

Planning Commission Meeting  
Madison Heights, Michigan  
January 20, 2026

**DRAFT**

A Planning Commission Meeting was held on Tuesday, January 20, 2026 at 5:30 PM at Council Chambers - City Hall, 300 W. 13 Mile Rd.

**CALL TO ORDER**

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

**ROLL CALL**

**PRESENT**

Chair Josh Champagne  
Commissioner Sean Fleming  
Commissioner Ryan Fox  
Commissioner Eric Graettinger  
Mayor Corey Haines  
Commissioner Clifford Oglesby  
Commissioner Matthew Olson

**ABSENT**

Commissioner Melissa Marsh  
Commissioner Grant Sylvester

**EXCUSE ABSENT MEMBERS**

Motion by Commissioner Oglesby, seconded by Commissioner Graettinger to excuse City Manager Marsh and Commissioner Sylvester.

Motion carries unanimously.

**APPROVAL OF MINUTES**

**PC 26-01. Minutes.**

Motion to approve the Planning Commission meeting minutes of November 18, 2025, as printed.

Motion made by Commissioner Fox, Seconded by Commissioner Graettinger.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Mayor Haines, Commissioner Oglesby, Commissioner Olson

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

Chair Champagne opened the meeting for comments at 5:34 pm. Seeing none, public comment was closed at 5:34 pm.

## **UNFINISHED BUSINESS**

### **5-Year Master Plan Update: Community Survey Results and Steering Committee Setup**

Planner Lonnerstater presented and summarized the results of the online surveys made available to the public as part of the ongoing 5-year Master Plan update. Full survey results were detailed in the packet.

An online public survey launched in 2025 to obtain input on land use, transportation, and development matters for the 5-year Master Plan update. An additional survey (Visual Preference Survey) was launched in October. Prior to the launch of the online surveys, Community and Economic Development Department staff set up a booth at the Downtown Touchdown Event on October 4th, 2025 and invited participants to take part in an in-person Visual Preference Survey.

As part of the Master Plan update, Planner Lonnerstater would like to set up a Master Plan Committee consisting of 4 members of the Planning Commission, City Council, and possibly some members from the DDA.

Volunteers from the Planning Commission:

1. Ryan Fox
2. Sean Fleming
3. Eric Graettinger
4. Josh Champagne

Planner Lonnerstater will set up the first meeting. The goal is to do a first review of the Master Plan in March.

## **NEW BUSINESS**

### **PC 26-02. Election of Officers: Chair, Vice Chair**

Motion made to re-elect the following officers in their current roles:

Chairperson – Josh Champagne

Vice Chairperson – Eric Graettinger

Motion made by Commissioner Fox, Seconded by Commissioner Oglesby.

Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Mayor Haines, Commissioner Oglesby, Commissioner Olson

### **PC 26-03. Election of Officers: Secretary**

Motion made to elect the following officers in the role of Secretary:

Secretary - Ryan Fox

Motion made by Commissioner Graettinger, Seconded by Commissioner Olson.  
Voting Yea: Chair Champagne, Commissioner Fleming, Commissioner Fox, Commissioner Graettinger, Mayor Haines, Commissioner Oglesby, Commissioner Olson

#### **MEMBER UPDATES**

No member updates at this time.

#### **PLANNER UPDATES**

No additional Planner updates at this time.

#### **ADJOURNMENT**

Seeing no further comments, Chair Champagne adjourned the meeting at 6:16 pm.