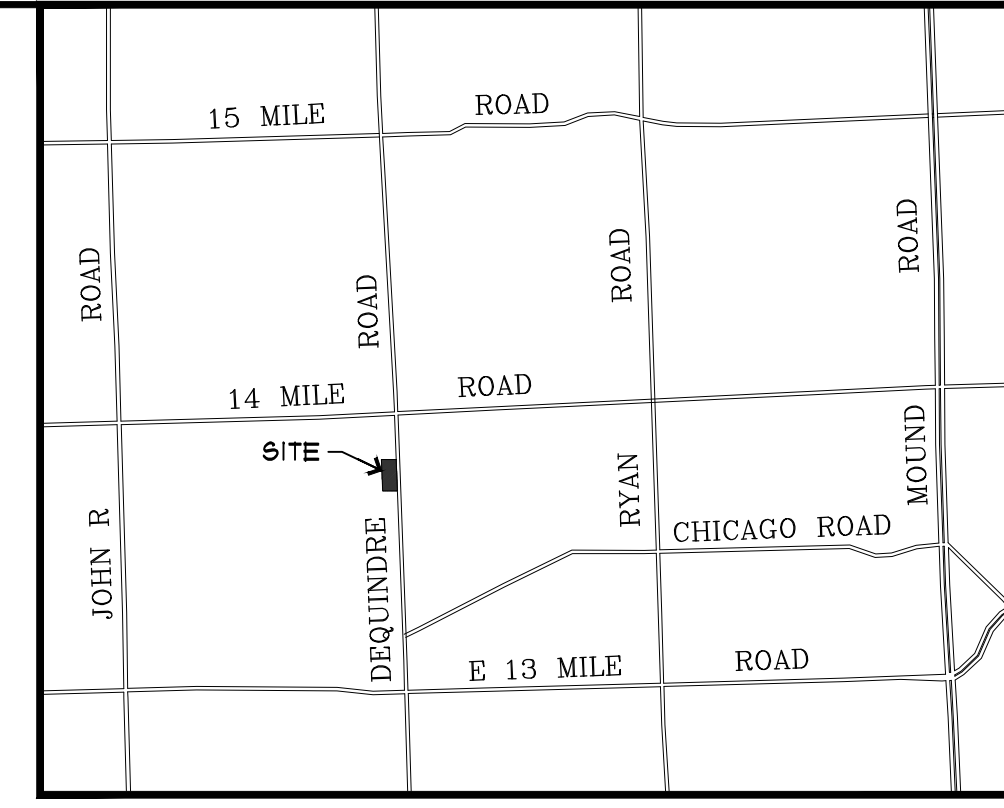


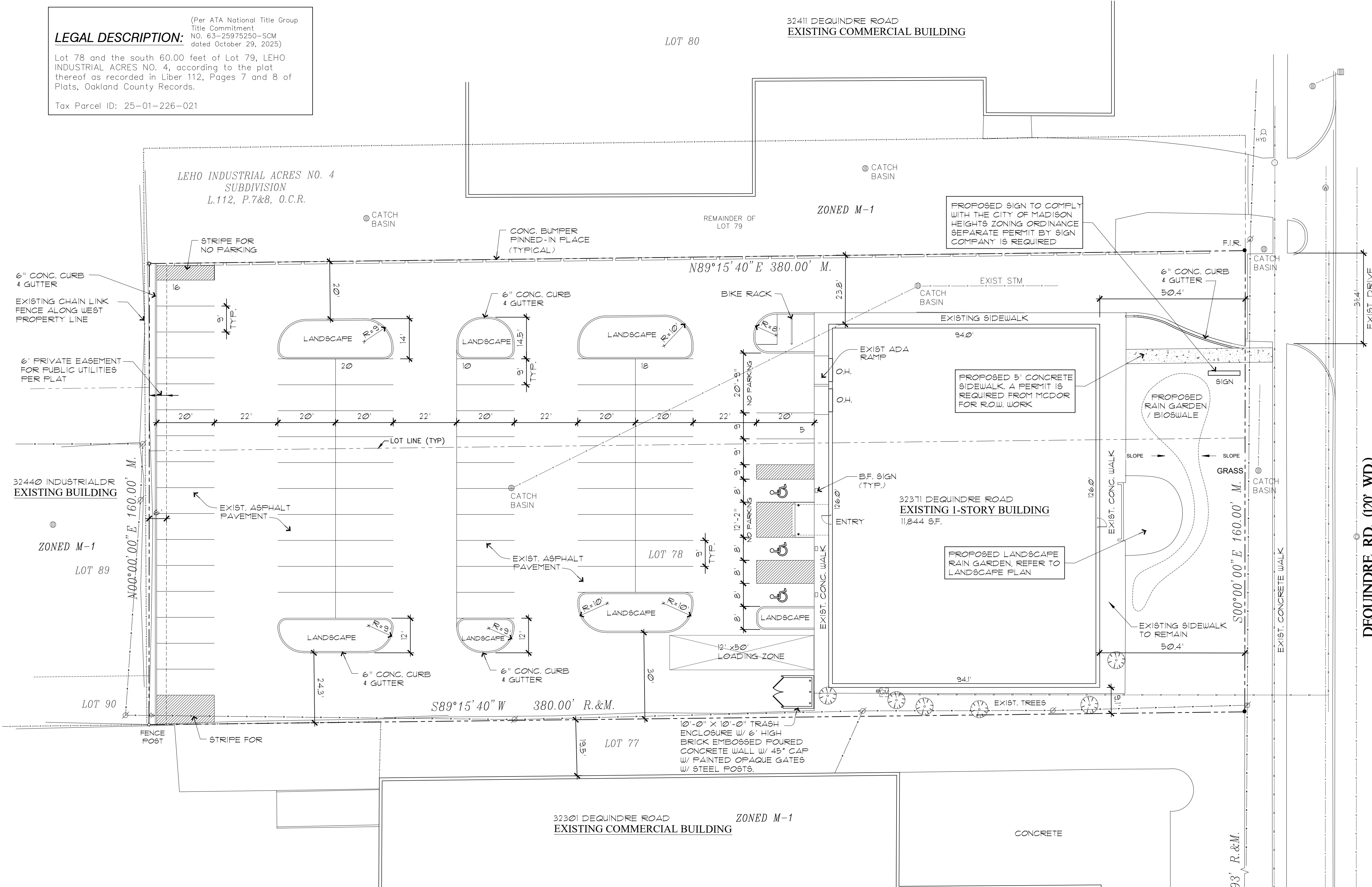
**LEGAL DESCRIPTION:**  
 (Per ATA National Title Group Title Commitment NO. 63-25975250-SCM dated October 29, 2025)  
 Lot 78 and the south 60.00 feet of Lot 79, LEHO INDUSTRIAL ACRES NO. 4, according to the plat thereof as recorded in Liber 112, Pages 7 and 8 of Plats, Oakland County Records.  
 Tax Parcel ID: 25-01-226-021



**CK CONSTRUCTION**  
 37525 HACKER DR  
 STERLING HEIGHTS, MI 48310  
 PH: (588) 707-0088  
 FAX: (248) 998-3822  
 E-mail: imadheriz@gmail.com  
 DESIGNED BY:  
**Imad Potres**

REVISIONS:

1-	SITE PLAN	12/30/25
2-		
3-		
4-		
5-		
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**PROPOSED AUTO REPAIR**

**BUILDING CODE INFORMATION**

GOVERNING CODE: (SECTION 105.1)  
 MICHIGAN BUILDING CODE 201521 & CITY OF MADISON HEIGHTS ZONING ORDINANCE  
 MICHIGAN BARRIER FREE - ICC/ANSI A117.1-2017  
 STATE OF MICHIGAN ELECTRICAL CODE NEC-2023  
 MICHIGAN MECHANICAL CODE (MMC-2021), MICHIGAN PLUMBING CODE (MPC-2021)  
 INTERNATIONAL FIRE CODE - 2024 (IFC-2024)

BUILDING USE 4 OCCUPANCY CLASSIFICATION (PER CHAPT. 03)  
 EXISTING USE: VACANT PROPERTY (OFFICE BUILDING), B' BUSINESS  
 PROPOSED USE: AUTO REPAIR SHOP, 5-1' (STORAGE USE OCCUPANCY)  
 TENANT SPACE TO COMPLY WITH SECTION 302.1

EXISTING ZONING: M-1 (LIGHT INDUSTRIAL DISTRICT)  
 EXISTING BUILDING FLOOR AREA: 11,844 SF.  
 EXISTING BUILDING HEIGHT: 15'-4"  
 PROPOSED USE: AUTO REPAIR SERVICE SHOP W/ 6 SERVICE BAYS  
 SPECIAL LAND USE REQUIRED FROM CITY OF MADISON HEIGHTS PLANNING COMMISSION PER SECTION 306 OF THE ZONING ORDINANCE

**SITE DATA:**

EXISTING ZONING: M-1 (LIGHT INDUSTRIAL DISTRICT)  
 SITE AREA: 60,800 SF. = 1.4 ACRES  
 EXISTING USE: WAREHOUSE (OFFICE BUILDING)  
 PROPOSED USE: AUTO REPAIR SHOP  
 EXISTING BUILDING FLOOR AREA: 11,844 SF.  
 EXISTING BUILDING HEIGHT: VARIES (MAX. 24'-0")  
 LOT COVERAGE: 19.4%

**BUILDING HEIGHT & SETBACKS:** REQUIRED PROVIDED

FRONT SETBACK: (DEQUINDRE ROAD)	50'	50.5'
REAR SETBACK:	35'	235.5'
SIDE YARD SETBACK	20'	238' & 9.1'
MAXIMUM HEIGHT:	40'	15'-4"

