

City Council Regular Meeting
Madison Heights, Michigan
September 14, 2026

A City Council Regular Meeting was held on Monday, September 14, 2026 at 6:30 PM at City Hall - Council Chambers, 300 W. 13 Mile Rd.

ROLL CALL

PRESENT

Mayor Corey Haines
Mayor Pro Tem William Mier
Councilwoman Toya Aaron
Councilman Sean Fleming
Councilor Laurie Gerald
Councilor Emily Rohrbach
Councilor Quinn Wright

ALSO PRESENT

City Manager Melissa Marsh
Assistant City Attorney Tim Burns
City Clerk Mary Daley

The invocation was given by Councilor Gerald and the Pledge of Allegiance followed.

APPROVAL OF THE AGENDA:

CM-26-194 Approval of the Agenda.

Motion to approve the agenda.

Motion made by Mayor Pro Tem Mier, Seconded by Councilwoman Aaron.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

PRESENTATIONS

Proclamation Recognizing Constitution Week

City Council recognized September 17-23, 2026 as Constitution Week in the City of Madison Heights encouraging residents to reflect on the Constitution, civic engagement, and the responsibilities of citizenship. Sharlan Douglas accepted the resolution.

Proclamation Recognizing National Patriot Week

City Council recognized September 7-13, 2026 as National Patriotism Week in the City of Madison Heights honoring veterans, members of the Armed Forces, and those who demonstrated

courage and service on September 11. Angela Johnson, leader of the Clawson-Troy Elks Lodge #2169, was present to accept the proclamation.

City Clerk - Certificate of appreciation honoring Clifford Oglesby

The Mayor and City Council presented a Certificate of Appreciation to Cliff Oglesby for his many years of volunteerism to the City of Madison Heights.

MEETING OPEN TO THE PUBLIC:

Martha Covert: Resident, congratulated the City Clerk on her appointment and noted September birthdays for Council members Aaron, Wright, and Mayor Haines.

Hali from Elu & Friends Pet Care LLC - resident at 30159 Brush Street: Clarified her special land use request (PSP 26-05) is for single-client household pet boarding rather than a commercial kennel.

Chester Grabowski: Resident, raised traffic safety concerns regarding lane mergers and curbs on 11 Mile Road east of John R.

Martino Tomas: Spoke on behalf of applicant Tonya Cole supporting special land use PSP 26-06 for home massage therapy.

Andrew Kalpa: Spoke regarding Ordinance 2214, requesting Council differentiate natural kratom botanicals from synthetic derivatives.

Elliot Bedell: Resident, urged Council to deny special land use PSP 26-06 (Groveland St massage therapy).

Chelsea Hager: Resident, raised concerns regarding DTE energy rate hikes, power restoration delays, and grid demand from data centers.

Emailed Comments: City Clerk Daley entered three emails into the record. All of the communications received via email were provided to the Council ahead of the meeting.

Kevin Trabucchi, resident, regarding conduct at local establishments

Kim and Zach DeRocher residents, opposing Special Land Use PSP 26-06 - 26126 Groveland St. - Major Home Occupation (Licensed Massage Therapy)

Paula Brown, on behalf of a group of independent scientists wrote in opposition to the proposed Kratom Prohibition Ordinance.

CONSENT AGENDA:

CM-26-195 Consent Agenda.

Motion to approve the Consent Agenda as presented.

Motion made by Mayor Pro Tem Mier, Seconded by Councilor Wright.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

REPORTS:

CM-26-196 City Planner - Special Land Use Request #PSP 26-05 - 30159 Brush St. - Major Home Occupation (Dog/Pet Boarding).

Motion to approve Special Land Use request number PSP 26-05 for a major home occupation in the form of a pet boarding business at 30159 Brush Street based upon the following findings:

1. The applicant requests Special Land Use approval for a pet boarding Major Home Occupation at 30159 Brush Street.
2. The Planning Commission held a public hearing for PSP 26-05 at their August 25th, 2026 special meeting.
3. The proposed pet boarding Major Home Occupation 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 residential land uses.
 - c. The use is designed and located so that it is compatible with the principal uses permitted in the R-3, One-Family Residential district.
 - d. The use is designed and located so that it is compatible with the Madison Heights Master Plan and the Single-Family Residential future land use classification.
4. The use satisfies the use-specific standards for Major Home Occupations as contained in Section 7.03.18 – Use-Specific Standards for Major Home Occupations - as contained in Section 7.03.3 of the Madison Heights Zoning Ordinance

APPROVAL IS GRANTED WITH THE FOLLOWING CONDITIONS:

1. The pet boarding business shall at all times comply with the use-specific standards for Major Home Occupations, Section 7.03.18, as effective on the date of this approval, which shall be attached to the record of the Special Land Use approval, except as modified as part of this motion.
2. Only one animal shall be boarded at a time; at no point shall more than three (3) animals be on the property which includes the applicants personal pets.
3. Client pick-up and drop-off of dogs shall be limited to one at a time and shall occur between the hours of 8:00 a.m. and 8:00 p.m.

