC 11 ELY 40 FT OF STEPHENSON HWY R/W ADJ TO THAT PART OF SW 1/4 DESC AS BEG AT PT DIST S 88-11-35 W 544.34 FT & N 01-48-25 W 75.00 FT FROM S 1/4 COR, TH N 52-16-00 E 265.16 FT, TH N 17-41-59 E 106.98 FT, TH S 87-15-35 W 59.00 FT, TH S 08-02
PIN 44-25-11-377-019. 29022 STEPHENSON HWY.

Shall be changed from M-1, Light Industrial, to B-3, General Business

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.

Roslyn Grafstein
Mayor

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 11th, 2022.

Cheryl E. Rottmann
City Clerk

FIRST READING: June 13th, 2022
PUBLIC HEARING: July 11th, 2022
ADOPTED: ,2022
PUBLISHED: ,2022
EFFECTIVE: ,2022

Site Address: 29022 Stephenson Hwy



[Click for map](#)

Aerial



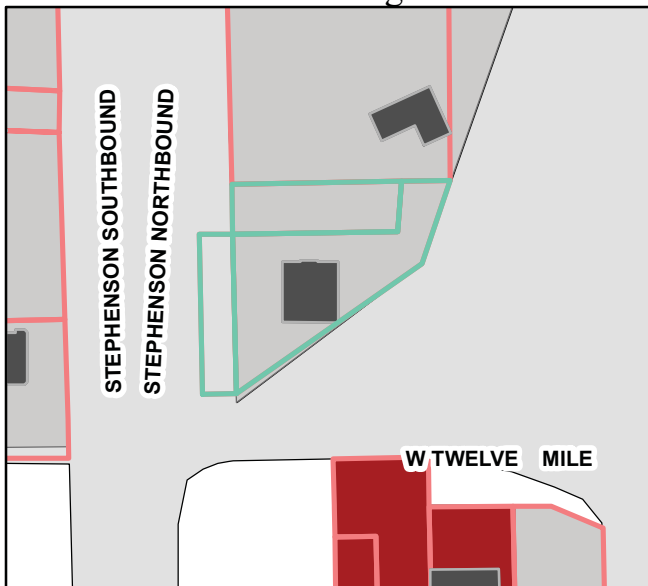
- 29022 Stephenson Hwy
- Parcels

Existing Land Use



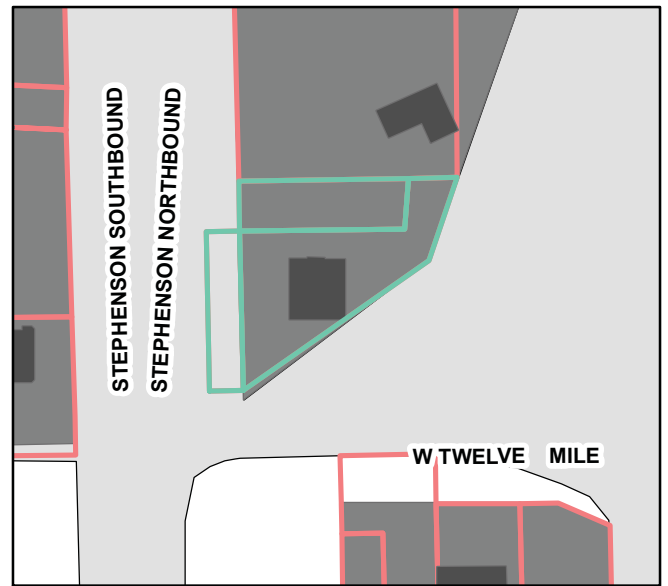
- 29022 Stephenson Hwy
- Buildings
- Parcels
- Vacant
- Single And Two Family
- Office
- Commercial
- Industrial
- Public