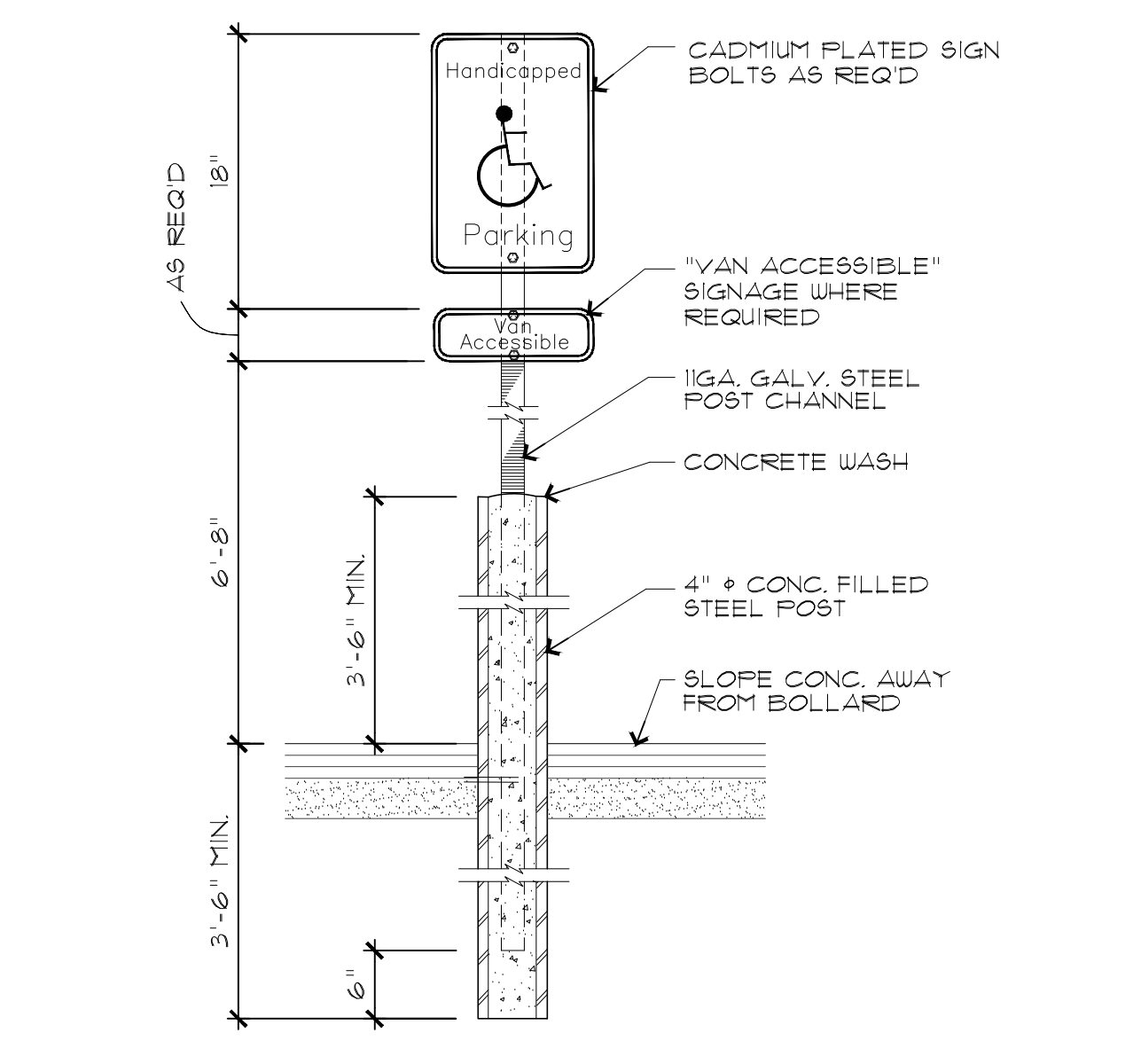
**PARKING REQUIREMENTS:**  
 1 PER 300 SQ. FT. OF USABLE FLOOR AREA PLUS 2 PER EACH SERVICE BAY

TOTAL BUILDING AREA = 11,844 SF.  
 USABLE FLOOR AREA = 5,600 SF.  
 TOTAL SERVICE BAYS = 6  
 REQUIRED PARKING SPACES: 3,600 / 300 + 2 x 6 = 31 SPACES  
 PARKING SPACES PROVIDED: 63 SPACES (INCLUDING (2) BARRIER FREE SPACES & (1) VAN ACCESSIBLE SPACE)  
 LOADING ZONE REQUIRED = 1  
 LOADING ZONE PROVIDED: 12'x50' SPACE

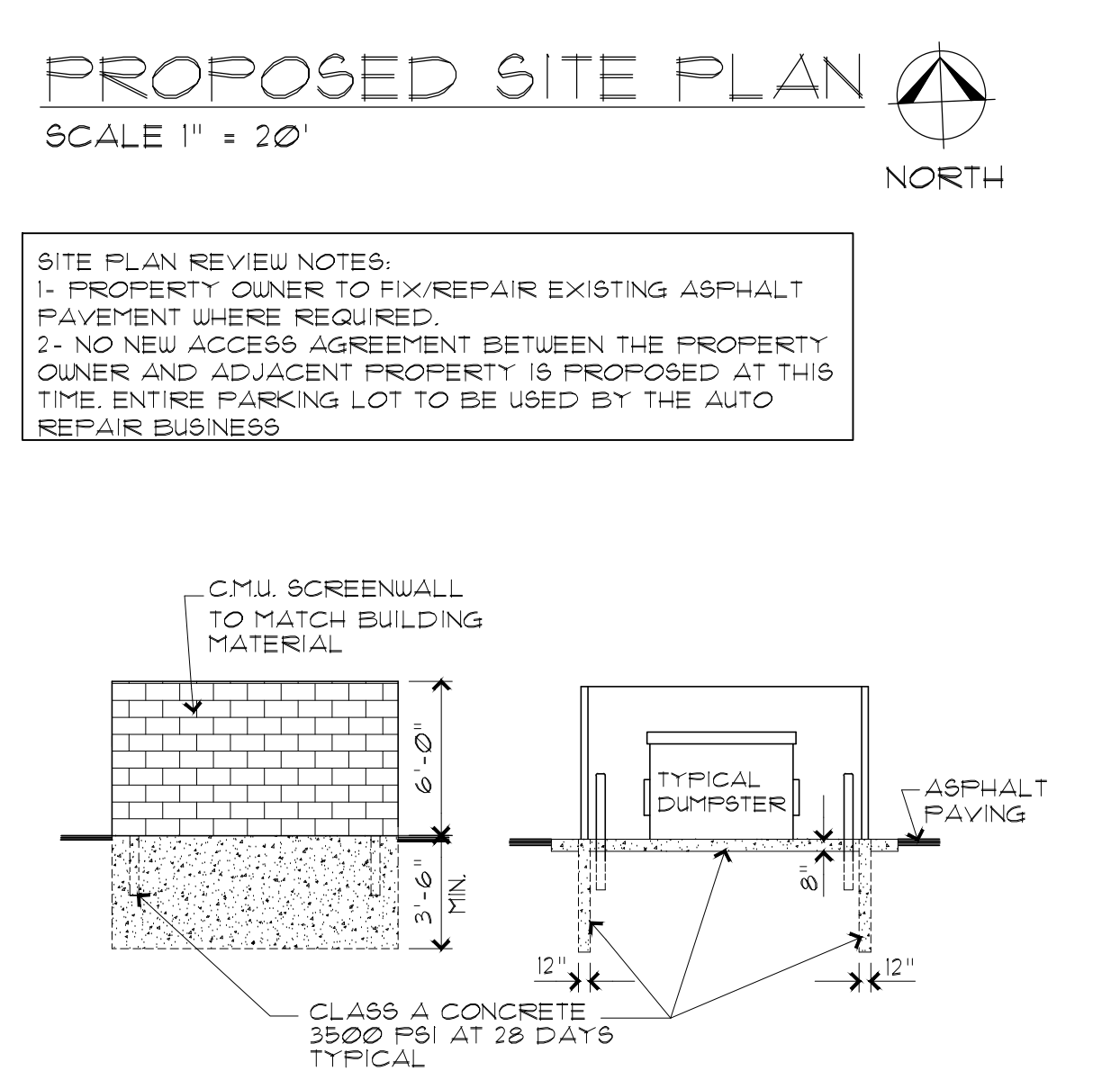
**PROPOSED AUTO REPAIR**  
 32371 DEQUINDRE ROAD  
 MADISON HEIGHTS, MI 48071

SEAL / SIGNATURE

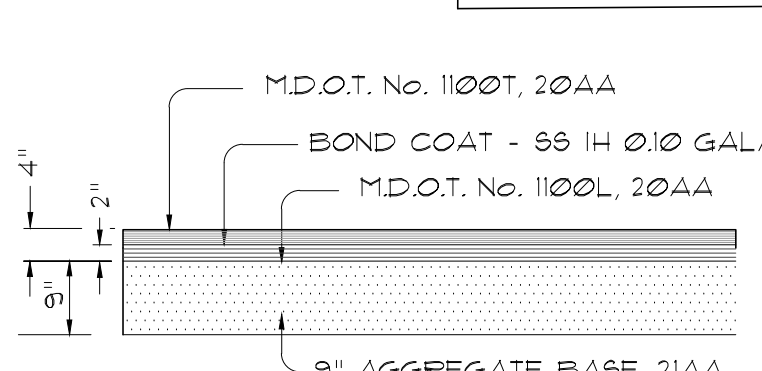
DATE:



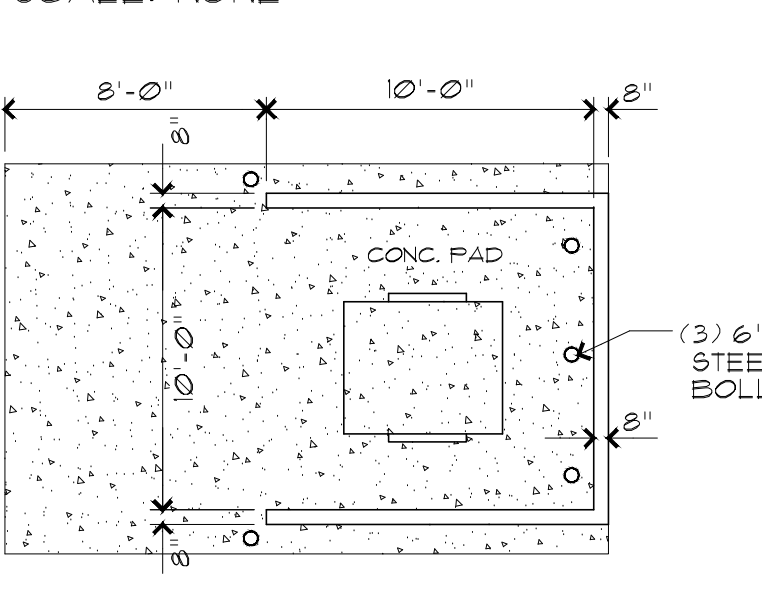
**BARRIER FREE PARKING SIGN**  
 SCALE: NONE



**DUMPSTER ENCLOSURE DETAILS**  
 SCALE: NONE



**4" ASPHALT PAVING DETAIL**  
 SCALE: NONE



**BOLLARD DETAIL**  
 NO SCALE

**SITE PLAN GENERAL NOTES**

- MAINTAIN EXISTING DRIVE ON DEQUINDRE ROAD.
- ALL EXISTING AND NEW LANDSCAPE MATERIALS TO BE MAINTAINED BY OWNER OF PROPERTY. ALL LANDSCAPED AREA SHALL BE IRRIGATED.
- ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED.
- ALL SITE LIGHTING AND EXTERIOR BUILDING LIGHTING SHALL NOT SHINE ON THE RIGHT OF WAY & SHALL NOT ENCRUCH UPON ADJUTING PROPERTIES. THE LIGHT POLES SHALL BE NO HIGHER THAN 20 FT. ALL GLARE SHALL BE ELIMINATED FROM ALL LIGHT FIXTURES.
- ALL STORM SEWER & DRAIN SYSTEM ON SITE ARE EXISTING AND TO BE MAINTAINED BY OWNER. NO ADDITIONAL SITE DISCHARGE IS PROPOSED.
- OPEN STORAGE OF MATERIALS SHALL NOT BE PERMITTED ON SITE.
- MAINTAIN EXISTING CONCRETE BUMPERS ON NORTH PROPERTY LINE. PROVIDE NEW CONCRETE BUMPERS FINNED-IN PLACE AS INDICATED TO CLOSE THE ACCESS BETWEEN THE EXISTING PROPERTY AND THE PROPERTY TO THE NORTH.
- RE-STRIPED PARKING PER THE PROPOSED SITE PLAN.
- SAWOUT ASPHALT PAVEMENT FOR NEW LANDSCAPE ISLANDS AS INDICATED. PATCH AND REPAIR ADJACENT AREA AS REQUIRED. GRADING TO MATCH EXISTING.
- CONSTRUCT NEW 10'-0" X 10'-0" TRASH ENCLOSURE W/ 6' HIGH BRICK EMBOSSED POURED CONCRETE WALL W/ 45' CAP W/ PAINTED OPAQUE GATES W/ STEEL POSTS.
- PROPOSED RAIN GARDEN / BIOSWALE PER THE CITY OF MADISON HEIGHTS ZONING ORDINANCE. REFER TO LANDSCAPE PLAN, SHEET LP-1.
- PROVIDE BIKE RACK TO COMPLY W/ CITY OF MADISON HEIGHTS ZONING ORDINANCE.
- EACH SUBCONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CLEANUP OF DEBRIS AND CUTTING MATERIALS DAILY.

