

**Special Land Use PSP 26-03 - 32525 Stephenson Hwy. - Minor Auto Service**

Planner Lonnerstater introduced the Special Land Use request PSP 26-03 - 32525 Stephenson Hwy. - Minor Auto Service. The applicant proposes to utilize portions of the existing building for vehicle audio and security equipment installation with ancillary office and sales space.

The building contains an 8,272 square foot warehouse space which is currently occupied by a clothing retailer, a 1,014 sq. ft. receiving area, and a 1,500 sq. ft. office and showroom area. Per the project narrative and concept plan, the applicant intends to utilize the office and receiving areas to sell and install automobile security, GPS, and audio systems. The large warehouse space is not included in the scope of work and the existing clothing retailer is proposed to remain. This use is classified as “Minor Auto Repair/Service” in the Zoning Ordinance, which requires Special Land Use approval in the M-1 zoning district.

The Commission discussed the details of the application and requested information from the applicant Jacob Kaufer. He clarified some items of question and explained this is an appointment based business and he intends to work on an average of 4 cars per day.

Vice Chair Graettinger opened the floor to public comment at 6:00 pm. Seeing there were no members of the public wishing to speak, the public comment was closed at 6:01 pm.

**PC 26-19. Special Land Use PSP 26-03 - 32525 Stephenson Hwy. - Minor Auto Service**

Motion made by Commissioner Fox, Seconded by Mayor Haines that, following the required public hearing, the planning commission hereby recommends that city council approve special land use request number PSP 26-03 for minor auto service at 32525 Stephenson highway based upon the following findings:

1. The applicant requests Special Land Use approval for a Minor Auto Service facility at 32525 Stephenson Highway 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 26-03 at their May 18th, 2026 meeting.
3. The proposed Minor Auto 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 conditions of approval, the use satisfies the use-specific standards for Minor 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. Special Land Use approval is limited to automobile-related electronic system sales and installation including but not limited to audio, GPS, remote start, and security equipment. Motor vehicle repair such as that related to engines, brakes, wheels, collision-related work, etc., is not permitted through this Special Land Use approval.
2. All trash and discarded equipment shall be disposed of either within the building or in dumpsters fully contained within the freestanding enclosure.
3. A shared dumpster easement agreement shall be recorded for use of the dumpster on the adjacent parcel; if this cannot be obtained, a new dumpster enclosure shall be proposed on site which satisfies Zoning Ordinance standards.
4. The final Certificate of Occupancy shall satisfy the use-specific standards for minor 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.
5. Expansion of the auto service use within the existing building shall require new Special Land Use approval under a new application.

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

**Special Land Use PSP 26-04 - 32371 Dequindre Road - Minor Auto Repair and Auto Sales**

Planner Lonnerstater introduced Special Land Use PSP 26-04 - 32371 Dequindre Road - Minor Auto Repair and Auto Sales at 32371 Dequindre.

The Planning Commission considered a similar Special Land Use request for a minor auto repair facility at this location at the February 17th, 2026 meeting. Despite the Planning Commission recommending approval of the Special Land Use, with conditions relating to landscaping, concrete details, and stormwater, City Council denied the Special Land Use request for the auto repair facility by a vote of 4-3 at their meeting on March 9th.