Zoning



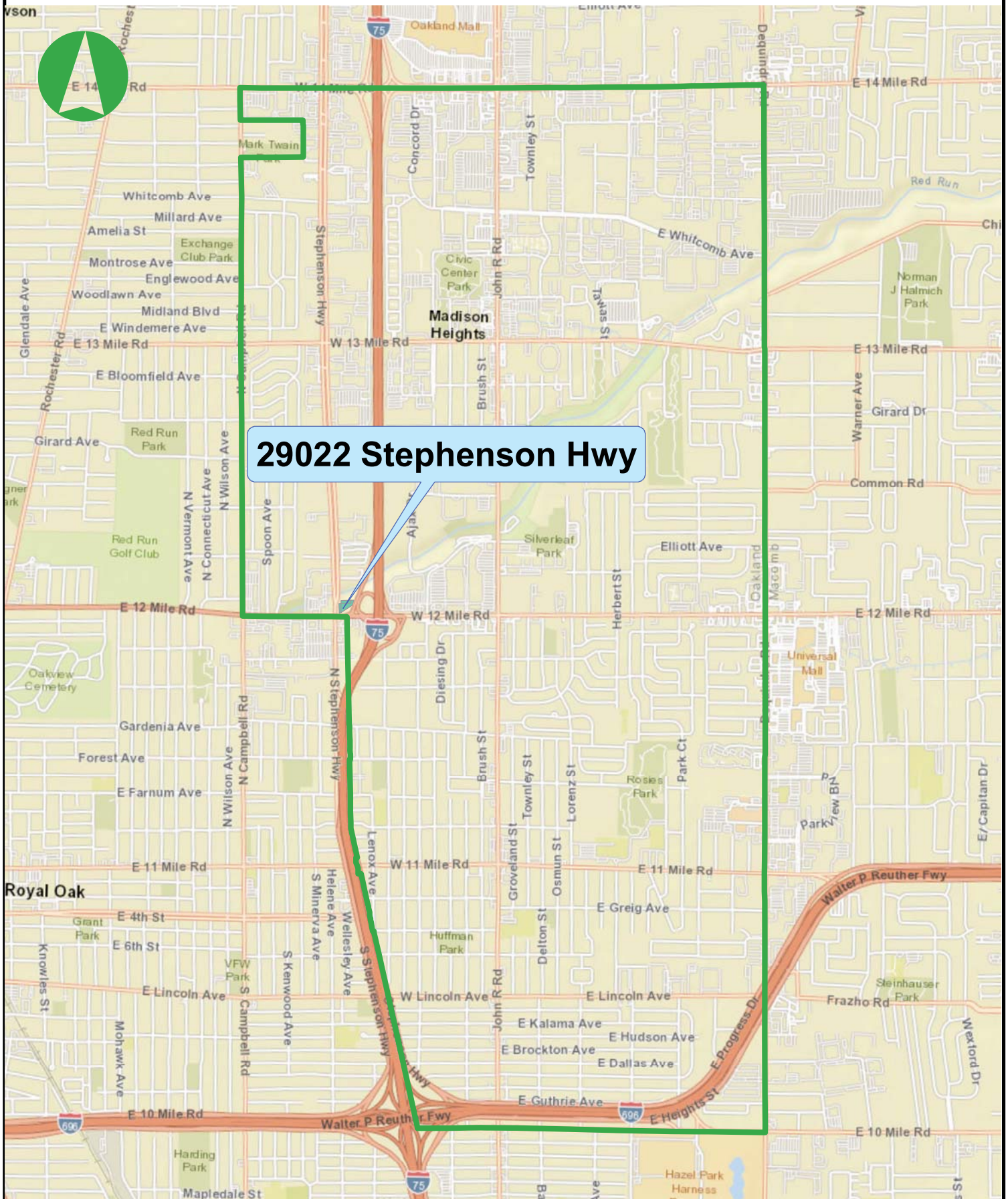
- 29022 Stephenson Hwy
- Buildings
- Parcels
- M-1 Light Industrial
- B-1 Local Business
- B-2 Planned Business
- B-3 General Business