**SITE PLAN**

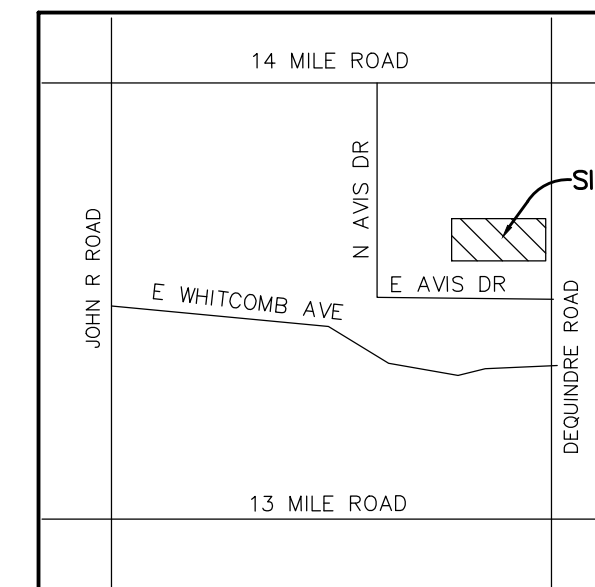
DRAWING TITLE: SITE PLAN

FILE NAME: AUTO REPAIR

PROJECT NO.: 025-11

DRAWN BY: IMAD  
 CHECKED BY: IMAD  
 DATE: 11/29/2025

SHEET NO:  
**SP-1**



LOCATION MAP  
NOT TO SCALE

**LEGEND:**

- R. RECORD
- M. MEASURED
- F.I.R. FOUND IRON ROD
- F.I.P. FOUND IRON PIPE
- F.I.P. FOUND IRON PIPE
- 12D 12" DECIDUOUS TREE
- 4C 4" CONIFER TREE
- SAN. SEWER MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN
- CLEAN OUT
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- GAS METER
- GATE VALVE & WELL
- X — FENCE LINE
- DH — OVERHEAD UTILITY LINES
- ST — STORM SEWER LINE
- W — WATER LINE
- SAN — SANITARY SEWER LINE
- GAS — GAS LINE

**SITE INFORMATION:**

- ADDRESS: 32251 DEQUINDRE ROAD
- PARCEL ID NO: 25-01-226-030
- ZONING: M-1 (LIGHT INDUSTRIAL)
- AREA OF PARCEL: 60797 S.F.
- MAXIMUM LOT COVERAGE: 30%
- MAXIMUM BUILDING HEIGHT: 40 FEET
- MINIMUM SETBACKS:
  - FRONT: 50.0 FEET
  - REAR: 25.0 FEET
  - SIDE: 20 FEET EACH SIDE

NOTE: ZONING INFORMATION ARE FROM CITY OF MADISON HEIGHTS WEB SITE, PLEASE VERIFY INFORMATION WITH CITY ZONING DEPARTMENT PRIOR TO DESIGN WORK.

**BENCHMARK DATA, NAVD-88 DATUM:**

- BENCHMARK #1  
ARROW ON HYDRANT WEST SIDE OF N. DEQUINDRE ROAD IN FRONT OF BUILDING #32411.  
ELEVATION 631.65
- BENCHMARK #2  
SET PK NAIL IN EAST FACE OF UTILITY POLE WEST SIDE OF DEQUINDRE ROAD BY PROPERTY SOUTHEAST CORNER.  
ELEVATION 630.19
- BENCHMARK #3  
NORTHEAST BOLT ON LIGHT POLE BY PROPERTY SOUTHWEST CORNER.  
ELEVATION 633.36
- BENCHMARK #4  
NORTHEAST BOLT ON LIGHT POLE BY PROPERTY NORTHWEST CORNER.  
ELEVATION 633.66

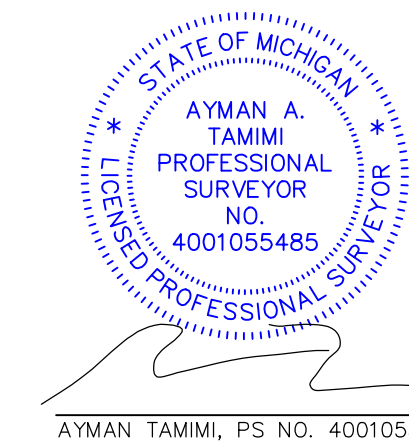
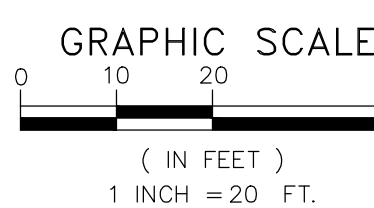
**LEGAL DESCRIPTION:**

Lot 78 and the south 60.00 feet of Lot 79, LEHO INDUSTRIAL ACRES NO. 4, according to the plat thereof as recorded in Liber 112, Pages 7 and 8 of Plats, Oakland County Records.

Tax Parcel ID: 25-01-226-021

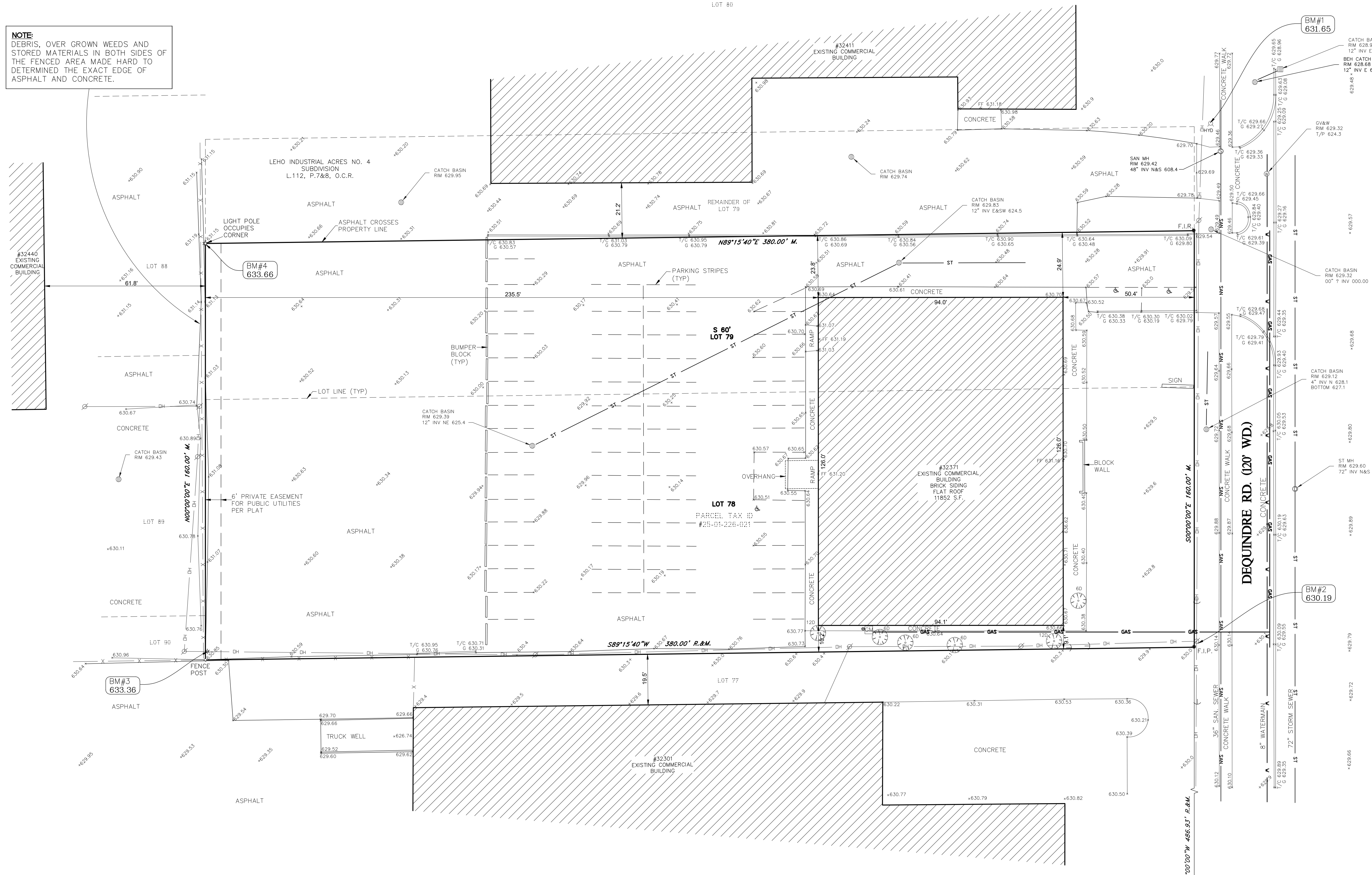
**SURVEYOR'S CERTIFICATION**

I HEREBY STATE THAT I HAVE SURVEYED THE LAND HEREIN DESCRIBED AND THAT THIS MAP REPRESENT THE RESULTS OF THE SURVEY.



AYMAN TAMIMI, PS NO. 4001055485

**NOTE:**  
DEBRIS, OVER GROWN WEEDS AND STORED MATERIALS IN BOTH SIDES OF THE FENCED AREA MADE HARD TO DETERMINE THE EXACT EDGE OF ASPHALT AND CONCRETE.



