



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES

May 20, 2025 (DRAFT)

Council Chambers – City Hall

300 W. 13 Mile, Madison Heights, MI 48071

1. CALL TO ORDER

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

2. ROLL CALL

Present: Vice Chair Eric Graettinger
Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
City Manager Melissa Marsh
Commissioner Ryan Fox

Also Present: City Planner Matt Lonnerstater
Assistant City Attorney Tim Burns
Business Services Coordinator Mary Daley

Absent: Chair Josh Champagne, Commissioner Cliff Oglesby, Commissioner Colton Smith,
Commissioner Grant Sylvester

3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Bliss, seconded by Commissioner Fox to excuse Commissioners Champagne, Oglesby, Smith and Sylvester

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Grafstein, Commissioner Marsh, Vice Chair Eric Graettinger

Motion carries unanimously.

4. APPROVAL OF THE MINUTES

Motion by Commissioner Fox, seconded by Marsh to approve the minutes of the regular Planning Commission meeting of April 8, 2025.

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Grafstein, Commissioner Marsh, Vice Chair Eric Graettinger

Motion carries.

5. PUBLIC COMMENT - For items not listed on the agenda

Vice Chair Champagne opened the floor for public comment at 6:16 pm. Seeing none, Chair Champagne closed public comment at 6:16 pm.

6. PUBLIC HEARING - Special Land Use Request # PSP 25-02 – 436 E. 14 Mile Road – Major Auto Repair and Service

Planner Lonnerstater introduced the special land use request from the applicant, Joseph Gorial, to operate a major auto repair and service located at 436 E. 14 Mile Road.

The applicant intends to repurpose the building and site, which is described in the packet, into a collision repair shop which is authorized in our zoning ordinance as a “major auto repair” and requires special land use approval.

Planner Lonnerstater detailed the site history and use history of the building and site and then reviewed the current zoning and land use. The site is zoned as M-1, light industrial.

Staff asked the Commission to consider the goals and objectives of the 2021 Madison Heights Master Plan as part of the request and that they should focus on the compatibility of the proposed auto repair use with the use-specific criteria and general site requirements of the Zoning Ordinance, the intent of the M-1, Light Industrial zoning district, the uses permitted within the district, existing adjacent land uses, and the goals and objectives of the Industrial future land use designation.

Staff expressed the following concerns:

1. Building setbacks – there are some concerns about a proposed new 375 sq. ft exterior paint booth at the rear of the building
2. Landscaping – staff would like the site to be brought into conformance with the frontage landscaping requirements in the ordinance
3. Parking – 21 parking spaces are provided on site. Per the Zoning Ordinance, minimum parking requirements for auto repair uses are based upon usable floor area and the total number of service bays. Because a detailed floor plan has not been provided showing the number of service bays/hoists, staff cannot adequately determine the minimum parking requirement.
4. Use Specific Standards - Staff does not believe that the conceptual site plan and floor plan provide enough detail to analyze the proposed use based on the use-specific standards for Major Auto Repair. The floor plan does not contain information regarding the number of hoists or service bays within the building. Additionally, details and specifications of the paint booth have not been provided.

Vice Chair Graettinger opens the public hearing at 5:41 p.m. and welcomes the applicant Joseph Gorial at the podium.

Mr. Gorial addressed the question from regarding the number of service bays. There will be five bay doors, one will be specifically for the rollout dumpster. Mr. Gorial stated that the paint booth will be moved inside the building to avoid building

Motion By Commissioner Fox, Seconded by Commissioner Bliss, That, Following the Required Public Hearing, the Planning Commission Hereby Recommends That City Council Approve Special Land Use Request Number PSP 25-02 For A Major Auto Repair And Service Facility At 436 E. 14 Mile Road Based Upon the following findings:

1. The applicant requests Special Land Use approval for a Major Auto Repair and Service facility at 436 E. 14 Mile 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 25-02 at their May 20th, 2025 meeting.
3. The proposed Major 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. A Minor Site Plan shall be submitted to the Community and Economic Development Department in accordance with Section 15.04 of the Zoning Ordinance. The Minor Site Plan, when submitted, shall be designed to satisfy the following:
 - a. The site shall meet the minimum Frontage Landscaping requirements contained in Section 11.05. Administrative waivers may be accommodated to comply with DTE pruning requirements for the nearby overhead wires.
 - b. The site plan shall denote locations for customer/employee parking, parking for vehicles awaiting repair, and any outdoor storage.
 - c. The designated ADA parking space/aisle shall be increased to a width of 16 feet in accordance with ADA standards and shall be shifted out of the drive aisle.
 - d. A detailed floor plan shall be provided which denotes the number of hoists or service bays within the building.
 - e. Lighting will be adjusted to ensure no trespassing of light and allow the building department to determine if a photometric plan is required
2. The Minor 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.
3. The Community and Economic Development Department is responsible for approving compliance with the conditions noted above.

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Grafstein, Commissioner Marsh, Vice Chair Eric Graettinger

Motion carries.

7. PUBLIC COMMENT

Chair opened the meeting to the public at 6:00 pm, seeing no one wished to speak, the public comment was closed at 6:00 pm.

8. NEW BUSINESS

Planner Lonnerstater introduced the topic of updating the 2021 Master Plan discussion item. State law requires the City Planning Commission to review the master plan every 5 years. We have the choice of updating it or keeping it as is. Because we had a major update to the zoning ordinance recently, staff notes it may be beneficial to align the two. Staff also believe this can be done in house.

A few other changes since 2021 would be new districts including form-based City center district, mixed use innovation districts, and residential mixed neighborhood.

In addition, the new Zoning Ordinance contains opportunities for expanded housing choices within the city, including accessory dwelling units, duplexes, multiplexes and townhomes. Additionally, in late 2024, Governor Whitmer signed HB 5557 into law which amended the Planning Enabling Act to expressly include housing as a core provision of a Master Plan.

Another change since 2021 is the 11 Mile Streetscape plan, with Phase 1 between John R and Lorenz almost underway.

A number of auto-oriented developments such as gas stations, car washes, auto repair, and auto sales, have been approved over the past few years. These types of uses have created a need to analyze land use patterns and development regulations in the city to ensure their proper placement.

Finally, Madison Heights has been engaged in a multi-jurisdictional Safe Streets for All (SS4A) Plan to address vehicle and non-motorized-related major injuries and deaths on city streets.

Motion by Grafstein, seconded by Bliss to allow staff to begin the process of amending the Master Plan in coordination with the Planning Commission and City Council with a tentative timeline approximately one year which is detailed in the meeting packet.

Voting Yea: Commissioner Bliss, Commissioner Fox, Commissioner Grafstein, Commissioner Marsh, Vice Chair Eric Graettinger

Motion carries.

9. MEMBER UPDATES

Commissioner Bliss has requested staff review rezoning all of the churches on main roads in the City. He stated the reason is because years ago, the Churches were required to be zoned as residential to allow for a church.

Planner Lonnerstater intends to review this matter when the Master Plan discussion will be underway. Commissioner Bliss feels this will make it easier for those parcels to change hands if the church closes.

Commissioner Fox added to the Church rezoning discussion and expressed concern about rezoning those parcels and their ability to be rebuilt in the future as a place of worship.

In a separate member update, Commissioner Fox discusses the lack of trees in the Northeastern portion of the community and states it is one of the areas with the least trees in Oakland County. He would like to see more trees in that area.

10. PLANNER UPDATES

Planner Update - Temporary Use Request # PTMPU 25-03 - 434 W. 12 Mile Road - Lowes Outdoor Accessory Sales and Storage

At the April 8th Planning Commission meeting, Lowes requested Temporary Use approval from the Planning Commission to operate an accessory seasonal storage and sales area at Lowes Home Improvement Center, 434 W. 12 Mile Road. The applicant requested Planning Commission approval to operate the Temporary Use for eight consecutive (8) months, exceeding the ninety (90) day limitation set forth in the Zoning Ordinance. At this meeting, the Planning Commission postponed action on the Temporary Use request.

Since the April 8th meeting, the applicant has revised the Temporary Use application, reducing the dates of operation to fall within the ninety (90) day limitation contained in the Zoning Ordinance. As such, staff has administratively approved the Temporary Use request requiring no further action from the Planning Commission.

11. ADJOURNMENT

Chair Champagne adjourned the meeting at 6:38 pm.