Future Land Use

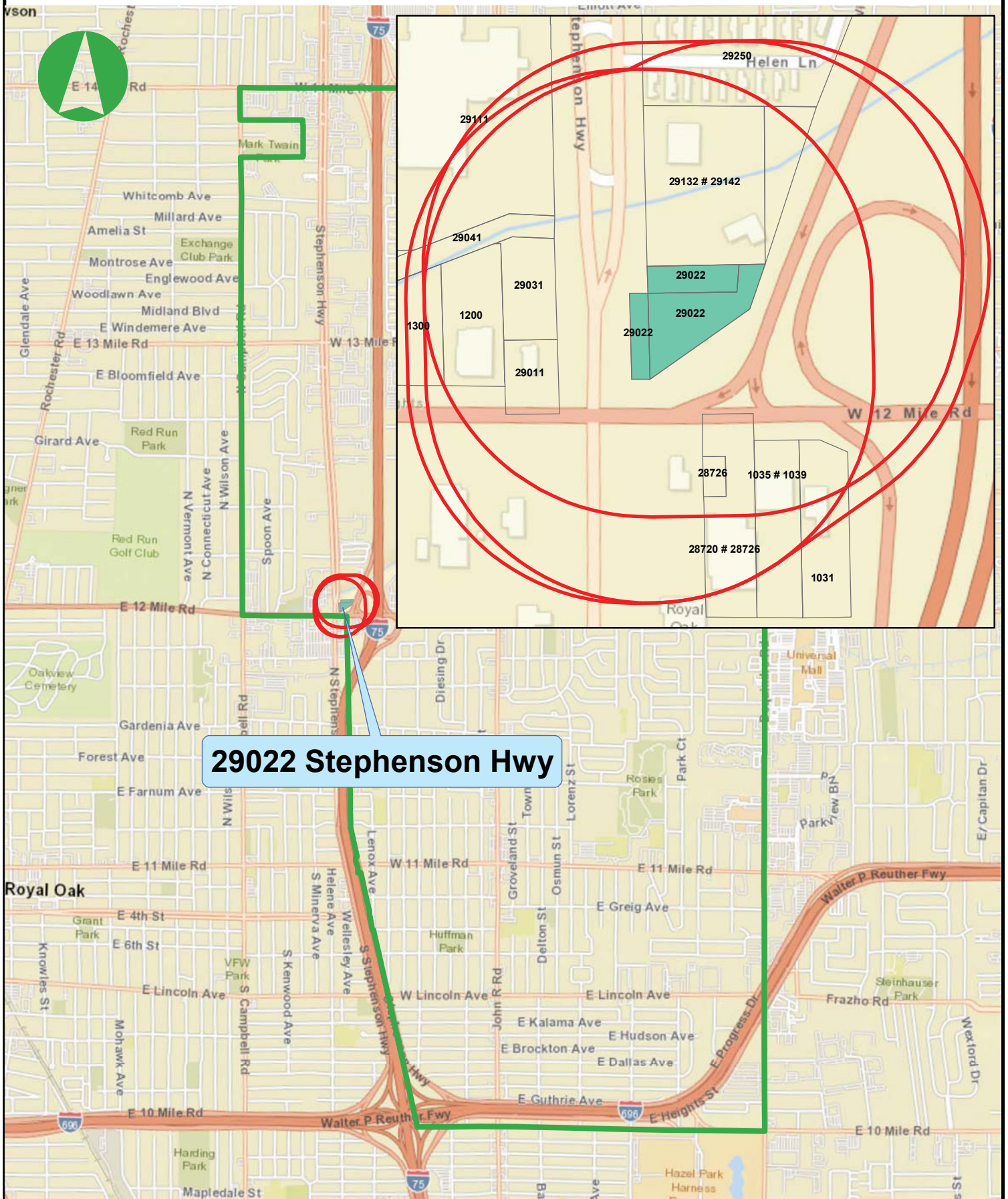


- 29022 Stephenson Hwy
- Vacant
- Industrial
- Office
- Commercial
- Recreation
- Conservation
- Mixed Use Innovation

PRZN CASE: 22 - 02



PRZN CASE: 22 - 02
BUFFER 500 FT





Williams Williams Rattner & Plunkett, P.C.
Attorneys and Counselors

380 North Old Woodward Avenue
Suite 300
Birmingham, Michigan 48009

Tel: (248) 642-0333
Fax: (248) 642-0856

John D. Gaber
jdg@wwrplaw.com

April 19, 2022

PERSONAL DELIVERY

City of Madison Heights
Community and Economic Development Department
300 W. Thirteen Mile Rd.
Madison Heights, MI 48071

**Re: 29022 Stephenson Highway
Application to Rezone Land**

Dear Clerk:

Enclosed for filing please find the following documents with respect to the above-referenced property:

1. Application to Rezone Land;
2. Exhibit A – Legal Description;
3. Addendum in Support of Application to Rezone Land City of Madison Heights, Michigan; and
4. Two copies of Rezoning Survey-Site Plan.