**UTILITY NOTE:**  
ALL WATER MAIN, STORM SEWER, SANITARY SEWER AND PUBLIC LIGHTING UTILITIES AS SHOWN HEREON ARE TAKEN FROM THE BEST AVAILABLE RECORDS AS DISCLOSED BY THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES. NO GUARANTEE CAN BE GIVEN BY US AS TO THE ACCURACY OR COMPLETENESS THEREOF.

MISS DIG TICKET: 2025112000429-000

ORDER NO. 25-083  
 FIELD BOOK 31/17  
 REF. #  
 DRAWING FILE NO.

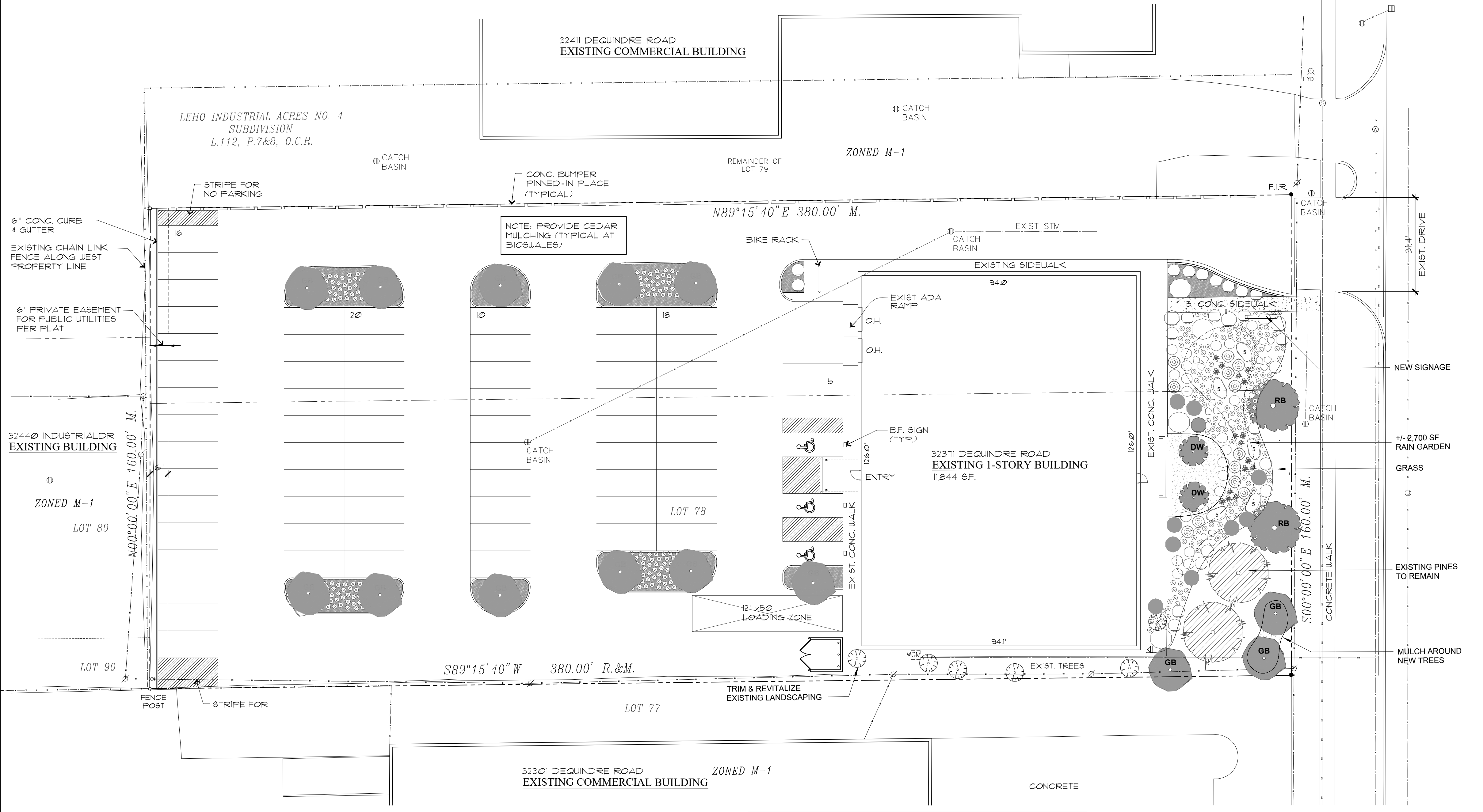
REVISIONS  
 DATE: BY:

SURVEY BY: A.T.  
 DRAWN BY: A.T.  
 CHECKED BY:  
 APPROVED BY:

BOUNDARY AND TOPOGRAPHIC SURVEY  
 32371 DEQUINDRE ROAD, MADISON HEIGHTS, MI. 48071

LAND SPECIALISTS  
 LAND SURVEYORS  
 14084 LAKESIDE BLVD. N.  
 SUITE 100  
 MADISON HEIGHTS, MI 48071  
 (586) 703-1794  
 www.land-specialists.com

FOR: STEVE SAKA  
 DATE: 11-23-2025  
 SCALE: 1"=20'



**GENERAL LANDSCAPING NOTES**

- LANDSCAPE CONTRACTOR SHALL VISIT THE SITE, INSPECT EXISTING CONDITIONS, REVIEW PROPOSED PLANTING AND RELATED WORK, CONTACT OWNER AND/OR LANDSCAPE ARCHITECT WITH ANY CONCERNS OR DISCREPANCY BETWEEN THE PLAN, PLANT MATERIAL LIST, AND/OR SITE CONDITIONS.
- PRIOR TO BEGINNING OF CONSTRUCTION ON ANY WORK, CONTRACTORS SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES: GAS, ELECTRIC, TELEPHONE, CABLE TO BE LOCATED BY CONTACTING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COORDINATE ALL RELATED WORK ACTIVITIES WITH OTHER TRADES AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER PRIOR TO COMMENCING.
- ALL CONSTRUCTION AND PLANT MATERIAL LOCATION TO BE ADJUSTED ON SITE IF NECESSARY.
- ALL SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN MUST BE APPROVED BY MADISON HEIGHTS AND DESIGNER.
- ALL LARGE TREES AND EVERGREENS TO BE STAKED, GUYED AND WRAPPED AS DETAIL SHOWN ON PLAN.
- PLANT BEDS TO BE DRESSED WITH MIN. 4" OF FINELY DOUBLE SHREDDED HARD BARK MULCH.
- DIG SHRUB PITS 1FT LARGER THAN SHRUB ROOT BALLS AND TREE PITS 2FT LARGER THAN ROOT BALL. BACK FILL WITH ONE PART TOP SOIL AND ONE PART SOIL FROM EXCAVATED PLANTING HOLE.
- NATURAL COLOR, FINELY SHREDDED HARDWOOD BARK MULCH REQUIRED FOR ALL PLANTINGS.
- REMOVE ALL TWINE, WIRE AND BURLAP FROM TREE AND SHRUB EARTH BALLS, AND FROM TREE TRUNKS. 4IN THICK BARK MULCH FOR TREES IN 4FT DIA. CIRCLE WITH 3IN PULLED AWAY FROM TRUNK. 4IN THICK BARK MULCH FOR SHRUBS AND 4IN THICK BARK MULCH FOR PERENNIALS.
- PLANT MATERIAL QUALITY & INSTALLATION SHALL BE IN ACCORDANCE WITH THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN LANDSCAPE STANDARDS.
- PROVIDE PEAT SOD FOR ALL NEW AND DISTURBED LAWN AREAS UNLESS NOTED OTHERWISE.
- ALL PLANTING AREAS TO BE PREPARED WITH APPROPRIATE SOIL MIXTURES AND FERTILIZER BEFORE PLANT INSTALLATION.
- PLANT TREES AND SHRUBS GENERALLY NO CLOSER THEN THE FOLLOWING DISTANCES FROM SIDEWALKS, CURBS AND PARKING STALLS:
  - A. SHADE TREES \_\_\_\_\_ 5FT
  - B. ORNAMENTAL AND EVERGREEN TREES \_\_\_\_\_ 10FT
  - C. SHRUBS THAT ARE LESS THAN 1FT TALL \_\_\_\_\_ 2FT
  - D. \_\_\_\_\_
- NO TREES OR EVERGREENS TO BE INSTALLED OVER ANY PROPOSED OR EXISTING UTILITY LINES AS SHOWN ON THE OVERALL LANDSCAPE PLAN. SEE ENGINEERING PLANS FOR LOCATION AND DETAILS.
- ALL TREE PITS TO BE TESTED FOR PROPER DRAINAGE PRIOR TO TREE PLANTING. PROVIDE APPROPRIATE DRAINAGE SYSTEM AS REQUIRED IF THE TREE PIT DOES NOT DRAIN SUFFICIENTLY.
- ALL NEW PARKING ISLANDS AND LANDSCAPE BEDS ADJACENT AND NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND POOR SOILS A MIN. OF 18" DEPTH. BACK FILL WITH GOOD, MEDIUM TEXTURED PLANTING SOILS. ADD A MIN. 4IN OF TOPSOIL OVERFILL TO FINISH GRADE. PROVIDE POSITIVE DRAINAGE.
- WATERING OF ALL PLANTS AND TREES TO BE PROVIDED IMMEDIATELY AND MULCHING WITHIN 24 HOURS AFTER INSTALLATION.

**PLANTING LANDSCAPE NOTES:**

INTERIOR LANDSCAPING PLANTING REQUIREMENTS TO BE PROVIDED ALONG PARKING LOT

ASIDE FROM THE STORM WATER RETENTION VEGETATION, EXISTING NON-INVASIVE TREES TO BE SAVED. TO BE HARMONIOUS WITH THE SITE.

A BIKE RACK IS TO BE INSTALLED IN THE REAR OF THE BUILDING IN A DESIGNATED AREA.

ALL LANDSCAPING TO COMPLY WITH ZONING ORDINANCE AND WILL BE SPECIFIED IN FILL PERMIT DOCUMENTS

**LAWN AREA:**  
ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH LOW-GROW LAWN SEE MIX, AT A RATE OF 5LB / 1,000 SF. IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED.

