



AGENDA ITEM SUMMARY FORM

MEETING DATE: 6/8/26

PREPARED BY: Matt Lonnerstater, AICP

AGENDA ITEM CONTENT: Special Land Use Request PSP 26-04 – 32371 Dequindre Rd. – Minor Auto Repair and Auto Sales

AGENDA ITEM SECTION: Reports

BUDGETED AMOUNT: N/A

FUNDS REQUESTED: N/A

FUND: N/A

EXECUTIVE SUMMARY:

The applicant and property owner, Sergio Basmajian, 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 with an associated auto sales showroom 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. An auto sales showroom and business is proposed in conjunction with the auto repair use.

City Council denied a similar Special Land Use request for a minor auto repair facility at this location at the March 9th, 2026 meeting under case PSP #26-01.

Per Section 15.05.4 (Special Land Uses – General Stipulations), “no reapplication, reconsideration and/or rehearing for a special use permit which has been denied by the city council shall be resubmitted until the expiration of one year from the date of such denial, except on grounds of newly discovered evidence or proof of materially changed conditions sufficient to justify reconsideration by the city council. Each reapplication will be treated as a new application.”

RECOMMENDATION:

Planning Commission Recommendation: No Recommendation. Did not find proof of a material change.

Refer to staff report, including "Planning Commission Action and Findings" on page 1 and "Template Motion, Findings and Conditions" section on page 10.