Also enclosed is a check in the amount of \$1,500 for the filing fee.

Please feel free to call with any questions.

Very truly yours,

WILLIAMS, WILLIAMS, RATTNER & PLUNKETT, P.C.



John D. Gaber

JDG/srs
Enclosures



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

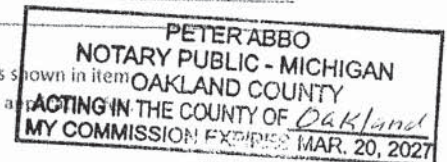
Application to Rezone Land

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:

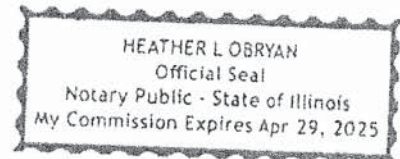
1. Request is hereby made that the following property be rezoned from M-1 to B-3.
2. The property address is 29022 Stephenson Highway and the parcel is located on the East side of Stephenson Highway street between Twelve Mile Road and Helen Ct streets.
3. The legal description of said property is as follows: (attach separately if necessary)
Refer to attached legal description
4. The sidwell number for the property is: 25-11-377-015, 25-11-377-016 and 25-11-377-019
5. The owner of said property is:
Name: Sokol and Angelina Ndrejaj
Street Address: 29022 Stephenson Highway
City, State, Zip: Madison Heights, Michigan 48071
Phone: _____ Email: _____
6. The Applicant is:
Name: EWM-Miller Wash, LLC
Street Address: 201 East Ogden Ave. Suite #18-1
City, State, Zip: Hinsdale, IL 60521
Phone: 856-371-6223 Email: do@ewmpartners.com
7. The applicant is the:
☐ Owner ☐ Legal Representative ☒ Purchaser ☐ Other _____
8. Description of proposed use:
Proposed express car wash with automated pay stations and free vacuums

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 fee.

Signature of Owner: [Signature]
Signature of Applicant: [Signature]
Date: 4/14/22



Notary's Signature: [Signature]
Notary's Print Name: Heather L. O'Bryan
Notary Public, State of Michigan, County of: Dodge
My Commission Expires on: 4.29.25
Acting in the County of: Dodge



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.

Exhibit A

Legal Description

Land in the City of Madison Heights, Oakland County, Michigan, being more particularly described as follows:

PARCEL 1:

Part of the East half of the East half of the Southwest quarter of Section 11, Town 1 North, Range 11 East, described as: Commencing at a point which is South 88 degrees 11 minutes 35 seconds West along the South section line 544.34 feet and North 01 degree 48 minutes 25 seconds West along the Easterly right of way of Stephen Highway, 75 feet from the South quarter corner of said Section 11; thence North 52 degrees 16 minutes 00 seconds East 265.16 feet; thence North 17 degrees 41 minutes 59 seconds East 106.98 feet; thence South 87 degrees 15 minutes 35 seconds West 250.84 feet to the Easterly right of way line of Stephenson Highway; thence South 01 degree 48 minutes 25 seconds East along said Easterly line 252.10 feet to the point of beginning.

PARCEL 2:

The Easterly 40 feet of Stephenson Highway right of way adjacent to that part of the Southwest 1/4 of Section 11, Town 1 North, Range 11 East, described as beginning at a point distant South 88 degrees 11 minutes 35 seconds West 544.34 feet and North 01 degree 48 minutes 25 seconds West 75.00 feet from the South 1/4 corner; thence North 52 degrees 16 minutes 00 seconds East 265.16 feet; thence North 17 degrees 41 minutes 59 seconds East 106.98 feet; thence South 87 degrees 15 minutes 35 seconds West 59.00 feet; thence South 08 degrees 02 minutes 22 seconds West 61.31 feet; thence South 87 degrees 15 minutes 35 seconds West 180.99 feet; thence South 01 degree 48 minutes 25 seconds East 192.10 feet to the beginning.