SEED AVAILABLE FROM: NATIVESCAPES, LLC

- MIX IS COMPRISED OF:
- 22.8% PENN LAWN RED RESCUE
  - 22.5% CREEPING RED FESCUE
  - 21.7% CHEWINGS FESCUE
  - 11.8% VICTORY II CHEWINGS FESCUE
  - 9.8% SPARTAN HEAD FESCUE
  - 9.9% AZAY SHEEPS FESCUE

**LANDSCAPING CALCULATIONS:**  
PER CITY OF MADISON HEIGHTS ZONING ORDINANCE ARTICLE 11

**FRONTAGE LANDSCAPING:**  
PER SECTION 11.06

	REQUIRED	PROPOSED
- DECIDUOUS OR EVERGREEN TREE	= 1/40 LF OF ROAD FRONTAGE	= 130 LF / 40 = 4 TREES
- ORNAMENTAL TREE (FLOWERING)	= 1/100 LF OF ROAD FRONTAGE	= 130 LF / 100 = 2 TREES
- SHRUBS	= 1/5 LF OF ROAD FRONTAGE	= 130 LF / 5 = 26 SHRUBS

**PARKING LOT LANDSCAPING:**  
PER SECTION 11.06

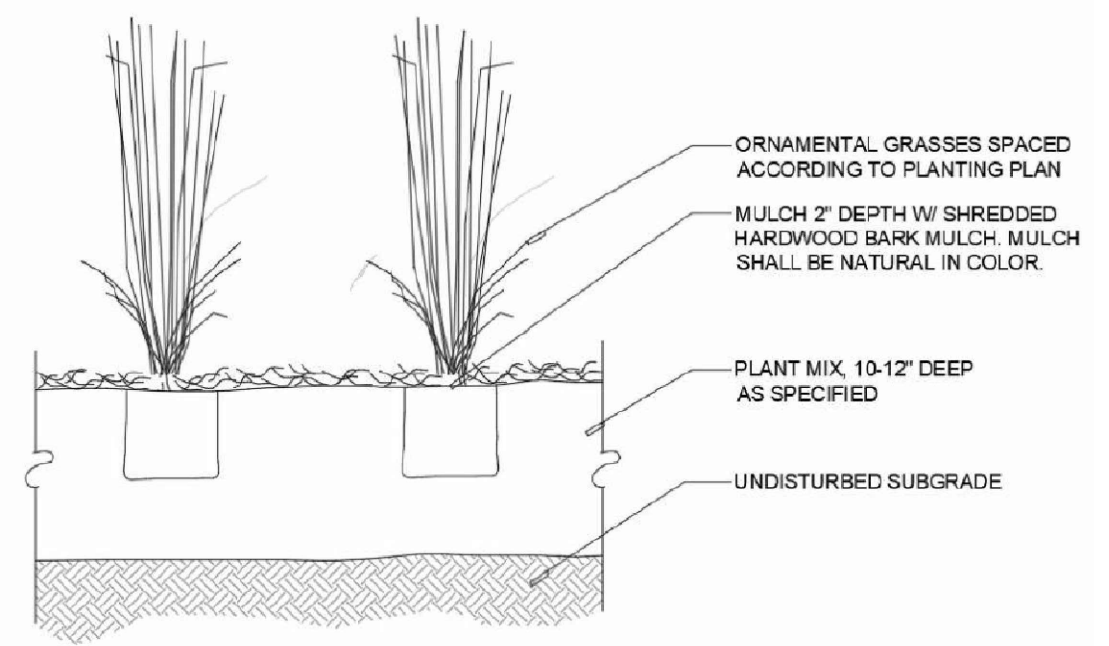
	REQUIRED LANDSCAPING	
- DECIDUOUS CANOPY TREES	= (77 SPACES) / 5 SF = 385 SF	= 2,132 SF
	= 1 / 100SF of required parking lot landscaping area	= 3

**INTERIOR LANDSCAPING:**

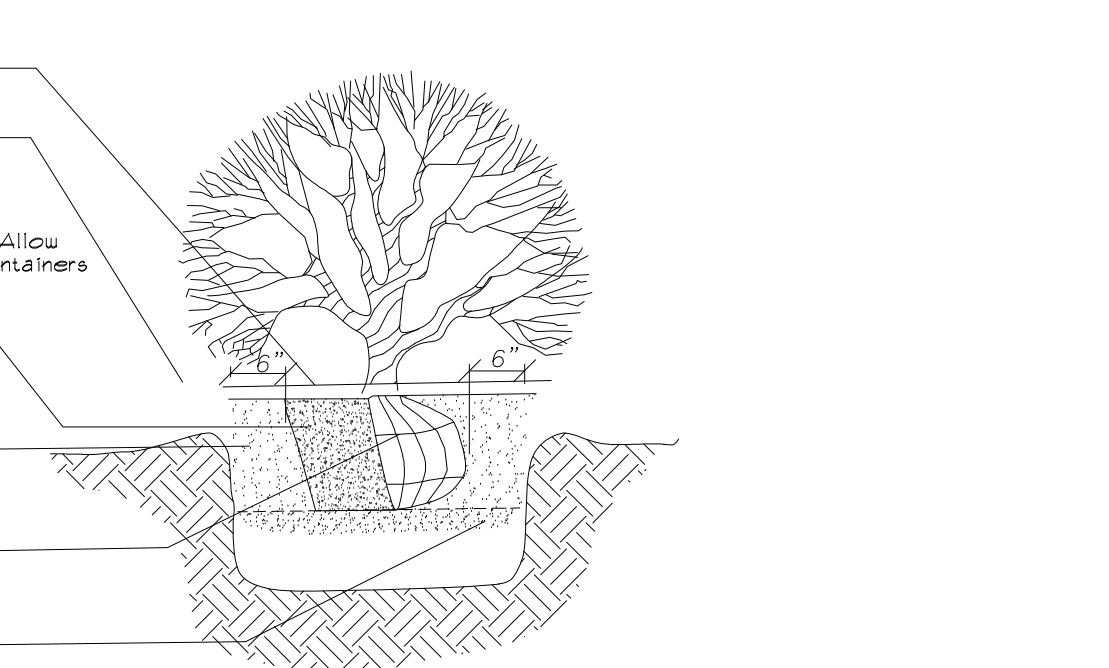
	MIN INTERIOR LANDSCAPING AREA PER SECTION 11.06	
- BUILDING AREA	= 12,050 SF	
- PARKING + DRIVE	= 37,845 SF	
- SIDEWALKS	= 2,360 SF	
	= 52,064 SF	
	= (52,064 SF) / 0.05 = 2,082,560 SF	= 10,456.17 SF
- DECIDUOUS TREES	= 1 + 1/4000 SF of required interior landscaping area.	= 1 + 7 = 8 TREES
- SHRUBS	= 2 + 2/400 SF of required interior landscaping area.	= 2 + 14 = 16 SHRUBS

**PLANT LEGEND**

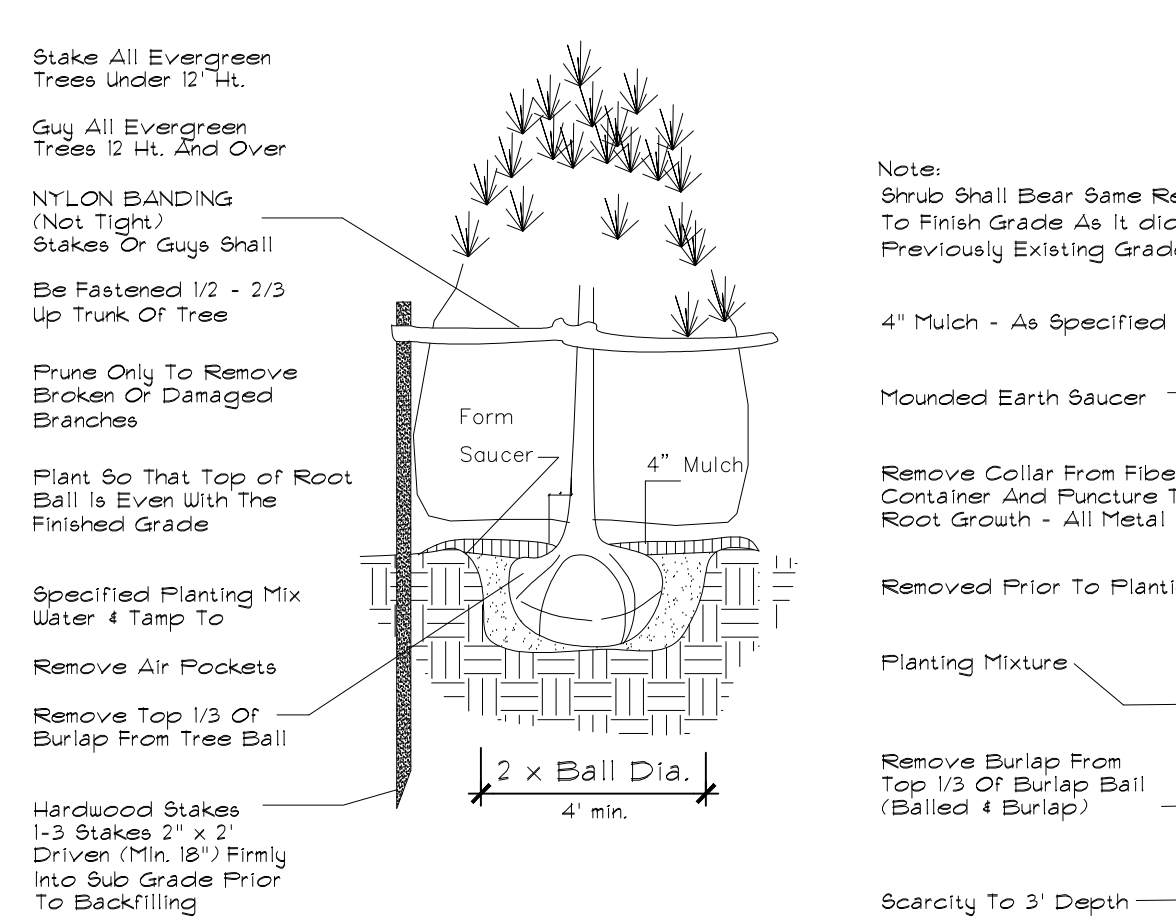
KEY	QTY.	BOTANICAL NAME	SIZE:	NOTES:
SHRUB	13	Forsythia 'Happy Centennial'	HEIGHT: 2' - 3' SPREAD: 3' - 5'	
	23	Betula x platifolia 'Dwarf Birch - Cesky Gok'	HEIGHT: 2' - 4' SPREAD: 18' - 3'	
	12	Cornus sericea 'Farrow' 'Arctic Fire Red Dogwood'	HEIGHT: 3' - 4' SPREAD: 2' - 4'	
	5	Diervilla lonicera 'Bush Honeysuckle'	HEIGHT: 2' - 3' SPREAD: 2' - 4'	
	16	Asclepias incarnata 'Swamp Milkweed'	HEIGHT: 3' - 4' SPREAD: 2' - 3'	
NATIVE PERENNIALS	5	Iris versicolor 'Blue Flag Iris'	HEIGHT: 2' - 2.5' SPREAD: 2' - 2.5'	Clusters of 5 plants
	--	Carex vulpinoidea 'Fox Sedge'	HEIGHT: 1' - 3' SPREAD: 6' - 2'	Grid planting - infill throughout low basin of bioswale
	--	Eragrostis spectabilis 'Purple Love Grass'	HEIGHT: 1' - 2' SPREAD: 1' - 2'	Grid planting - infill along high banks of bioswale
TREES	16	Panicum virgatum 'Switchgrass'	HEIGHT: 3' - 6' SPREAD: 2' - 3'	
	18	Rudbeckia fulgida 'Black-Eyed Susan'	HEIGHT: 2' - 2.5' SPREAD: 2' - 2.5'	
	2	Betula nigra 'River Birch'	HEIGHT: 40' - 70' SPREAD: 40' - 60'	Ornamental Tree
	11	Ginkgo biloba	HEIGHT: 50' - 80' SPREAD: 30' - 40'	Ornamental Tree
	3	Cornus alternifolia 'Pagoda Dogwood'	HEIGHT: 15' - 25' SPREAD: 20' - 32'	Ornamental Tree



