

- 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.

This new request reduces the number of auto repair bays/lifts from 6 to 4 and adds an auto sales showroom with new showroom storefront windows to the front of the building facing Dequindre. Auto sales are permitted by right.

Planner Lonnerstater explained that 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.”

Commission members first discussed if this new application was substantially different and is justified reconsideration. Attorney Burns also noted that this will still move to City Council regardless if approved or denied by the Planning Commission.

Vice Chair Graettinger opened the meeting to public at 6:31 pm to discuss this item only. Seeing no members of the public wishing to speak, the public comment was closed at 6:32 pm.

**PC 26.20 Special Land Use PSP 26-04 - 32371 Dequindre Road - Minor Auto Repair and Auto Sales**

Motion made by Commissioner Fox, Seconded by Commissioner Marsh to deem this application as substantially different than the previous application submitted and thus qualifying it for reconsideration by this Board for the following reasons:

1. The use changed from primarily minor auto repair to now include auto sales.
2. The level of improvements to the site have changed substantially to include repairs to the parking lot as well as other site improvements.

**Voting Yea: Commissioner Fox, Commissioner Graettinger, Commissioner Marsh**

**Voting Nay: Mayor Haines, Commissioner Fleming, Commissioner Olson**

**Motion fails 3-3.**

**MEETING OPEN TO THE PUBLIC: Items not listed on agenda**

Vice Chair Graettinger opened the meeting up to the public for items not listed on the agenda at 6:38 pm. Seeing no members wishing to speak, he closed the public comment at 6:38 pm.

**NEW BUSINESS**

**Pre-Application Discussion: Costco Gas Station Modifications - 30550 Stephenson Hwy.**

Planner Lonnerstater shared with the Planning Commission some early discussions he has had with Costco about potentially modifying the location of their gas pumps. Costco wanted to gather some early feedback from the Planning Commission about concerns or