Commonly known as 29022 Stephenson Highway, Madison Heights, Michigan 48071
Tax Parcel Nos. 25-11-377-015, 25-11-377-016 and 25-11-377-019

**ADDENDUM IN SUPPORT OF
APPLICATION TO REZONE LAND
CITY OF MADISON HEIGHTS, MICHIGAN**

**Applicant: EWM-Miller Wash, LLC
Parcel ID No.: 25-11-377-015, -016, -019
Date: April 14, 2022**

Applicant submits this Addendum in Support of Application to Rezone Land to rezone the above subject property ("Property") from M-1 Light Industrial to B-3 General Business, and states the following in support of its Application:

1. Applicant proposes to construct a modern automatic express car wash on the Property, which is a Use Permissible on Special Approval in the B-3 General Business district (§10-326(8)). While a rezoning review would focus on all of the potential permitted uses in the B-3 district which could be operated on the Property, the principal permitted uses and special approval uses in the B-3 district (and by incorporation the O-1, B-1 and B-2 districts) would appear to be appropriate uses for this Twelve Mile Road retail/restaurant corridor.
2. Current land use supports the requested rezoning. The Property is currently used for commercial, not industrial purposes. Similarly, most of the existing uses in the Twelve Mile Road corridor in this area of the City are commercial uses. A gas station/convenience store operates west of the Property. An auto repair and miscellaneous retail are located south of the Property. The Twelve Mile corridor east of the Property features Home Depot, Lowe's, and several restaurant outlots. The Twelve Mile corridor southwest of the Property in Royal Oak also houses retail/restaurant uses. The existing land uses in the area would be permitted uses or special approval uses in the B-3 district, and therefore support the requested rezoning to B-3.
3. Likely consistent with City Master Plan Update. The requested rezoning to B-3, while not consistent with the current Future Land Use Map of the City, would most likely be updated in the impending City Master Plan update process to reflect that the Twelve Mile corridor has been converting from industrial to commercial uses over time. There is a likelihood that Future Land Use Map could be updated in this process to change the designation of these Twelve Mile frontage properties to Commercial, which would support the rezoning to B-3.
4. No adverse impact. The requested rezoning would not adversely impact adjacent properties because the Property is already used for commercial purposes, and commercial uses operate on the east, west and south sides of the Property. The Oakland County Water Resource Commission is located to the north of the Property, which is a public utility facility, also consistent with commercial uses. Traffic would access the site from Stephenson Highway at the north end of the Property, away from the intersection, to reduce traffic conflicts and maximize safety.

For the above reasons, Applicant believes rezoning the Property to B-3 would be consistent with good land use planning practices, and respectfully requests rezoning approval.



DATUM: NAVD86

DATUM: NAVD86

BM A:
TOP OF SOUTHEAST ANCHOR BOLT OF LIGHT POLE, 32.4' NORTH OF CENTERLINE TWELVE MILE
ROAD & 48' EAST OF CENTERLINE STEPHENSON HIGHWAY.
ELEV = 636.75

BM B:
TOP OF NORTHEAST ANCHOR BOLT OF LIGHT POLE, 54.9' NORTH OF CENTERLINE TWELVE MILE ROAD
& 53' EAST OF CENTERLINE STEPHENSON HIGHWAY.
ELEV = 639.21

AT THE TIME OF THIS SURVEY, EVIDENCE WAS OBSERVED OF POTENTIAL ENCROACHMENTS. OTHER ENCROACHMENTS MAY OR MAY NOT STILL EXIST ON OR OFF THE SUBJECT PROPERTY.

THE FOLLOWING OBSERVATIONS WERE MADE AT THE TIME OF SURVEY:

- 1 PAYING AND PARKING FOR PARCEL "1" LIES ON TO PARCEL "2"
- 2 CORNER OF PARKING LOT LIES UP TO 10.5' OFF THE PARCEL.