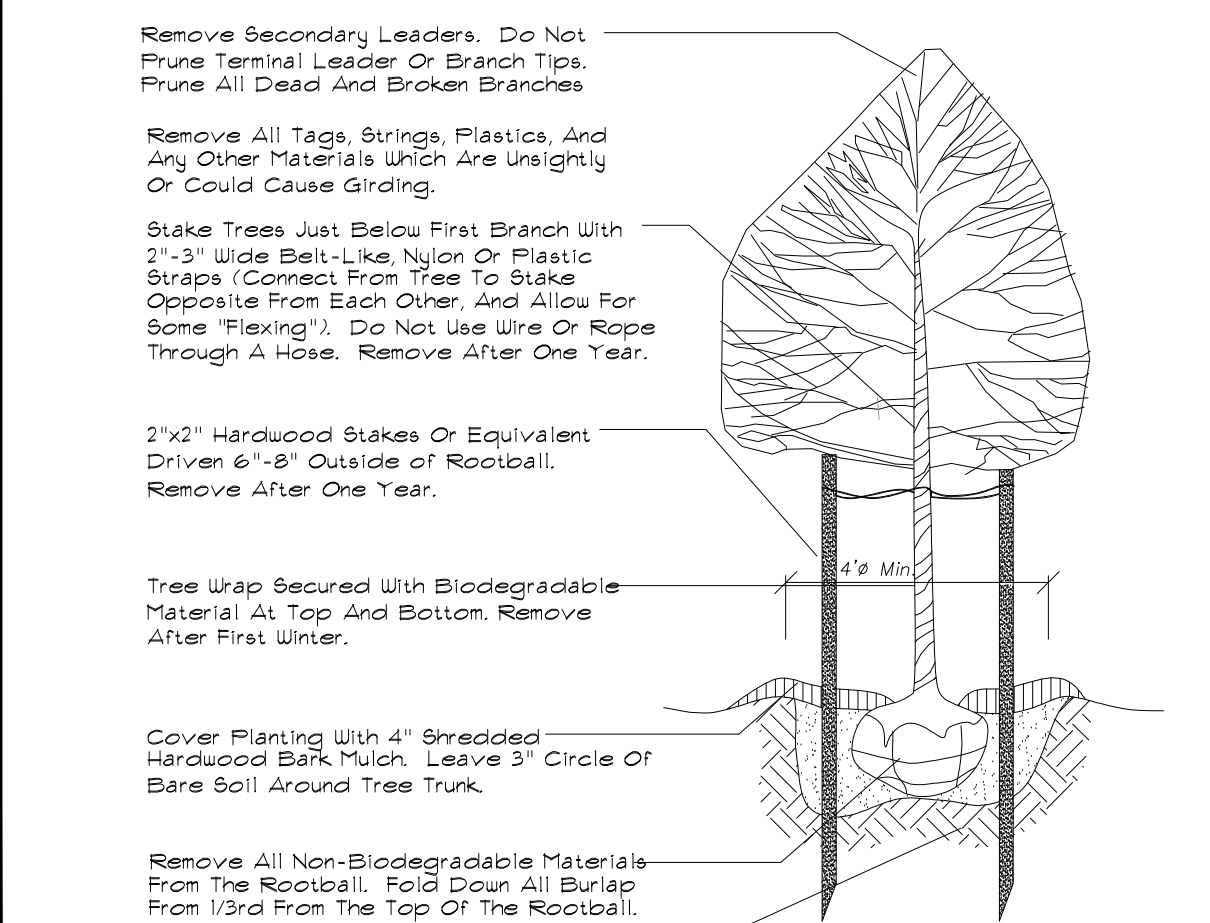
**Grass Planting Detail**  
SCALE: NONE



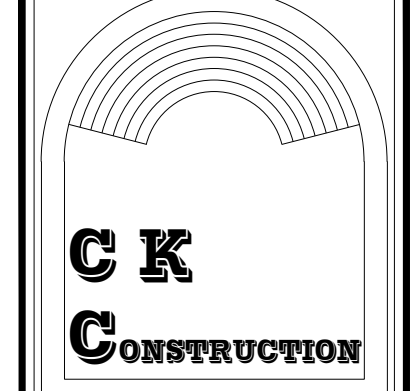
**Shrub Planting Detail**  
SCALE: NONE



**Evergreen Tree Planting Detail**  
SCALE: NONE



**Tree Planting Detail**  
SCALE: NONE



37525 HACKER DR  
STERLING HEIGHTS, MI 48310  
PH: (586) 707-0980  
FAX: (248) 398-3822  
E-mail: imad@ckm.com

DESIGNED BY:  
**Imad Potres**

REVISIONS:

NO.	DESCRIPTION	DATE
1-	SITE PLAN	12/30/25
2-		
3-		
4-		
5-		
6-		
7-		

**PROPOSED AUTO REPAIR**  
 32371 DEQUINDRE ROAD  
 MADISON HEIGHTS, MI 48071



DATE: \_\_\_\_\_

DRAWING TITLE: **LANDSCAPE PLAN**  
 FILE NAME: AUTO REPAIR  
 PROJECT NO.: 025-11

DRAWN BY: IMAD  
CHECKED BY: IMAD  
DATE: 11/29/2025

SHEET NO.: **LP-1**



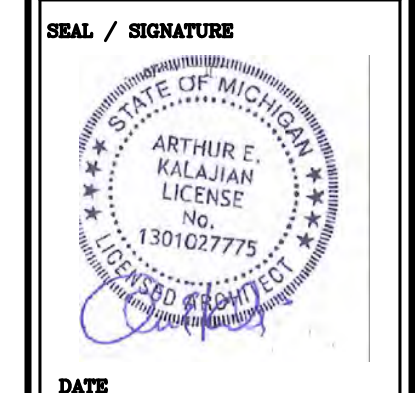
37525 HACKER DR  
STERLING HEIGHTS, MI 48310  
PH: (584) 707-0880  
FAX: (248) 298-3822  
E-mail: inadherniz@gmail.com

DESIGNED BY:  
Imad Potres

REVISIONS:

1-	SITE PLAN	01/11/26
2-		
3-		
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7-		

**PROPOSED AUTO REPAIR**  
32371 DEQUINDRE ROAD  
MADISON HEIGHTS, MI 48071

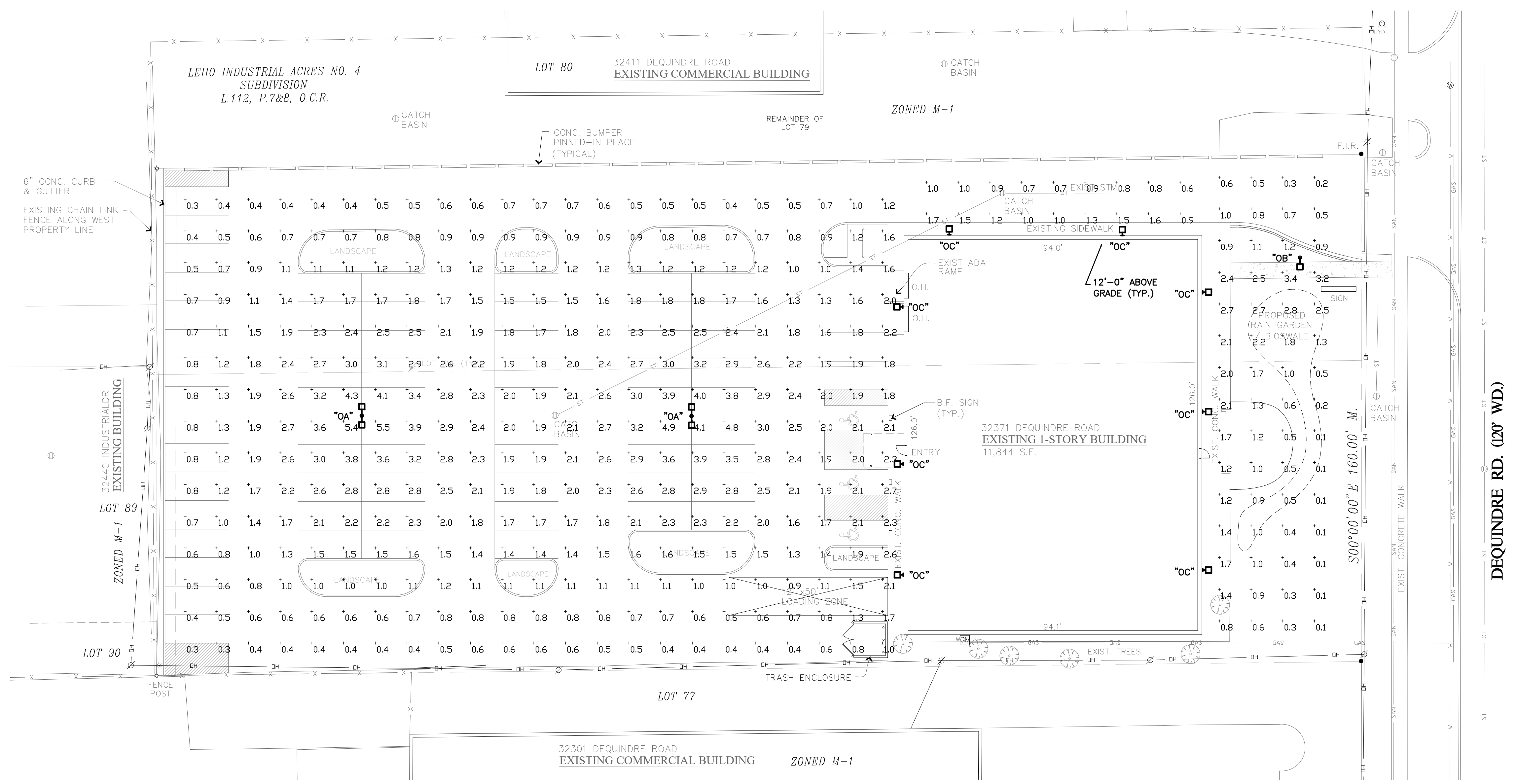


DATE

DRAWING TITLE:  
**SITE PLAN - LIGHTING PHOTOMETRIC**  
PROJECT NO.: 025-11

DRAWN BY: S.D.  
CHECKED BY: S.D.  
DATE: 01/11/26

SHEET NO:  
**ES-1**

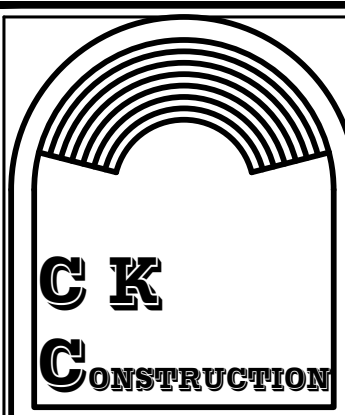


**SITE PLAN-LIGHTING PHOTOMETRIC**  
SCALE 1" = 20'

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BEHIND BUILDING	+	1.1 fc	3.4 fc	0.1 fc	34.0:1	11.0:1
NORTH SIDE OF BUILDING	+	1.1 fc	1.7 fc	0.6 fc	2.8:1	1.8:1
PARKING LOT & SITE	+	1.6 fc	5.5 fc	0.3 fc	18.3:1	5.3:1

