

## APPROVAL OF MINUTES

### **PC 26-17. April 20th, 2026 Meeting Minutes**

Motion made by Commissioner Fox, Seconded by Commissioner Olson to approve the Planning Commission minutes of April 20, 2026 as presented.

Voting Yea: Mayor Haines, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Marsh, Commissioner Olson

Motion carried.

## PUBLIC HEARING

### **Special Land Use PSP 26-02 - 27392 Park Court - Major Home Occupation (Pet Grooming)**

Planner Lonnerstater introduced the special land use request at 27392 Park Court to operate a pet grooming business out of the home. This is considered a major home occupation. The business scope of work is the following:

1. Pet grooming service for small/medium-sized dogs.
2. One employee (applicant), with services provided on a one-on-one, appointment-only basis.
3. Appointments will take place in the morning/early afternoon hours.
4. All grooming activities to take place inside the house, with occasional use of the backyard to allow pets to relieve themselves.
5. Clients will be instructed to park in the driveway for drop-off and pick-up.

The applicant clarified some additional details that were asked of her. She would require dogs to have a rabies vaccination. She would intend on grooming about 4 dogs per day as each dog is approximately 1-2 hours of grooming.

Planner Lonnerstater reviewed the use specific zoning standards for home occupations set forth in section 7.03.18 of the zoning ordinance.

The Commission found the use appropriate with various conditions. The City's attorney reminded the applicant that upon approval, they would be responsible for applying for a Certificate of Occupancy and Business License.

Vice Chair Graettinger opened the floor to public comment at 5:40 pm. Seeing no members of the public wishing to comment, the public comment was closed at 5:41 pm.

**PC 26-18. Special Land Use PSP 26-02-27392 Park Court-Major Home Occupation (Pet Grooming)**

Motion by Fox, seconded by Olson, that, following the required public hearing, the Planning Commission hereby recommends that city council approve special land use request number PSP 26-02 for a major home occupation in the form of a pet grooming business at 27392 Park Court based upon the following findings:

1. The applicant requests Special Land Use approval for a pet grooming Major Home Occupation at 27392 Park Court.
2. The Planning Commission held a public hearing for PSP 26-02 at their May 18th, 2026 meeting.
3. The proposed pet grooming Major Home Occupation use is consistent with the Special Land Use review standards and criteria set forth in Section 15.05.3. In particular:
  - a. The use is designed, located, and proposed to be operated in a way that protects the public health, safety and welfare.
  - b. The use will not involve activities that will be detrimental to adjacent residential land uses.
  - c. The use is designed and located so that it is compatible with the principal uses permitted in the R-3, One-Family Residential district
  - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Single-Family Residential future land use classification.
4. The use satisfies the Use-Specific Standards for Major Home Occupations - as contained in Section 7.03.18 of the Madison Heights Zoning Ordinance.

**APPROVAL IS GRANTED WITH THE FOLLOWING CONDITIONS**

1. The pet grooming business shall at all times comply with the use-specific standards for Major Home Occupations, Section 7.03.18, as effective on the date of this approval, which shall be attached to the record of the Special Land Use approval.
2. Client appointments shall be limited to one at a time and shall occur between the hours of 8:00 a.m. and 8:00 p.m.
3. No overnight pet boarding shall be permitted.
4. A minimum of one (1) parking space shall be provided for clients on the residential driveway. Vehicles shall not overhang the public sidewalk.
5. Upon the transfer of ownership, the Special Land Use designation would be revoked.

**Voting Yea: Mayor Haines, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Marsh, Commissioner Olson**

**Motion carried.**