

Notice of Denial: Certificate of Occupancy Application (CO #25-123) - "Smokin' Bear Tobacco" - 31075 John R Road

From Matt Lonnerstater <MattLonnerstater@Madison-Heights.org>

Date Tue 11/25/2025 8:50 AM

To Matt@smokinbeartobacco.com <Matt@smokinbeartobacco.com>

Cc Building Official <BuildingOfficial@Madison-Heights.org>; Shari Peacock-Nash <sharipeacock-nash@madison-heights.org>; Ashley Decelles <AshleyDecelles@Madison-Heights.org>

1 attachment (240 KB)

Permitted Use Table - MH Zoning Ordinance.pdf;

Good morning:

We have received your Certificate of Occupancy application for 'Smokin Bear Tobacco' at 31076 John R Road, Suite C2. This property is zoned B-1, Neighborhood Business District.

Your proposed use is defined and classified as a "Tobacco/Smoke Shop" per Section 2.01 of the [Madison Heights Zoning Ordinance](#):

Tobacco/Smoke Shop: A store primarily selling tobacco products and smoking equipment.[...].

Tobacco/Smoke Shops are not a permitted use in the B-1 zoning district. Refer to Section 3.06 - Permitted Use Table, attached to this email and shown below:

Land Use	R-1	R-2	R-3	R-MN	R-MF	O-1	B-1	B-2	B-3	CC*	MUI-1	MUI-2	M-1	M-2	H-M	N-P	Use Standards (Section No.)
Personal Service Establishments						P	P	P	P	P*	P	P					
Pharmacy						P	P	P	P	P*	P	P					
Professional Office						P	P	P	P	P*	P	P	P	P			
Restaurant						P	P	P	P	P*	P	P	P	P			
Self-Storage Facility									S				S	S			7.03(40)
Tutoring and Instructional Services						P	P	P	P	P*	P	P					
Tobacco/Smoke Shop or Smoke Lounge								P	P	S*	S	P					7.03(44)
Theater							S	P	P	P*	P	P					
Veterinary Clinic or Animal Grooming						S	S	P	P	P*	P	P					7.03(46)

As such, staff has **denied** the Certificate of Occupancy (CO #25-123) for failure to meet Zoning Ordinance regulations for the B-1 zoning district (Section 3.06).

Appeals, if submitted, proceed to the Zoning Board of Appeals in accordance with Section 15.06 of the Zoning Ordinance.

Let me know if you have additional questions.

Best,



Matt Lonnerstater, AICP
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<https://www.madison-heights.org/209/Planning-Services>