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
+	"OA"	2	DSX0 LED P6 50K T5V-MVOLT	DSX0 LED P6 50K T5V MVOLT	LED	2	16675	0.89	268
+	"OB"	1	DSX0 LED P1 50K T4M-MVOLT	DSX0 LED P1 50K T4M MVOLT	LED	1	4670	0.89	38
+	"OC"	8	WDGE2 LED P2 50K 80CRI T3M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 5000K, 80CRI, TYPE 3 MEDIUM OPTIC	LED	1	2038	0.89	18.9

ELECTRICAL SHEET INDEX	
SHEET NUMBER	DESCRIPTION
ES-1	SITE PLAN - LIGHTING PHOTOMETRICS
ES-2	LIGHTING CUT SHEETS



37525 HACKER DR  
STERLING HEIGHTS, MI 48310  
PH: (584) 707-0880  
FAX: (248) 398-3822  
E-mail: info@ghkmi.com

DESIGNED BY:  
Imad Potres

REVISIONS:

1-	SITE PLAN	01/11/26
2-		
3-		
4-		
5-		
6-		
7-		

PROPOSED AUTO REPAIR  
32371 DEQUINDE ROAD  
MADISON HEIGHTS, MI 48071

REAL / SIGNATURE  
STATE OF MICHIGAN  
ARTHUR E. KALAJIAN  
LICENSE  
No. 1301027775  
LITHONIA LIGHTING, INC.  
DATE

DRAWING TITLE:  
LIGHTING CUT SHEETS  
PROJECT NO.: 025-11  
FILE NAME: AUTO REPAIR

DRAWN BY: S.D.  
CHECKED BY: S.D.  
DATE: 01/11/26

SHEET NO:  
ES-2

### WDGE2 LED Architectural Wall Sconce Visual Comfort Optic

Depth (D1): 7"  
Depth (D2): 1.5"  
Height: 9"  
Width: 11.5"  
Weight: 13.5 lbs (without options)

Introduction  
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight™ AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

#### WDGE LED Family Overview

Luminaire	Optic	Standard DALI, 0-10V	Cold DM, 20°C	Series	Approximate Lumens (600K, 80°C)							
					P0	P1	P2	P3	P4	P5	P6	
WDGE1 LED	Visual Comfort	4W	18W	Standard / at light	750	1,200	2,000	---	---	---	---	---
WDGE2 LED	Precision Refractive	15W	18W	Standard / at light	700	1,200	2,000	3,200	4,200	---	---	
WDGE3 LED	Precision Refractive	15W	18W	Standard / at light	6,000	7,500	8,500	10,000	12,000	---	---	
WDGE4 LED	Precision Refractive	15W	18W	Standard / at light	---	12,000	16,000	18,000	20,000	22,000	25,000	

#### Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI VF 18VOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped Included	Shipped Separately
WDGE2 LED	P1	P1SW	27K / 2700K	80CRI	VF	18VOLT	SRM	AW5
	P2	P2SW	30K / 3000K	90CRI	VF	18VOLT	SRM	AW5
	P3	P3SW	35K / 3500K	90CRI	VF	18VOLT	SRM	AW5
	P4	P4SW	50K / 5000K	90CRI	VF	18VOLT	SRM	AW5

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-765-SEV (3738) • www.lithonia.com  
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### D-Series Size 0 LED Area Luminaire

Specifications  
EPA: 0.95 ft (0.29m)  
Length: 26" (661mm)  
Width: 13" (330mm)  
Height: 7" (178mm)  
Weight (max): 16 lbs (7.2kg)

Capable Luminaire  
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL, DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability!
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

1. See ordering tree for details.  
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to ROAM; Link to DTL, DLL

#### Ordering Information

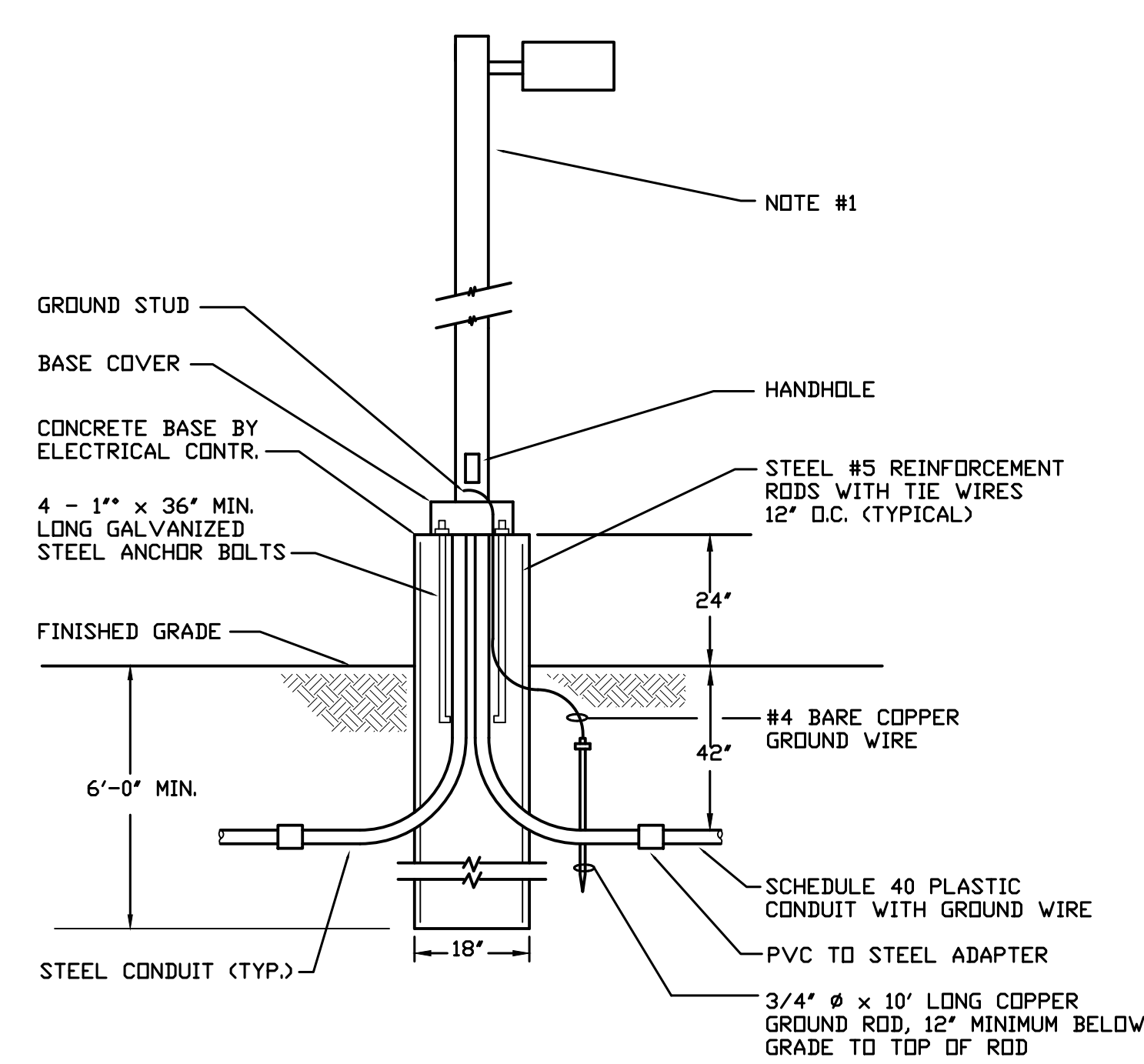
EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting	Shipped Included	
DSX0 LED	Forward optics	P1	30K / 3000K	T5	Type I short	T5S	Type I short
		P2	40K / 4000K	T5	Type II short	T5M	Type I medium
		P3	50K / 5000K	T3M	Type II medium	T5W	Type I wide
		P4	AMBPC	AMBPC	AMBPC	AMBPC	Backlight control
		P5	T5S	Type II short	BLC	Backlight control	
		P6	T5S	Type II short	BLC	Backlight control	
	Rotated optics	P7	T3M	Type II medium	LEO	Left corner control	
		P8	T4M	Type I medium	RECO	Right corner control	
		P9	T3M	Type II medium	RECO	Right corner control	
		P10	T3M	Type II medium	RECO	Right corner control	
		P11	T3M	Type II medium	RECO	Right corner control	
		P12	T3M	Type II medium	RECO	Right corner control	

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LIGHTING FIXTURE TYPE: "OA" & "OB"

LIGHTING FIXTURE TYPE: "OC"



LIGHT POLE DETAIL

NOTE 1:  
TYPE "OA", 20'H (18' POLE AND 2'-0" BASE)





The applicant, Imad Potres, on behalf of business owner Steve Saka, requests Special Land Use approval from the Planning Commission and City Council under Section 15.05 of the Madison Heights Zoning Ordinance to operate a Minor Auto Repair and Service use at 32371 Dequindre Road, zoned M-1, Light Industrial; tax parcel # 44-25-01-226-021. The property is located on the west side of Dequindre Road, north of Avis Drive.

MOTION THAT CITY COUNCIL HEREBY DENIES SPECIAL LAND USE REQUEST NUMBER PSP 26-01 FOR A MINOR AUTO REPAIR AND SERVICE FACILITY AT 32371 DEQUINDRE ROAD BASED UPON THE FOLLOWING FINDINGS

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service facility at 32371 Dequindre Road as permitted by Section 3.17 of the Zoning Ordinance, M-1 Light Industrial District
2. The Planning Commission held a public hearing for PSP 26-01 at their February 17th, 2026 meeting.
3. The proposed Minor Auto Repair and Service use is not consistent with the special land use review standards and criteria set forth in Section 15.05.3. In particular (PROVIDE SPECIFIC DETAILS AS TO WHY THE CRITERIA IS NOT MET; NOT ALL CRITERIA NEED TO BE REFERENCED):
  - a. The use is not designed, located and proposed to be operated in a way that protects the public health, safety and welfare.
  - b. The use is not designed in a way that considers the natural environment and helps conserve natural resources and energy.
  - c. The special land use will involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.
  - d. The use is not designed and located so that it is compatible with the surrounding properties, neighborhood, and vicinity. At a minimum, this shall include:
    - 1) Location of use(s) on site;
    - 2) Height of all improvements and structures;
    - 3) Adjacent conforming land uses;
    - 4) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission;
    - 5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.

e. Ingress/egress to the use is not controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:

- 1) Reduction in the number of ingress/egress points through elimination, minimization, and/or consolidation of drives and/or curb cuts;
- 2) Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
- 3) Reduction/elimination of pedestrian/vehicular traffic conflicts;
- 4) Adequacy of sight distances;
- 5) Location and access of off-street parking;
- 6) Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

f. The use is not consistent with the intent and purpose of the M-1 zoning district in which it is proposed.