4. A minimum of one (1) parking space shall be provided for clients on the residential driveway. Vehicles shall not overhang the public sidewalk.
5. This special land use expires upon applicant's transfer of property ownership of this parcel.
6. Any violation of the City's animal, criminal or business sections within its code of ordinances shall result in a termination of the special land use.

During deliberations on the special land use request by Hali at Elu and Friends Pet Care LLC, the applicant clarified additional questions Councilmembers had. One clarification is that the term "one client" refers to "one dog". The applicant has two dogs of her own currently and is allowed a maximum of three dogs by ordinance. She has no prior violations. It was also noted that this applicant is following all proper paths to be compliant with the City to operate her business. She has applied for a certificate of occupancy and business license. Council discussed additional limitations on this special land use request.

1. 7.03.18 – Use-Specific Standards for Major Home Occupations - as contained in Section 7.03.3 of the Madison Heights Zoning Ordinance

Home Occupation, Major

1. The operation of a Major Home Occupation shall be conducted within the Dwelling Unit, attached or detached accessory building, or rear yard.
2. The Major Home Occupation shall be conducted by the person or persons occupying the structure as their principal residence and up to two (2) non-resident employees. Additional employees may meet at the residence solely for purposes of receiving instructions regarding work to be conducted at another site or collection equipment or materials necessary for their work at another site, or documents relating to their employment.
3. One off-street parking space per employee is required in addition to the minimum required for the principal residential use. On-street parking shall not be counted towards required parking spaces.
4. The Major Home Occupation shall not create negative impacts on surrounding residential property. No nuisance shall be generated by any heat, glare, noise, smoke, vibration, noxious fumes, odors, vapors, gases or matters at any time. No mechanical, electrical, or similar machinery or equipment, other than that used for residential purposes, shall be utilized in the Major Home Occupation.
5. The floor area dedicated to the Major Home Occupation shall not exceed 35% of the Gross Floor Area of the dwelling unit.
6. Retail sales of goods must be entirely accessory to any service provided on the site, except for merchandise crafted on-site.
7. Outside storage shall be located in the rear yard and must be fully screened from surrounding properties by an opaque fence.

8. Customer or client business-related visits, deliveries, and non-resident employee arrivals and departures shall occur between 8:00 a.m. and 8:00 p.m.
9. No signage shall be permitted, except where specifically required by law.
10. No display of any kind shall be visible from the exterior of the premises.
11. Major Home Occupations shall not include the sales and/or service of weapons, guns ammunition, fireworks, or any components thereof, nor a regulated use as regulated in **Section 5.03.**
12. In addition to Special Land Use approval in accordance with **Section 15.05**, a Certificate of Occupancy shall be required for Major Home Occupations, in accordance with **Section 15.03.**

Motion by Rohrbach, seconded by Aaron.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-197 City Planner: Special Land Use Request #PSP 26-06 - 26126
Groveland St. - Major Home Occupation (Licensed Massage Therapy)

Council reviewed the letters provided from neighboring residents, staff report regarding the application, and the minutes of the August 25th meeting of the Planning Commission and heard the public comments from neighboring residents and the applicant pertaining to this special land use prior to the motion being made and approved.

Motion to deny the special land use request PSP 26-06 for a major occupation in the form of a licensed massage therapy business at 26126 Groveland Street based upon the Planning Commission's recommendation of denial at their August 25th, 2026 meeting, and upon the following findings:

1. The proposed massage therapy use does not satisfy the criteria for a major home occupation business with the special land use standards and criteria set forth in section 15.05.2 in particular:
 - a. The use is not operated in a way that protects the public health, safety and welfare of the residential district where it is proposed.
 - b. The special land use involves activities and uses that are detrimental to neighboring people and properties from increased pedestrian and vehicle traffic to the site.
 - c. The use is incompatible with adjacent conforming land use of its neighbors in a residential zone.

2. The use is incompatible with the surrounding properties, neighborhood and vicinity in the following manners:
 - a. Conformance with the master plan and future land use map for the area as adopted by the Planning Commission;
 - b. 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.
3. The use is not consistent with the intent and purpose of the r-3 zoning district in which it is proposed.
4. The use does not satisfy the use specific standards for major home occupations as contained in section 7.03.18 of the zoning ordinance:
 - a. The special land use does not occur within the primary dwelling of the property and the accessory structure that would be utilized for the major home occupation is not harmonious with the zoning district within which it is located and negatively impacts the surrounding residential properties.
 - b. The major home occupation also creates discernable traffic from its use coming and going from the property that negatively impacts surrounding residential properties.

Motion made by Councilwoman Aaron, seconded by Councilor Rohrbach

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

**CM-26-198 Assistant City Attorney - Artic Fox, LLC d/b/a JARS Cannabis -
Amendment to Settlement Agreement**

Motion to approve the amendment to the settlement agreement and authorizes the City Manager to execute the agreement on behalf of the City.

Motion made by Councilor Rohrbach, Seconded by Councilor Wright.

Voting Yea: Mayor Haines, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Voting Nay: Mayor Pro Tem Mier

Motion carried.

BID AWARDS/PURCHASES:

CM-26-199 Fire Chief - Large Diameter Hose Replacement

Motion to award the Fire Department's Large Diameter Hose bid to the lowest qualified vendor, CSI Emergency Apparatus, in the amount of \$51,645.

