



MEMORANDUM

Date: May 15th, 2025
To: City of Madison Heights Planning Commission
From: Matt Lonnerstater, AICP – City Planner
Subject: UPDATE - Temporary Use Request PTMPU 25-03– 434 W. 12 Mile Road – Lowes Outdoor Accessory Sales/Storage

At the April 8th Planning Commission meeting, the applicant, Lowes of Madison Heights, requested Temporary Use approval from the Planning Commission in accordance with **Section 7.03.43** and **Section 15.08** of the Madison Heights Zoning Ordinance to operate an accessory seasonal storage and sales area at Lowes Home Improvement Center, 434 W. 12 Mile Road, zoned MUI-2, Mixed-Use Innovation 2; tax parcel 44-25-11-476-024. The applicant requested Planning Commission approval to operate the Temporary Use for eight consecutive (8) months, exceeding the ninety (90) day limitation set forth in the Zoning Ordinance.

At this meeting, the Planning Commission postponed action on the Temporary Use request, approving the following motion:

SUBSTITUTE MOTION

Motion by Marsh, seconded by Sylvester, to postpone action on this temporary use request to allow the store manager time to speak with Lowe's corporate office about a permanent outdoor storage area solution and to return to the May 20th Planning Commission meeting to present their updated plan.

Voting Yea: Commissioner Eric Graettinger, Commissioner Marsh, Commissioner Colton Smith, Commissioner Grant Sylvester, Chair Josh Champagne

Voting Nay: Commissioner Ryan Fox

Motion carries.

Since the April 8th meeting, the applicant has revised the Temporary Use application, reducing the dates of operation to fall within the ninety (90) day limitation contained in the Zoning Ordinance. As such, staff has administratively approved the Temporary Use request, as Planning Commission action was no longer required. A copy of the Approved Temporary Use transmittal is attached for your information.