



CITY OF MADISON HEIGHTS
PLANNING COMMISSION MEETING MINUTES

February 21, 2023
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 5:31 p.m.

2. ROLL CALL

Present: Chair Josh Champagne
Mayor Roslyn Grafstein
Mayor Pro Tem Mark Bliss
Commissioner Melissa Kalnasy
City Manager Melissa Marsh

Absent: Commissioner Cliff Oglesby, Commissioner Eric Graettinger, Commissioner Grant Sylvester

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

3. EXCUSE ABSENT MEMBERS

Motion by Commissioner Grafstein, supported by Commissioner Bliss to excuse Commissioners Oglesby, Graettinger and Sylvester

Motion carries unanimously.

4. APPROVAL OF THE MINUTES

Motion by Bliss, seconded by Kalnasy to approve the minutes of the regular Planning Commission meeting of January 17, 2023.

Motion carries unanimously.

5. PUBLIC HEARING

A. Rezoning request No. PRZN 23-01

Public Hearing opened to the public at 5:25 pm.

Business Services Coordinator Daley read comments that were emailed into the record. An email was received and read from Pastor Tyler VanSteenburg of Madison Heights Church of the Nazarene in full support of Goodwill moving into the old CVS location.

An email was received and read from Jared Gell in support of the rezoning on behalf of Goodwill.

An email was received and read from Pastor Steve Conner of Free Will Baptist Chapel stating their support of Goodwill and how the community will benefit from this business.

An email was received and read from Christine Fecteau in support of rezoning the parcel at 31010 John R from B-1 to B-2.

Seeing no further comments, the Chair closed the public hearing at 5:40 p.m.

Planner Lonnerstater presented the staff report on the rezoning request no. PRZN 23-01 by Goodwill Industries of Greater Detroit to rezone one parcel of land located at 31010 John R Road from B-1 to B-2 with the ultimate goal to open a retail store. The store is classified as a used goods use per the Madison Heights ordinance since they sell used products. The property is surrounded by the Sam's club property, which is zoned B-2, including their associated parking drive aisles and gas stations. The subject shares vehicular access points and drive aisles with Sam's Club.

Planner Lonnerstater reviewed the following findings:

1. The applicant requests a rezoning from B-1, Local Business, to B-2, Planned Business, to open a used goods use within the existing structure on site. The B-2 district permits a range of general commercial, retail, restaurant, and office uses. The uses permitted in the B-2 district are generally appropriate for the subject site.
2. The proposed B-2 district is generally compatible and consistent with adjacent retail uses, including the Sam's Club wholesale facility that surrounds the subject site. The subject site shares vehicular access points, drive aisles, and parking with the Sam's Club, which is consistent with the intent of the B-2 zoning district.
3. The proposed B-2 District is compatible with adjacent B-1 and B-2 zoned parcels, as well as Multiple-Family-zoned parcels across 13 Mile Rd.
4. The proposed B-2 District is aligned with the "Commercial" future land use designation for the subject site.
5. The Site Plan Review Committee (SPRC) reviewed the proposed rezoning request at their January 25th, 2023 meeting and did not express any objections. The SPRC will separately review additional applications relating to this project, if submitted, including special use, variance, and site plan submittal. Special Approval through City Council is required for used good uses (subject to additional siting standards for regulated uses). Based on these findings, staff recommends that the Planning Commission recommend to City Council approval of the requested rezoning from B-1, Local Business, to B-2, Planned Business, on the subject property at 31010 John R Rd.

Staff finds the use appropriate and consistent with adjacent uses and compatible with B1 and B2 districts. Based on these findings, Staff recommends that the Planning Commission recommend to City Council approval of the requested rezoning from B-1, Local Business, to B-2, Planned Business, on the subject property at 31010 John R Rd.

Motion by Commissioner Kalnasy, seconded by Commissioner Marsh to make a motion to recommend to City Council to approve the rezoning request PRZN 23-01 for 31010 John R Road from B-1 to B-2 based on the findings provided by Staff.

Ayes: Bliss, Grafstein, Kalnasy, Marsh, Champagne
Nays: None

Absent: Graettinger, Oglesby, Sylvester
Motion carries unanimously.

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

No public comment.

7. NEW BUSINESS

a. Zoning Ordinance Rewrite Update and Discussion - City Center and Mixed Use Innovation Districts, Missing Middle Housing, and Business Districts.

Planner Lonnerstater briefed the Commission on the status of the Zoning Ordinance rewrite and the recent informal workshop that was held on February 7th. The two main topics at the workshop revolved around City Center districts and mixed use innovation zoning. Discussion continued about the intent of a mixed use innovation zoning district. A map showed this district is very similar to the current DDA. The intent is to implement the future land use category in the master plan which is to create a vibrant and compact city center and pedestrian oriented district.

The City Center zoning district is considered a “form-based” district. Compared with conventional zoning districts that primarily focus on regulating uses, form-based districts place at the forefront standards relating to building form, massing, and the relationship between the building and the street. Conversely, land use takes a secondary focus.

The proposed City Center district allows for the construction of eight (8) unique building types:

- Mixed-Use
- Pedestrian-Oriented
- Makerspace
- Hotel
- Bank
- Landmark
- Theater
- Parking Garage

As presented in the packet from Staff, each building type has its own placement standards design, massing standards and design standards. A table provided shows permitted uses broken down by building type and by ground floor/upper stories, most building types allow, and encourage, a mix of residential and commercial uses.

After some discussion, a suggestion was made to include a graphic example of a food truck or a site with a food truck pad. Another suggestion was made to include outdoor dining as a graphic element. Discussion will continue more at the next meeting due to time constraints.

Commissioner Bliss suggested a sub committee to review this portion of the zoning ordinance rewrite. Commissioner Marsh noted that we currently have an active zoning ordinance review committee consisting of herself, Commissioner Graettinger, Chair Champagne, C.E.D. Director Tucker, Planner Lonnerstater, and a member of the DDA Board.

The zoning ordinance review committee can have up to four Planning Commissioners on it without

creating a quorum. Therefore, Councilman Bliss suggested we add an additional planning commission member to the committee, Melissa Kalnasy.

Motion by Commissioner Bliss, seconded by Grafstein, to add Commissioner Kalnasy to the zoning ordinance review committee.

Motion carries unanimously.

8. MEMBER UPDATES

No member updates.

9. PLANNER UPDATES

Planner Lonnerstater briefly updates the Commission on the development on 14 Mile which consists of a car wash and donut shop and the proposed three story mixed use development at John R Road and 11 Mile, which can be found in the packet.

10. ADJOURNMENT OF MEETING

Meeting adjourned by the Chair at 6:18 pm.