Motion made by Mayor Pro Tem Mier, Seconded by Councilwoman Aaron.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Geraldts, Councilor Rohrbach, Councilor Wright

Motion carried.

ORDINANCES:

CM-26-200 Assistant City Attorney - Ordinance 2213 - Amendment to Water and Sewer Ordinance for Rentals - First Reading

Motion to adopt Ordinance 2214 on first reading and schedule the second reading on September 28, 2026.

City Manager Marsh clarified that this ordinance amendment updates the City's existing ordinance related to water and sewer for eligible rental homes to clarify the obligations of property owners/lessors participating in the City's water and sewer billing program. The amendment is intended to ensure the City's ordinance is consistent with applicable state law and provides clear direction regarding the collection of delinquent water and sewer charges. Specifically, the amendment clarifies that when a property owner/lessor has complied with the requirements of the City's water and sewer program, the City may disconnect water and sewer service for non-payment.

Motion made by Mayor Pro Tem Mier, Seconded by Councilor Wright.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Geraldts, Councilor Rohrbach, Councilor Wright

Motion carried.

CM-26-201 Assistant City Attorney - Kratom Prohibition Ordinance 2214 - First Reading

Motion to approve Ordinance 2214 Kratom Prohibition Ordinance upon first reading.

The discussion reflected consensus across the council in favor of the ordinance, driven primarily by concerns over youth safety, addiction risks, and the lack of state or federal regulation. Below is a summary of the individual positions and points raised:

Mayor Corey Haines stated that while adults might argue over its botanical uses, local action is necessary to safeguard youth while higher levels of government lag behind. Councilor Rohrbach highlighted that state and federal legislative bodies move far too

slowly compared to real-world threats facing local communities and expressed concern as regarding Kratom being sold openly at gas stations, stating that the dangers in an unregulated market far outweigh any alleged botanical benefits. Councilor Wright clarified the distinction between Kratom and K2 and noted that being a natural or organic plant does not mean it is safe or harmless. Stated the Council has a duty to protect young people from purchasing habit-forming substances at local stores. Councilwoman Aaron strongly advocated for prohibition, describing Kratom as an opioid-like compound that causes high rates of physical dependency, severe withdrawal symptoms, and addiction requiring treatments similar to heroin. Mayor Pro Tem Mier discussion noted that even if Kratom is a botanical plant, the primary hazard is that it may not be used responsibly, leading to possible addiction. Stated the Council's priority must be protecting community members from these addiction risks.

Motion made by Mayor Pro Tem Mier, Seconded by Councilwoman Aaron.

Voting Yea: Mayor Haines, Mayor Pro Tem Mier, Councilwoman Aaron, Councilman Fleming, Councilor Gerald, Councilor Rohrbach, Councilor Wright

Motion carried.

COUNCIL COMMENTS:

Councilwoman Aaron shared that she visited the local Elks Lodge over the weekend, played darts for the first time, and won. Extended Rosh Hashanah wishes to Jewish residents and wished happy birthdays to Councilor Wright and Mayor Haines.

Mayor Pro Tem Mier reflected on the 25th anniversary of September 11th, noting that many younger residents have no direct memory of the event and encouraging families to remind children to never forget the events of that day. Highlighted an upcoming Madison Heights Community Coalition open house scheduled for September 23rd 5:30–7:30 p.m. in the Breckenridge Room) focused on youth substance prevention.

Councilor Wright shared memories of 9/11 as student government president at Michigan State University and emphasized that patriotism belongs to all Americans regardless of political affiliation. Promoted the Rev'n in the Heights event at Civic Center Park on September 19th, highlighting the car show, national anthem, RC racing track, and food trucks. Reminded pet owners to keep proper control of their animals when walking in neighborhoods to ensure safety and consideration for neighbors.

Councilor Rohrbach expressed gratitude to first responders and Department of Public Services (DPS) crews clearing tree debris from recent storms, asking residents for continued patience. Paid tribute to late long-time city volunteer Mike Sally, honoring his service on the Active Adult Center board and Environmental Citizens Committee. Encouraged attendance at Rev'n in the Heights and wished residents a happy Rosh Hashanah.

Councilor Gerald passed on extended closing remarks.

Assistant City Attorney passed on closing remarks.

City Manager Marsh commended DPS, police, fire, library, and City Hall staff for their hard work handling recent storm cleanup and operating tornado shelter in the lower level of City Hall.

City Clerk Daley announced that absentee ballots for those on the permanent absentee ballot list for the November election will be mailed on September 25th.

Mayor Corey Haines urged residents to contact the Public Utility Commission directly regarding DTE rate hikes and storm outages to reinforce the council's formal opposition. Offered condolences to the family of Mike Sally and emphasized the importance of recognizing long-time volunteers like Clifford Oglesby. He shared his experience hosting a 9/11 ceremony at his full-time job and later attending a local Boy Scout flag retirement ceremony at the fire station.

ADJOURNMENT:

Having no further business, Mayor Haines adjourned the meeting at 8:07 pm.