



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES (DRAFT)

April 16, 2024
Council Chambers – City Hall
300 W. 13 Mile, Madison Heights, MI 48071

1. CALL TO ORDER

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

2. ROLL CALL

Present: Chair Josh Champagne
Mayor Pro Tem Mark Bliss
Mayor Roslyn Grafstein
City Manager Melissa Marsh
Commissioner Eric Graettinger
Commissioner Melissa Kalnasy
Commissioner Cliff Oglesby
Commissioner Grant Sylvester (arrived @ 5:37 p.m.)

Also Present: City Planner Matt Lonnerstater
Assistant City Attorney Tim Burns
Deputy City Clerk

3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Graettinger, seconded by Commissioner Grafstein to excuse Commissioner Sylvester.

Motion carries unanimously.

4. APPROVAL OF THE MINUTES

Motion by Commissioner Graettinger, seconded by Kalnasy to approve the minutes of the regular Planning Commission meeting of March 19, 2024.

Motion carries unanimously.

PUBLIC HEARING

5. **Rezoning Request No. PRZN 23-02** by Isam Yaldo to rezone one (1) parcel of land located at 1035 W. 12 Mile Road (TM# 44-25-14-127-053) from B-3, General Business, to M-1, Light Industrial district.

City Planner Lonnerstater reintroduced the rezoning request PRZN 23-02 which was postponed from the meeting on November 21, 2023. The applicant and property owner, Isam Yaldo is now formally requesting to rezone one parcel of land located at 1035 W. 12 Mile Road from B-3, General Business district, to M-1, Light Industrial district. The property owner intends to purchase

the property at 1031 W. 12 Mile Road and combine the two properties into a single parcel, and lease the parcel to Artic Fox, who will develop the property for marihuana-related uses. The applicant has applied to rezone the subject property to M-1, Light Industrial, to enable the parcel combination and allow for the development of a medical/adult-use marihuana growing, processing, and provisioning facility per the settlement agreement. The adult use and medical facilities map outside of the zoning ordinance would need to be amended and added to the same agenda as the final reading of Ordinance 2198 - New Zoning Ordinance and Zoning Maps. The rezoning approval applies to the current parcel unless it gets changed.

Chair Champagne opened the floor for public comment at 5:45 p.m. Seeing none, public comment was closed at 5:46 pm.

City Manager Marsh explained that there will be a new green zone map and this parcel may be removed if there was a use going there that wasn't needed in the green zone. Col's Place changed from M-1 to B-3 and removed itself from the green zone because it no longer met the qualifications.

Assistant City Attorney Burns added there may be some envisions to the green zone map after the litigation is resolved. If the rezoning request is not approved the applicant can potentially have a judge order for it to be approved. Or it could disrupt the whole settlement agreement and we would be back in court on that case.

Motion made by Commissioner Sylvester, Seconded by Commissioner Grafstein, to recommend to City Council approval of the requested rezoning of 1035 W. 12 Mile Road (parcel #44-25-14-127-053) from B-3, General Business, to M-1, Light Industrial, after the required public hearing, based upon the following findings:

1. The M-1 district permits a range of industrial, warehousing, office, recreational, and limited retail uses which are generally appropriate for the subject site.
2. The intent of, and the uses permitted within, the M-1 district are generally compatible and consistent with adjacent industrial and commercial land uses.
3. The M-1 district is compatible with adjacent B-3 and M-1 zoned parcels.
4. The M-1 district is aligned with the "Industrial" future land use designation for the site and does further the land use goals and objectives of the adopted 2021 Madison Heights Master Plan

Voting Yea: Bliss, Champagne, Graettinger, Grafstein, Kalnasy, Marsh, Oglesby, and Sylvester

Motion Carried.

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

Chair Champagne opened the floor for public comment at 5:53 p.m. Seeing none, public comment was closed at 5:54 pm.

7. PLANNER UPDATES

City Planner Lonnerstater updated the Commissioners on the Zoning Ordinance #2198 adoption. City

Council approved the first reading of Zoning Ordinance Rewrite at their meeting on April 8, 2024. Council has scheduled a second and final reading and public hearing for the May 13th, 2024, City Council meeting. Madison Heights is a participant in a safe street for all Regional Transportation Plan with our surrounding communities. It's an action plan and the federal goal for zero pedestrian deaths and fatalities. City Planner Lonnerstater and Commissioner Champagne are members of the Safety Action Plan Committee. Once the plan is adopted it will open for implementation grant funding opportunities. The action plan is expected to be complete in a year and includes some public input opportunities. The goal is for each community to adopt an action plan before we can implement grants and specific projects. The City of Ferndale is the lead municipality and Tool is their consultants. The Southeast Oakland County Safe Streets Plan includes Oak Park, Ferndale, Pleasant Ridge, Berkley, Hazel Park, Madison Heights, and Huntington Woods. Royal Oak applied for their own Safety Action Plan which explains why they aren't part of our group. Madison Heights received the Planning Grant and has contributed at least \$8,000 to this action plan. The Open House is scheduled for Wednesday, May 8th from 6 to 7:30 p.m. at the Pleasant Ridge Community Center. City Planner Lonnerstater gave an update on the status of Chipotle, Goodwill, and Quality Roots. Eleven Mile Streetscape Plan, the Downtown Development Authority (DDA) authorized funding for potentially a four to three lane conversion. Commissioner Graettinger is on the wait list for the Michigan Association of Planning (MAP) Planning and Zoning Workshop on Monday, April 29th.

Mayor Grafstein noted that Oak Park, Hazel Park, and Madison Heights are part of the Justice Forty (40) and she is on the task force.

City Manager Marsh added that Justice Forty (40) are census tracts of underprivileged areas within each community that are deemed that way due to education levels, transportation, or different types of economic hardship conditions. Madison Heights has three Justice Forty tracts. Eleven Mile Streetscape Plan is for Eleven Mile Road from I-75 just pass Wood Pile which cost an additional \$26,000. Funding for new bus stops and benches is part of the Eleven Mile Streetscape Plan. Madison Heights has partnered with Smart to update the bus stops around the city and currently enhancements are scheduled on John R Road for the summer of 2026.

8. PUBLIC COMMENT

Meeting adjourned by Chair Champagne at 6:05 p.m.