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(25277) CBR	636.17	10" W IE= 626.15 10" NE IE= 626.18 8" S IE= 630.29
(25294) CONH	637.63	10" W IE= 625.28 10" E IE= 625.26 8" SE IE= 625.88
(25314) CBR	636.34	NO PIPES OBSERVED SEMENT +633.14
(25491) CBR	635.99	10" SW IE= 631.71
(200000) CBS	636.87	NOT INVENTORIED AT TIME OF SURVEY

EX. STORM SEWER		
STRUCTURE	RIM ELEV.	PIPES
(25277) CBR	636.17	10" W IE= 626.15 10" NE IE= 626.18 8" S IE= 630.29
(25294) CONH	637.63	10" W IE= 625.28 10" E IE= 625.26 8" SE IE= 625.88
(25314) CBR	636.34	NO PIPES OBSERVED SEMENT +633.14
(25491) CBR	635.99	10" SW IE= 631.71
(200000) CBS	636.87	NOT INVENTORIED AT TIME OF SURVEY

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IMPLIED AS TO THE COMPLETENESS OR
ACCURACY THEREOF. THE CONTRACTOR
WILL BE EXCLUSIVELY RESPONSIBLE FOR
OBTAINING THE EXACT UTILITY LOCATIONS
BEFORE ANY WORK IS TO BE PERFORMED.
1 2 3 4 5 6 7 8 9 10

CLIENT :
DEVELOPMENT MANAGEMENT
ASSOCIATES LLC
JON PELLEGRINE
PH: 312-605-9290
jpellegrine@dmassociates.com

ALTA/NPS LAND TITLE SURVEY
29022 STEPHENSON HWY - MADISON HTS.
TAX ID: 44-25-11-377-015, -016, -019
PART OF SW 1/4, SEC. 11, T1N-R1E
ROYAL OAK TOWNSHIP, OAKLAND COUNTY, MICHIGAN

[illegible]

ORIGINAL ISSUE DATE:
2/4/2022

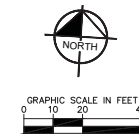
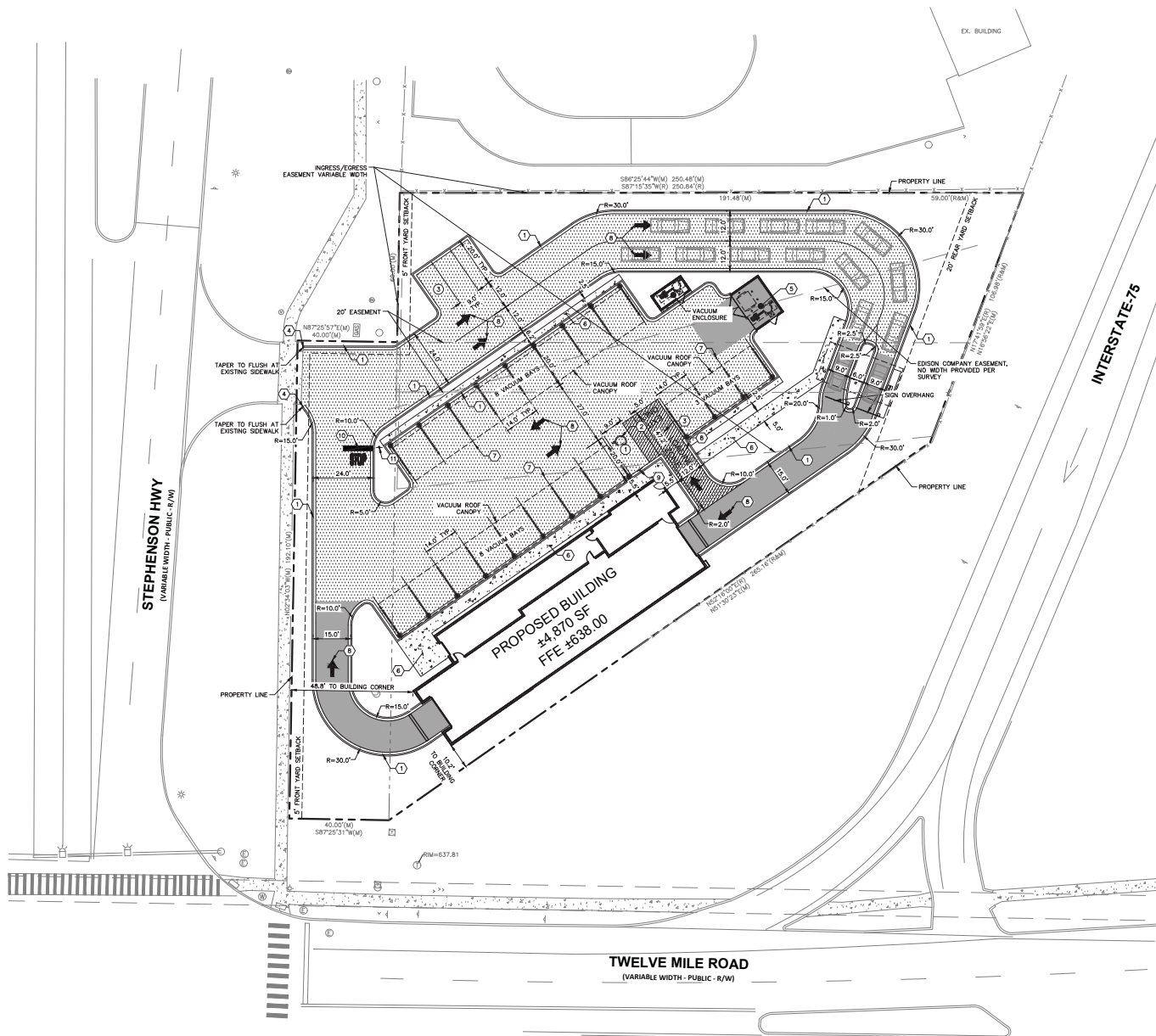
PROJECT NO: 21-428