Motion made by Mayor Pro Tem Mier, Seconded by Councilman Fleming.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming

Voting Nay: Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried 4-3.

**CM-26-53. City Manager - Water and Sewer Rates FY 2027**

Motion to approve a resolution to adopt water and wastewater rates effective for bills processed on or after July 1, 2026 for \$5.01 per unit of water and \$7.29 per unit of wastewater, as follows:

**RESOLUTION  
AMENDMENT TO WATER AND SEWER CHARGE SCHEDULE**

**WHEREAS**, the City of Madison Heights has adopted a City Code containing a building code, housing code, and other provisions to protect the public health, safety and welfare: and

**WHEREAS**, it is provided in said Code that the City Council, by resolution, shall establish reasonable fees to be charged by the City for acts and services performed there under; and

**WHEREAS**, in accordance with Section 13.3 of the Charter of Madison Heights, the City Council shall have the power to fix from time to time such just and reasonable rates and other charges as may be deemed advisable for supplying public utility services; and

Planning Commission Meeting  
Madison Heights, Michigan  
February 17, 2026

A Planning Commission Meeting was held on Tuesday, February 17, 2026 at 5:30 PM at Council Chambers - City Hall, 300 W. 13 Mile Rd.

**CALL TO ORDER**

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

**ROLL CALL**

**PRESENT**

Chair Josh Champagne  
Commissioner Sean Fleming  
Commissioner Ryan Fox  
Commissioner Eric Graettinger  
Commissioner Melissa Marsh  
Commissioner Clifford Oglesby  
Commissioner Matthew Olson

**ABSENT**

Mayor Corey Haines  
Commissioner Grant Sylvester

**EXCUSE ABSENT MEMBERS**

**PC 26-04. Excuse Absent Members**

Motion by Commissioner Marsh, seconded by Commissioner Fox to excuse Mayor Corey Haines and Commissioner Sylvester.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

**APPROVAL OF AGENDA**

**PC 26-05. Approval of Agenda.**

Motion by Marsh, seconded by Graettinger to add an item to the agenda pertaining to amending the Bylaws under Planner Updates.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

## **APPROVAL OF MINUTES**

### **PC 26-06. Minutes.**

Motion to approve the Planning Commission meeting minutes of January 20, 2026, as printed.

Motion made by Commissioner Fox, Seconded by Commissioner Graettinger.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

### **PUBLIC HEARING: SPECIAL LAND USE REQUEST PSP #26-01 - 32371 DEQUINDRE ROAD - MINOR AUTO REPAIR AND SERVICE**

**Chair Champagne open the hearing up to the public for comment at 5:33 pm. Seeing no one wished to speak, the public comment was closed at 5:33 pm.**

**CED Director Giles Tucker summarized the special land use request** from applicant Imad Potres on behalf of the property owner, Sergio Basmajian. Mr. Potres is seeking approval from the Planning Commission and ultimately City Council to operate a Minor Auto Repair and Service at 32371 Dequindre, which is zoned M-1 Light Industrial. The building has been vacant for a few years but was most recently occupied by engineering and industrial offices. Per the project plan, the applicant intends to repurpose the building and site into an automotive repair use with six (6) service bays. Proposed services include oil change, brakes, and engine repair, collectively classified as “Minor Auto Repair” in the Zoning Ordinance. Minor Auto Repair requires Special Land Use approval in the M-1 zoning district.

CED Director Tucker reviews the history of the property and use specific standards for Auto Repair and service facilities.

Discussion among the Commissioners was held regarding prior uses and adjacent properties. Commissioner Marsh clarified that this particular property was intended to be a marijuana dispensary but that has fallen through since November.

The Commission debated several other issues:

- **Consistency with the 2024 Zoning Ordinance:** Several commissioners noted that the 2024 zoning update intentionally made auto repair a "special land use" to prevent further "autocentric" development and encourage pedestrian-friendly uses. It is argued that approving another auto use would contradict the city's goal of diversifying business types.
- **Environmental Sustainability:** A major point of discussion was the bio-retention/bio-swale system within the parking lot and in the front yard. Commissioners emphasized that the proposed ornamental plants (like Ginkgo and Dwarf Birch) would not survive road salt exposure and summer droughts. Some would like to see a revised plan using native, tolerant species to ensure long-term storm water infiltration.

- Questions were asked about waste removal, with the applicant clarifying that containment systems would be provided within the building.
- Economic Viability and Market Saturation: Commissioner Fox raised concerns about an oversaturated market for auto repair and whether it is economically feasible. The applicant stated that he may pursue an auto dealership component in future.
- Questions were asked about the bumper blocks along the northern edge of the driveway. The applicant is not opposed to curbing this in the future but it is a cost issue.
- Questions were asked about shared parking arrangement with the gun range to the north. A recorded easement or shared parking agreement is not known at this time.
- Property History and Maintenance: The building had been vacant for several years, partly due to a previously encumbered marijuana license that was only resolved in late 2025.
- An occupied, maintained building was preferable to continued vacancy and blight. Occupying the site ensures the property is maintained and utilized, preventing structural degradation and blight that could result from continued vacancy.
- Regarding the suitability of the location, the site is situated in a predominantly industrial area (M1) that already contains similar successful auto-related uses and has no residential properties in the immediate vicinity.
- Discussion regarding the future re-use of building.

Property owner Sergio Basmajian was in attendance and clarified the recent history of the property. The building had offices and warehousing. Not much work is needed inside to adapt it to auto repair. The property has recently sat vacant. All proposed activity will take place within the building or in the parking lot behind it. Improvements will beautify the building/area. Additional conversation regarding bioswale improvements. Hours of operation will be within regulations.

**PC 26-07 - special land use request PSP #26-01 - 32371 Dequindre road - minor auto repair and service**

Motion by Marsh, seconded by Olson to deny the special land use request PSP #26-01 located at 32371 Dequindre road - minor auto repair and service because it is not in compliance with the master plan and future land use goals of the City, specifically citing the following sections of the ordinance:

**Section 15.05.3 (D):** Regarding compatibility with permitted principal uses and consistency with the intent of the zoning district.

**Section 15.05.3 (F):** Regarding the use being consistent with the intended purpose of the zoning district in which it is proposed.

Voting Yea: Commissioner Fleming, Commissioner Marsh

Voting Nay: Chair Champagne, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Olson

Motion fails 2-5.

**PC 26-08 - special land use request PSP #26-01 - 32371 Dequindre road - minor auto repair and service**

Motion by Olson, Seconded by Oglesby, that, following the required public hearing, the Planning Commission hereby **recommends that city council approve** special land use Request number PSP 26-01 for a minor auto repair and service facility at 32371 Dequindre Road based upon the following findings of fact indicated by the provided Staff report :

1. The applicant requests Special Land Use approval for a Minor Auto Repair and Service facility at 32371 Dequindre Road as permitted by Section 3.17 of the Zoning Ordinance, *M-1 Light Industrial District*
2. The Planning Commission held a public hearing for PSP 26-01 at their February 17, 2026 meeting.
3. The proposed Minor Auto Repair and Service 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 industrial land uses.
  - c. The use is designed and located so that it is compatible with the principal uses permitted in the M-1, Light Industrial district.
  - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Industrial future land use designation.
4. With modifications required as conditions of approval, the use satisfies the use-specific standards for Major Auto Repair and Service facilities as contained in 7.03.2 of the Madison Heights Zoning Ordinance and is in general compliance with site design standards contained within the Zoning Ordinance.

**APPROVAL IS GRANTED WITH THE FOLLOWING CONDITIONS:**

1. The Major Site Plan, when submitted, shall be substantially consistent with the concept plan approved with this Special Land Use submittal. However, the site plan shall be modified, as needed, to denote the following:
  - a. Provide a site demolition plan, including locations of asphalt removal and replacement. Given the state of disrepair, complete milling and repaving and new stormwater quality structures may be required; and
  - b. Include details of new concrete curbs and gutters; and
  - c. Add the required concrete dumpster pad; and
  - d. Revise the landscape plan for the bio-retention area to include plant species tolerant of periodic inundation, road salt exposure and summer drought conditions so that the stormwater feature maintains long term infiltration performance subject to the approval of the City Planner and engineer.
2. Given the adjacent industrial land uses and minimal buffer widths, the minimum perimeter parking lot landscaping requirements of Section 11.06.3 may be reduced along the northern, western and southern property lines as part of Major Site Plan review.
3. The final site plan and use shall satisfy the use-specific standards for auto repair and service facilities contained in Section 7.03.2 and attached to the staff report. The use-specific operating conditions shall be listed on the final Certificate of Occupancy.

Voting Yea: Chair Champagne, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Olson

Voting Nay: Commissioner Fleming, Commissioner Marsh

Motion carries 5-2.

## **MEETING OPEN TO THE PUBLIC FOR ITEMS NOT LISTED ON THE AGENDA**

Chair Champagne opened up public comment for items not listed on the agenda at 7:01 pm. Seeing none, public comment was closed at 7:01 p.m.

## **MEMBER UPDATES**

No member updates at this time.

## **PLANNER UPDATES**

4. Master Plan Update – Planner Lonnerstater will be sending an email out soon to those members serving on the Master Plan Subcommittee.
5. Continuing Education – Zoning Practice  
The Redevelopment Ready Community (RRC) program encourages Michigan municipalities to provide their boards and commissions with continuous opportunities for training and education. Planner Lonnerstater has shared a monthly publication put out by the American Planning Association (APA) with the Commissioners. Zoning Practice provides insights on current zoning issues and trends and provides guidelines and recommendations for municipalities to update their zoning codes.
6. Amendment to Planning Commission Bylaws - Discussion was held regarding changing the time of the Planning Commission meeting dates. This would require an amendment to the bylaws. Due to some conflicts among some current members, it was suggested to move the meetings from the 3<sup>rd</sup> Tuesdays of the month to the 3<sup>rd</sup> Mondays of the month.

### **PC 26-09 – Amendment to the Planning Commission bylaws**

Motion by Commissioner Marsh, seconded by Commissioner Graettinger to amend the bylaws of the Planning Commission to reflect that “meetings shall be scheduled on the third Monday of each month.”

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Commissioner Oglesby, Commissioner Marsh, Commissioner Olson

Motion carries unanimously.

## **ADJOURNMENT**

Seeing no further comments, Chair Champagne adjourned the meeting at 7:10 pm.