



CITY OF MADISON HEIGHTS  
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT  
SPECIAL LAND USE APPLICATION

I. APPLICANT INFORMATION

Applicant Imad Potres  
 Applicant Address 37525 Hacker Dr.  
 City Sterling Heights State MI ZIP 48310  
 Interest in Property (owner, tenant, option, etc.) Design Professional  
 Contact Person Imad Potres  
 Telephone Number (586) 707-0080 Email Address imadhermiz@gmail.com

II. PROPERTY INFORMATION

Property Address 32371 Deguindre Road  
 Tax ID 25-01-226-021 Zoning District M-1  
 Owner Name (if different than applicant) Steve Saka  
 Address 38825 Westchester Rd  
 City Sterling Heights, MI State MI Zip 48310  
 Telephone Number (586) 339-0733 Email Address Steve.Saka@yahoo.com

III. CONSULTANT INFORMATION (IF APPLICABLE)

Name Art Kalajian Company Kalajian Architecture & Design LLC.  
 Address 1871 Austin Dr.  
 City Troy State MI Zip 48063  
 Telephone Number (248) 524-0217 Email Address aeKalajian@sbglobal.com

SPECIAL LAND USE APPLICATION

IV. PROJECT NAME

Madison Auto Repair

V. PROJECT DESCRIPTION AND SCOPE OF WORK

Brief Description of Proposed Special Land Use:

Auto repair facility. To allow Auto repair (mechanic shop) in M-1 District

Required Attachments:

- ☒ **Project Narrative:** Written description of the nature of the proposed use(s), including: products or services to be provided; activities to be conducted inside and outside the building; types of equipment to be used; hours of operation; number of employees; expected levels/ types of vehicular traffic coming to and from the site; other information.
- ☒ **Conceptual Site Plan and Floor Plan:** Conceptual plans containing minimum information listed in Section 15.05 of Zoning Ordinance (refer to checklist, attached)
- ☐ **Review Standards Response Form** (attached)

VI. APPLICANT CERTIFICATION

I (we) the undersigned do hereby apply to the City of Madison Heights for review and approval of the above-described Special Land Use application. Applicant(s) and the property owner(s) do hereby consent to city staff to assess the property for purposes of evaluating the site for requested action(s).

Printed Name Steve Saka Signature [Signature] Date 12-30-

VII. PROPERTY OWNER CERTIFICATION

IF YOU ARE NOT THE PROPERTY OWNER, YOU MUST HAVE THE PROPERTY OWNER PROVIDE A NOTARIZED SIGNATURE, BELOW, OR PROVIDE A NOTARIZED LETTER OF AUTHORIZATION OR NOTARIZED POWER OF ATTORNEY AUTHORIZING YOU TO ACT ON THEIR BEHALF.

Printed Name Serouj Rasmayan Signature [Signature] Date 1-6-26

Notary for Property Owner:

Subscribed and sworn before me, this 6<sup>th</sup> day of Jan, 2026.

A Notary Public in and for Oakland County, Michigan.

Notary Name (Print): Paul Brakeman

Notary Signature: [Signature]

My Commission Expires: March 30 2030

Notary Stamp

**PAUL BRAKEMAN**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires March 30, 2030  
Acting in the County of Oakland

STAFF USE ONLY

[DO NOT ACCEPT INCOMPLETE APPLICATIONS]

FILING FEE (\$750): \_\_\_\_\_ SPECIAL LAND USE NO.: PSP # 26-01  
DATE APPLICATION RECEIVED: 1/13/26 RECEIVED BY: \_\_\_\_\_

## SPECIAL LAND USE: REVIEW STANDARDS RESPONSE FORM

Section 15.05(3) of the Zoning Ordinance contains Special Land Use review standards and criteria. Please provide responses to the following review standards for consideration by staff, the Planning Commission, and City Council. (Provide additional separate sheets, if necessary).

- A. Describe how the proposed use will be designed, located, and operated in a way that protects the public health, safety and welfare.

The Proposed Auto Repair Shop is located within Light Industrial Zone and surrounded by Industrial Buildings. The Site improvements and Building Interior are designed in accordance w/ the City Ordinance taking all safety measures.

- B. Describe how the use will be designed in a way that considers the natural environment and helps conserve natural resources and energy.

The Site to use all existing Natural resources and adding enhanced Landscaping in the front (Rain Garden) with interior Landscape islands. Proposed Bioswale for drainage to conserve all natural resources on site.

- C. Will the Special Land Use will involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. If so, describe in detail.

All Repair operations (oil change, Brakes, Engine repair...etc) will take place inside the building. No repairs on Site at any time. All noise, odor, glare...etc. to be contained.

- D. Describe how the proposed land use will be designed and located so that it is compatible with surrounding properties, neighborhood, and vicinity. At a minimum, this shall include: 1) Location of use(s) on site; 2) Height of all improvements and structures; 3) Adjacent conforming land uses; 4) Conformance with the Master Plan and future land use map for the area as adopted by the Planning Commission; and 5) Compatibility with the permitted principal uses allowed in the zoning district where the Special Land Use is requested, and consistency with the intent of the zoning district.

Auto Repair Shop is compatible with the surrounding Industrial uses (Zoned M-1). Property is not abutting any Residential Area. The impact of the project is positive.



SPECIAL LAND USE APPLICATION

E. Describe how ingress/egress to the use will be controlled to assure maximum vehicular, pedestrian and non-motorized safety, convenience and minimum traffic impact on adjacent roads, drives and uses including, but not limited to:

1. Reduction in the number of ingress/egress points through elimination, minimization and/or consolidation of drives and/or curb cuts;
2. Proximity and relation to intersections, specifically with regard to distance from drive(s) to intersection(s);
3. Reduction/elimination of pedestrian/vehicular traffic conflicts;
4. Adequacy of sight distances;
5. Location and access of off-street parking; and
6. Location and/or potential use of service drives to access multiple parcels, reducing the number of access points necessary to serve the parcels.

One Concrete approach exists at the property for in and out traffic. Pedestrian walk to be connected to the Building sidewalk. All Parking Spaces with ADA

spaces designed for this purpose. Parking spaces exceed the required

F. Describe how the proposed use will be consistent with the intent and purpose of the zoning for this use. district in which it is proposed

M-1 District permits Auto Repair Shop use based on Special Land Use Approval by City of Madison Heights. The Proposed use meets all the requirements of the Zoning Ordinance for the said District.