SCALE: 1" = 20'

FIELD: AJS
DRAWN BY: DC
DESIGN BY:
CHECK BY: MB

V1.1

NOT FOR CONSTRUCTION



GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADIUS NOT DIMENSIONED ON THIS PLAN SHALL BE 2'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 6" CONCRETE CURB AND GUTTER
- EASEMENT LINE
- PROPERTY LINE
- ACCESSIBLE PARKING MARKING

SITE DATA TABLE

CURRENT ZONING: LIGHT INDUSTRIAL (M-1)		
REZONING: GENERAL BUSINESS (B-3)		
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONTAGE (STEPHENSON HWY)	5 FT	40 FT
SIDE (NORTH)	0 FT	154 FT
SIDE (SOUTH)	0 FT	15 FT
REAR (INTERSTATE 75)	30 FT	68 FT
PARKING SETBACKS		
FRONT (STEPHENSON HWY)	5 FT	15 FT
ADA SPACES	1	1
PARKING	1 SPACE PER EMPLOYEE	
STANDARD SPACES (90°)	2	3

SITE DATA TABLE

TOTAL LOT AREA	1.09 AC
TOTAL AREA DISTURBED	1.09 AC
EXISTING IMPERVIOUS AREA	0.85 AC
PROPOSED IMPERVIOUS AREA	0.98 AC

KEY NOTES

1. 6" CURB AND GUTTER, TYP.
2. ACCESSIBLE PAVEMENT MARKINGS, TYP.
3. 4" WIDE PAINTED SOLID LINE, TYP.
4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
5. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
6. CONCRETE SIDEWALK, TYP.
7. VACUUMS TYP.
8. DIRECTIONAL PAVEMENT MARKINGS
9. ACCESSIBLE PARKING SIGN
10. 24" WIDE STOP BAR
11. STOP SIGN (MUTCD R1-1)



SCALE	AS NOTED	DESIGNED BY: SPS	DRAWN BY: SPS	CHECKED BY: DEL
NOT FOR CONSTRUCTION				
COSMOS CONSULTING				
SITE PLAN				
COSMOS CAR WASH 29022 STEPHENSON HWY CITY OF MADISON HEIGHTS, OHIO 44130				
ORIGINAL ISSUE: 4/15/2022 KHA PROJECT NO. 190125007 SHEET NUMBER C1.0				



CITY OF MADISON HEIGHTS

PLANNING COMMISSION MEETING MINUTES

May 17th, 2022

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 5:34 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.