

Matt Lonnerstater

From: chris45925@aol.com
Sent: Saturday, February 11, 2023 5:29 PM
To: Matt Lonnerstater
Subject: Rezoning request no PRZN 23-01

Mr. Lonnerstater,

I am submitting the following to be read into the record at the Madison Heights Planning Commission to be held February 21st. This is in regards to the request by Goodwill Industries of Greater Detroit to rezone 31010 John R from B-1 to B-2. It is my understanding that Goodwill Industries would like to repurpose the former CVS currently on that site for a Goodwill store. I think this is an excellent use for that parcel for the following reasons:

1. Second hand or thrift stores are a great way to save money for the residents of Madison Heights and the surrounding area. With one St. Vincent dePaul store at 12 Mile and I-75, and a Grace Center of Hope and a Value Village both at 11 Mile and I-696 there are few options available in the area. With the current rate of inflation, many residents are looking for ways to make their cash go further and thrift stores are a great option
2. Thrift stores help the environment by keeping gently used items out of the landfills and encouraging the re-use of clothing and items that have already been created, decreasing the need for the production of additional items. Most people would much rather donate an item rather than throw it away and this store would be an excellent place for them to donate.
3. Organizations running second hand shops provide jobs and support to the local community.
4. That area of Madison Heights has an abundance of retail shopping. A Goodwill shop increases the variety of shopping options on the John R corridor and offer a one of a kind treasure hunting experience that you can't find at standard brick and mortar stores.

I would like to see Goodwill Industries make use of the currently empty store on the corner of 13 Mile and John R. I hope the Planning Commission agrees and is willing to rezone that parcel.

Christine Fecteau

Matt Lonnerstater

From: Steve Conner <fwbchapelpastor@gmail.com>
Sent: Wednesday, February 1, 2023 3:17 PM
To: Ukrainec, Jeffrey
Subject: Welcome to the neighborhood

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Hello Jeff,

We welcome any help to improve the lives of the people in our neighborhood. We believe it's very beneficial to help people with their physical needs. We welcome any business that has the goal of giving back to the community.

If you need anything more please contact us.

Pastor Steve Conner

Free Will Baptist Chapel

Matt Lonnerstater

From: Tyler VanSteenburg <tyvansteen@gmail.com>
Sent: Friday, January 27, 2023 2:14 PM
To: Ukrainec, Jeffrey
Subject: Re: connection for Goodwill

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Jeff,

Thanks for reaching out! We are so excited about the possibilities this could open up for our community! Madison Heights Church of the Nazarene is in full support of Goodwill moving into the old CVS!

Pastor Tyler VanSteenburg
Madison Heights Church of the Nazarene
Lead Pastor

On Thu, Jan 26, 2023 at 4:54 PM Ukrainec, Jeffrey <Jeff.Ukrainec@goodwilldetroit.org> wrote:

Tyler – thanks for the call today. Greatly appreciate it and your support for our potential upcoming project.

Again, my name is Jeff Ukrainec and I am the Vice President of Donated Goods Retail for Goodwill Industries of Greater Detroit.

Goodwill Industries of Greater Detroit has signed a letter of intent to lease the vacant property at [31010 John R Rd](#) (former CVS in front of Sam's Club). Even though Goodwill is a not-for-profit, second hand retail is considered a special land use in Madison Heights, thus we need approval from the Zoning Board and City Planning Commission to allow us to occupy and operate our store. Along with this, they have an ordinance in place that requires additional approval if the property is located within 300 of a church, thus the reason I am reaching out to you.

A little history, Goodwill Industries of Greater Detroit has been operating for over 100 years, and our mission is "We build pathways to independence through personal development and the power of work." With this mission in mind, our stores not only provide direct employment opportunities for 20+ employees, but it also helps to raise funds to support our employment and training programs, which allows Goodwill to create other jobs. So anyone that may have a barrier to employment, whether it be a disability, background issue, or single parent family, we either provide training to give people the skills to gain employment or, like the store we would open, we create a business to actually employ these individuals.

We intend to be an attractive addition to Madison Heights and by bringing our Goodwill resale store to the city, everyone will benefit. It will create jobs, it will provide a location for the residents of Madison Heights to donate their unwanted items, it will stimulate the economy, it will drive traffic to the other neighboring businesses, and it will help the environment as we try to reuse, recycle, repurpose, or resell all items we receive.

Please feel free to contact me with any questions you might have and I appreciate your help.

Thank you.

Jeff Ukraineec

Vice President, Donated Goods Operations

Goodwill Industries of Greater Detroit

[3111 Grand River Ave., Detroit, MI 48208](#)

phone 313.557.8773 (direct) 313.550.2268 (cell) 313.557.8577 (fax)

email Jeff.Ukraineec@goodwilldetroit.org

**"Co-creating Independence and Dignity Through
the Power of Personal and Workforce Development"**

Matt Lonnerstater

From: Jared Gell <JGell@midamericagrp.com>
Sent: Friday, February 17, 2023 8:39 AM
To: Matt Lonnerstater
Subject: Goodwill

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Matt,

I'm unfortunately out of town for Goodwill's hearing; can you please share this email with the Planning Commission?

As a broker, I've been fortunate to represent Goodwill Industries of Greater Detroit since 2010. In this time, we've gone from no retail stores in metropolitan Detroit to 6 stores and growing. Our locations are all in high profile and in first class communities. Canton on Ford Rd across from Ikea; Livonia on Middlebelt across from Meijer and Home Depot; Commerce Township on Haggerty in front of Meijer; Woodhaven at West & Allen in front of Meijer and adjacent to Aldi, Starbucks and Chick Fil A; Dearborn on Michigan Ave in the heart of the downtown trade area; and Pittsfield Twp. on Carpenter across from Target and Meijer.

We successfully navigated the entitlement process in each community either through regulated use or special land use approvals as the ordinances haven't necessarily been updated to reflect today's Goodwill store. I encourage members of the Planning Commission to reach out to their colleagues in these municipalities to get sense of Goodwill's positive impact and job creation.

The former CVS is unique to our experience as we need to re-zone the property from B-1 to B-2 before we commence the special land use and variance approvals. The property is zoned B-1, but is surrounded by Sam's Club and their gas station, which are both already zoned B-2.

Goodwill has successfully negotiated a long term lease with a right of first refusal to purchase the property from the ownership group. Goodwill's making a substantial 6 figure renovation investment to the interior of the former CVS and the landlord is making improvements to the exterior of the property. Goodwill plans to be a long term and good standing economic generator and neighbor in Madison Heights for years to come.

Please consider approving their rezoning request.

Thank you,

Jared Gell



Jared Gell | Vice President

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